



Selby Site Allocations Development Plan Document

Preferred Options Sustainability Appraisal Report

September 2011

Waterman Energy, Environment & Design Limited

Pickfords Wharf, Clink Street, London SE1 9DG,
www.watermangroup.com


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Client Name: Selby District Council
Document Reference: EN5072-102_2.1.1_ME
Project Number: EN5072

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008 and BS EN ISO 14001: 2004)

Issue	Date	Prepared by	Checked by	Approved by
First Issue	September 2011	Matthew Edgar	Kate Tomos	Emily Low
				

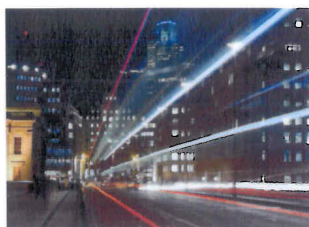
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Comments

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Environment



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Non-Technical Summary

Introduction

This report comprises a Sustainability Appraisal (SA) of the Site Allocations Development Plan Document (DPD) and has been undertaken by Waterman Energy, Environment & Design on behalf of Selby District Council (SDC).

SA is a process by which plans under preparation can be assessed to determine their sustainability through the appraisal of a plan or strategy against environmental, social and economic objectives. The aim is to ensure that sustainability issues are integrated into the decision making process. The SA addresses the requirement for SA of DPDs under the Planning and Compulsory Purchase Act 2004 and the guidance issued by the former Office of the Deputy Prime Minister's (ODPM). The SA has also incorporated the Strategic Environmental Assessment (SEA) requirements to ensure compliance with the European Directive 2001/42/EC, the Environmental Assessment of Plans and Programmes Regulations 2005 (the SEA Regulations).

The Core Strategy DPD sets out the long-term spatial vision, objectives and strategy for the District and provides a framework for delivering development for the period up to 2026. All other DPDs and SPDs within the Selby District LDF, including the Site Allocations DPD, will conform to the Core Strategy.

The Site Allocation DPD will comprise site specific proposals primarily for delivering housing across the District, and other major development needs such as employment and infrastructure in some settlements. The Site Allocations DPD comprises part of SDCs emerging Local Development Framework (LDF) being developed by SDC to replace the Selby District Local Plan (2005).

SDC previously consulted on the Core Strategy Issues and Options in May 2006, the Core Strategy Further Options in November 2008 and the Submission Draft Core Strategy in May 2011. The accompanying SA reports to these Core Strategy documents were consulted on at the same time.

SDC consulted on the Issues and Options stage of the Site Allocations DPD and the accompanying SA report in January 2011. SDC are now consulting on the Preferred Options stage of the Site Allocations DPD and the accompanying SA Report.

Sustainability Appraisal Process

SA should form an integrated part of the plan process and inform the evaluation of alternatives. SA is a methodical and staged assessment process. Stage A involves: identification of relevant plans, programmes and policies; review of baseline information and identification of the key sustainability issues; defining the sustainability objectives which the emerging plan will be tested against; and setting out the proposed methodology for the SA. SDC previously prepared a SA Scoping Report (September 2005) for the Core Strategy and this represents first stage of the SA process. The SA for the Site Allocation DPD has relied upon the information provided in the Core Strategy Scoping Report as well as the subsequent SA Report (December 2010) prepared for the Submission Version Core Strategy, and has adopted the same methodology (in particular it used the same sustainability objectives used in the appraisal). Therefore the focus of this SA Report is on assessment of the Site Allocations DPD. The purpose of this report is to highlight the sustainability implications of the options proposed in the emerging DPD.

Sustainability Appraisal Methodology

The SA aims to identify the significant economic, social and environmental effects which are likely to result from the implementation of the Site Allocations DPD.

SDC previously prepared a SA Scoping Report (September 2005) and Sustainability Appraisal Report (December 2010) in relation to the Core Strategy. These SA reports considered local, regional, national and international policies, objectives and targets, together with the existing baseline data for the District.

The SA for the Site Allocation DPD involves testing the DPD Site Allocations against a number of sustainability objectives referred to as a 'SA Framework'. The SA Framework broadly followed the Selby District Core Strategy Sustainability Appraisal Report (December 2010). Some of the SA objectives/sub objectives from the original SA Framework were not relevant for the Site Allocations DPD and were therefore omitted. The SA objectives that were included are outlined below:

SA Objectives		
Economic	Social	Environmental
<ul style="list-style-type: none"> • Good quality employment opportunities available to all. 	<ul style="list-style-type: none"> • Education and training opportunities to build skills and capacities • Conditions and services to engender good health • Culture, leisure and recreation activities available to all • Quality housing available to everyone • Local needs met locally 	<ul style="list-style-type: none"> • A transport network which maximises access whilst minimising detrimental impacts • A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development • Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings • A bio-diverse and attractive natural environment • Minimal pollution levels • Reduce greenhouse gas emissions and a managed response to the effects of climate change • Reduce the risk of flooding to people and property • Prudent and efficient use of resources

Key Sustainability Issues

The table below summarises the key sustainability issues for Selby identified through a review of baseline information and specifically the findings of the previous SA Report prepared for the Core Strategy.

Economic

- Jobs in the District have traditionally been based around agriculture and associated industry and power generation, which are all declining in employment terms.
- A very high proportion of residents, approximately 58% in 2008, now work outside the District.
- Land currently allocated for developing employment uses in the District is generally constrained and so hard to develop successfully.
- The decline in agriculture has contributed to the weakening of the rural economy of the District and there is a recognised need for diversification of the sector. However, it is important to protect the countryside from new development, and a balance between the economy and the environment is required.
- Tourism is seen as a small but important contributor to the District's economy and future development should not compromise the historic, cultural and natural resources of the District, on which it depends.

Social

- Selby has significantly more 40-64 year olds and significantly fewer 15-39 year olds than the national average. The population of the District is due to increase by 20% up to 2026 from 2008 levels. Overall, white people make up 97.7% of the population in the area with a Black, Minority and Ethnic (BME) population of approximately 2.4%, a rate lower than the sub-regional (3.4%), regional (8.9%) and national (11.3%) levels.
- Overall quality of life in Selby had improved since 2004.
- In 2007/08, there were 58 criminal offences per 1,000 population across the District. This is a 28% decrease since 2002/03 when offences numbered 80 per 1,000 population.
- Housing in the District is in fairly high demand and is exacerbated by the rising population and easy commute to major employment centres such as Leeds and York. Across Selby District as a whole, demand outstrips supply for all property types. Accordingly, there is a need to maintain the delivery of a variety of dwelling types and sizes to reflect the range of demand for open market dwellings.
- House prices are generally only three quarters of the national average; however they are relatively high when compared to the rest of the Yorkshire and Humber region.
- The lack of affordable private housing in the District, particularly for first-time buyers, is a significant problem.
- A variety of bus companies operate within the District, providing access to market towns, and to larger settlements beyond the District boundary. The level of service available varies considerably throughout the District with many rural parts experiencing poor public transport provision.
- School rolls indicate that many schools within Selby District are operating near to or above their capacity.
- The general level of provision of recreational open space falls below the standard recommended by the National Playing Fields Association. There are also considerable variations in the amount and distribution of recreational open space across the District.

Environmental

- Flood meadows, pastures and wet woodlands in the lower Derwent Valley are acknowledged for their international nature conservation importance as wetland and waterfowl habitats. The River Derwent, Derwent Valley and Skipwith Common have international status.
- There are 13 nationally designated sites of nature conservation importance (SSSIs) in the District. Statutory Local Nature Reserves are also found at Barlow Common and Fairburn Ings.
- The majority of the District is rural in nature.
- Selby District is self-sufficient in water supply and exports water to a wide area in North Yorkshire. However, there is historical and contemporary concern that over-abstraction from the Sherwood Sandstone Aquifer may be occurring, threatening local wetland habitats.
- The River Ouse is a major corridor and migration route linking the Humber with the rivers higher up the catchment.
- The Level 1 and Level 2 Strategic Flood Risk Assessments for the District have been completed, which have identified that 64.4% of the District is located within Flood Zone 1 (low risk of flooding), 8.7% is located within Flood Zone 2 (medium risk), 2.4% is located within Flood Zone 3a (high risk) and 22.5% is located within Flood Zone 3b (high risk). This identified risk has the potential to act as a major constraint to development.
- Climate change is an issue that is highly likely to have a significant impact on Selby, through increased rainfall resulting in more severe and frequent flooding events.
- Recycling rates in Selby for 2009 stood at 35.7%, showing an improvement of 2.9% from the previous year.
- Whilst the District enjoys good access to the national motorway network, some traffic congestion remains in Selby town at peak times, although this has improved considerably since the opening of the Selby bypass in 2004. However, Tadcaster still suffers from heavy commercial vehicles within the town centre, due to the limited access to the bypass at the A162 interchange.

Key Recommendations of the SA

The SA attempts to evaluate the sustainability implications of the Site Allocation DPD Preferred Options, presenting recommendations to maximise the benefits, or mitigation against the adverse effects.

The following key sustainability implications need to be taken into consideration when refining the options and selecting preferred options stage:

- A number of settlements are constrained by areas of high flood risk. Settlements where sites are allocated in Flood Zones 2 and 3 include: Selby; Sherburn; Brayton; Carlton; Cawood; Riccall; and Ulleskelf. It is recommended that further analysis of flood risk is undertaken for these settlements.
- Housing provision should be in areas that have employment opportunities accessible in the local area preferably by sustainable modes of transport. A priority for the LDF is to reduce travel to work which will require the development of appropriate employment opportunities in Selby. The SA work has identified that the majority of sites will result in potential increases in the need to travel by car to employment, services and facilities. Further consideration is needed on how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand.
- Currently there is uncertainty over the current capacity of a number of health care facilities. SDC have acknowledged that a number of schools are currently nearing capacity or have no capacity. In addition, the number of housing allocations are below the threshold for developer contributions for health care and education contributions. Therefore SDC will need to; consider how provision for additional demand for health care will be funded as developer contributions may not be adequate to meet demands, and suitably plan for the increased demand.
- It is therefore that recreational provision should be made the Riccall and Barby to offset any recreational impact on the nearby designated nature conservation sites. This could be achieved by the inclusion of recreational open space to the land uses for proposed allocations or alternatively allocate an additional site
- Site allocations need to ensure preservation and enhancement of the form and character of the settlements. In addition, the settings of historical assets need to be protected in particular in Carlton, Cawood, Riccall, Sherburn, Tadcaster, Appleton, Church Fenton and Kellington settlements. This could be addressed by specific policies to support the site allocations.
- It is considered appropriate as part of Site Allocations DPD, consideration should be given to allocations for protecting and enhancing the green infrastructure of the District, including setting aside additional areas with sensitive natural habitats as well as area with landscape, amenity, biodiversity value and recreation potential.
- Further, consideration should also be given to potential sites for low carbon and renewable infrastructure projects and to support the proposed growth in the District.
- The main cumulative impacts arising for the proposed sites within each settlement and within the District as a whole relate to: adverse effects on flood risk and nature conservation, demand for school and healthcare (and lack of developer contributions), and traffic generation and demand for public transport.

Consultation

The Site Allocations DPD and this accompanying SA Report is now available for comment. The consultation period for the SA Report is concurrent with the consultation of the Site Allocations DPD Issues and Options document.

Written responses should be addressed to:

A McMillan
Senior Development Policy Officer (Special Programmes)
Selby District Council
Civic Centre
Portholme Road
Selby
North Yorkshire
YO8 4SB

Alternatively, consultation responses may be e-mailed to: ldf@selby.gov.uk and should be clearly marked 'Site Allocations DPD - Sustainability Appraisal'.

Following on from this consultation process, the preferred options will be refined. This will include taking into consideration the consultation responses. A Submission Draft Site Allocations DPD will then be prepared and subject to further consultation and examination. The final adopted Site Allocations DPD will be accompanied by a Post Adoption SEA Statement, which will explain how the sustainability appraisal and consultation have influenced the Site Allocations DPD.

1. Introduction

This report documents the results of a Sustainability Appraisal (SA) of the Site Allocation Development Plan Document (DPD) Preferred Options. The SA has been undertaken by Waterman Energy, Environment & Design (hereafter referred to as Waterman) on behalf of Selby District Council (SDC). The DPD comprises part of SDCs emerging Local Development Framework (LDF). LDFs are the new form of spatial development plan introduced by the Government's planning reforms in the 2004 Planning and Compulsory Purchase Act¹. Once adopted, the LDF will replace the Selby District Local Plan². The new LDF will set out the spatial strategy and policies for the way in which land in the District is used and guide new development for the period up to 2026.

The Site Allocations DPD will comprise site specific proposals for delivering housing and employment land across the District, and will be used in determining planning applications.

Under the planning and Compulsory Purchase Act, Local Planning Authorities must subject their LDFs to SA. SA is a process by which plans under preparation can be assessed to determine their sustainability implications through the appraisal against environmental, social and economic objectives. The aim is to ensure that sustainability issues are integrated into the decision making process. The SA has incorporated the Strategic Environmental Assessment (SEA) requirements to ensure compliance with the European Directive 2001/42/EC³, the Environmental Assessment of Plans and Programmes Regulations 2004⁴ (the SEA Regulations) as well as the requirements of the former Office of the Deputy Prime Minister's (ODPM) guidance for SA of LDFs⁵.

The SEA Directive prescribes certain requirements which must be addressed through the assessment and reporting process. These are the same for all SEAs, irrespective of whether or not they are incorporated into SA, as they are in this case.

The requirements of the SEA Directive, including signposts indicating where these requirements are fulfilled within the SA Report are presented within Appendix A.

The SA Report is structured as follows:

- **Section 1** Introduction
- **Section 2** Background
Provides the background to the SA Report, including the need for SEA/SA.
- **Section 3** Sustainability Appraisal Methodology
Outlines the SA methodology and the consultation process.
- **Section 4** Consultation
Sets out the consultation processes undertaken to date and proposed future consultation.
- **Section 5** Baseline and Key Issues
Sets out the baseline context or evidence base for the DPD, key sustainability issues, and defines the Sustainability Objectives and the SA Framework used in the assessment.
- **Section 6** Site Allocation DPD Options
Provides details about the alternative options considered by the DPD, and how these have been appraised by the SA.
- **Section 7** Sustainability Implications of District Wide Issues
Provides details on the sustainability implications of District wide issues being considered as part of the emerging Site Allocations DPD.
- **Section 8** Sustainability Implications of Settlement-Specific Preferred Options.

Provides details on the sustainability implications of settlement-specific issues and options being considered as part of the emerging Site Allocations DPD.

- **Section 9** Discounted Sites
Provides a summary of the sustainability issues associated with the sites discounted by SDC for allocation.
- **Section 10** Findings and Recommendations of the SA
Provides a summary of the key recommendations of the SA and also discusses cumulative issues.
- **Section 11** Monitoring
Details how the sustainability effects will be monitored once the DPD is adopted.
- **Section 12** Next Steps
Discusses the next steps of the SA.
- **Glossary, Reference and Appendices**

1.1 Invitation to Comment

The Site Allocations DPD Preferred Options and this accompanying SA Report are available for comment.

Written responses should be addressed to:

**A McMillan
Senior Development Policy Officer (Special Programmes)
Selby District Council
Civic Centre
Portholme Road
Selby
North Yorkshire
YO8 4SB**

Alternatively, consultation responses may be e-mailed to: ldf@selby.gov.uk and should be clearly marked 'Site Allocations DPD - Sustainability Appraisal'.

Following on from this consultation process, the preferred options will be refined and the Submission Version of the Site Allocations DPD prepared. This will include taking into consideration the consultation responses. The final adopted Site Allocations DPD will be accompanied by a Post Adoption SEA Statement, which will explain how the sustainability appraisal and consultation have influenced the Site Allocations DPD.

2. Background

2.1 Need for SEA and SA

SEA and SA are very closely linked. SA aims to integrate sustainability issues into decision making by appraising the plan or strategy using environmental, social and economic objectives. SEA also aims to facilitate sustainable development but its emphasis is on integrating environmental considerations into decision making, through a thorough analysis of environmental issues.

SAs are mandatory for DPDs such as the Core Strategy and Site Allocations DPD under the requirements of the Planning and Compulsory Purchase Act (2004)⁶. In addition, Strategic Environmental Assessment (SEA) is required under the Strategic Environmental Assessment (SEA) Directive European Directive 2001/EC⁷ and the SEA Regulations⁸ which necessitate an ‘assessment of the effects of certain plans and policies on the environment’.

Although the requirement to carry out both an SEA and SA are mandatory, it is possible to satisfy the requirements of both pieces of legislation through a single appraisal process and this is the approach advocated by the Office of the Deputy Prime Minister (ODPM) in current guidance, ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’, published by the ODPM in November 2005⁹. From herein, the term SA is used to represent the combined SA/SEA process.

2.2 Core Strategy Policy Framework

The Core Strategy DPD sets out the long-term spatial vision, objectives and strategy for the District and provides a framework for delivering development for the period up to 2026. It will translate and conform to national Planning Policy Guidance (PPG), Planning Policy Statements (PPS) and to the Yorkshire and Humber Plan¹⁰ which is the current regional spatial policy.

SDC previously consulted on Core Strategy Issues and Options¹¹ in May 2006 and Core Strategy Further Options¹² in November 2008. Following further public consultation on the Consultation Draft Core Strategy during February and March 2010 SDC, prepared a revised version of the Core Strategy for Submission to the Secretary of State for independent Examination. The Submission Version of the Core Strategy was submitted to the Secretary of State for Examination in May 2011.

All other DPDs and Supplementary Planning Documents (SPDs) within the Selby District LDF, including the Site Allocations DPD will conform to the Core Strategy. In particular, Policy CP1 in the Selby District Submission Version Core Strategy, May 2011, sets out the broad spatial development strategy for Selby District. Policy CP2 of the Core Strategy sets out the proposed scale and distribution of housing. In terms of locating this housing requirement, the Submission Version of the Core Strategy DPD has identified the broad location of development for the next 15 years: it identifies Selby as the Principal town, and Sherburn-in-Elmet and Tadcaster as the Local Service Centres. These three settlements will accept the majority of the required growth over the coming years as they already have the services and facilities to accommodate this growth. In addition, a strategic housing site is also proposed at Olympia Park. The proposed housing allocations for each of these sites are set out below:

- 1,000 dwellings on the Strategic Site at Olympia Park;
- 1,336 dwellings for Selby;
- 498 dwellings for Sherburn-in-Elmet; and
- 457 dwellings for Tadcaster.

Some of the larger villages (referred to as 'Designated Service Villages') have a range of daily needs services and facilities, and are capable of accommodating some small scale development. As such, it is proposed that 1,573 houses will be distributed between these Designated Service Villages. The Core Strategy also sets out the requirements for employment land, including the designation of a strategic employment site at Olympia Park. The strategic sites were appraised as part of the SA of the Core Strategy, however for completeness, a copy of the SA of the strategic sites is provided in Appendix C.

2.3 Site Allocations DPD

The Site Allocation DPD, as with all DPDs and SPDs within the Selby District LDF, will need to conform to the Core Strategy. The Site Allocation DPD will identify site specific allocations for housing (including gypsy and traveller sites), employment land as well as related policies and requirements.

SDC has prepared a Local Development Scheme (LDS), which outlines the DPDs and SPDs to be included in the LDF and the timescale over which they are to be produced. The SDCs fourth version LDS¹³ covers the period 2010 - 2013 and came into effect on 20th October 2010. It can be accessed at: http://www.selby.gov.uk/service_main.asp?menuid=2&id=1162.

The following documents are included in the LDS for preparation during 2010 – 2013:

- Core Strategy DPD;
- Site Allocations DPD; and
- Development Management DPD.

A 'Developer Contributions' Supplementary Planning Document (DCSPD) was adopted by the Council in March 2007, and a Statement of Community Involvement (SCI) was also adopted in December 2007.

Table 1: Proposed Timetable for the Site Allocation DPD

Timetable	
Evidence gathering, preparation and stakeholder/ community engagement	End of October 2010
Consultation on Issues and Options DPD	January – April 2011
Consultation on Preferred Options DPD	22 September – 2 December 2011
Publication of Submission Version DPD	Spring 2012
Submission to Secretary of State	Summer 2012
Receipt of Inspector's Binding Report	Autumn 2012
Estimated date of adoption	Winter 2012

2.4 Requirement for New Housing

The Strategic Housing Market Assessment¹⁴ undertaken by SDC in 2009 found that:

- On an annual basis, there is an overall requirement across Selby District for 1,119 dwellings of which 710 (63.4%) is for market housing and 409 (36.6%) for affordable;
- There is a strong demand for open market housing from households within Selby District and in-migrants, who account for around one-third of market demand;
- Across Selby District as a whole, demand outstrips supply for all property types, with a particular shortfall of bungalows;

- The evidence shows that there is a clear, strong need for affordable housing across the Selby District. There is a gross annual shortfall of 409 affordable dwellings and a net shortfall of 378;
- A variety of affordable housing should be provided with particular emphasis on affordable housing for general needs (2 and 3 bed properties);
- There is a requirement for both affordable homes for rent and intermediate housing options; analysis suggests a split in the range 30-50% intermediate and 50-70% social rent across the District is appropriate;
- The vast majority of older people (78.7%) want to continue to live in their current home with support when needed and 26% would consider sheltered accommodation; and
- 4.8% of Black and Minority Ethnic groups are in some form of housing need.

The quantity of housing required is a product of both current and future predicted demand. Selby is well placed to accommodate its own need, but can also assist in delivering housing that serve the Leeds and York areas. The overall need has been set out in the Yorkshire and the Humber Plan, the Regional Spatial Strategy for Selby. The studies and evidence which supported the preparation of the Plan have been revised by SDC and are considered to remain valid. As such, the housing figures sets out in the Plan have been carried forward for the SDC Core Strategy and Site Allocations DPD. It states that Selby District should accommodate 4,864 new dwellings, once the existing commitments have been removed.

In terms of locating this housing requirement, the Submission Version of the Core Strategy DPD has already identified the broad location of development for the next 15 years: it identifies Selby as the Principal town, and Sherburn-in-Elmet and Tadcaster as the Local Service Centres. These three settlements will accept the majority of the required growth over the coming years as they already have the services and facilities to accommodate this growth. In addition, a strategic housing site is also proposed at Olympia Park. The proposed housing allocations for each of these sites are set out below:

- 1,000 dwellings on the Strategic Site at Olympia Park;
- 1,336 dwellings for Selby;
- 498 dwellings for Sherburn-in-Elmet; and
- 457 dwellings for Tadcaster.

Some of the larger villages (referred to as 'Designated Service Villages') have a range of daily needs services and facilities, and are capable of accommodating some small scale development. As such, it is proposed that 1,573 houses will be distributed between the following villages:

1. Appleton Roebuck;
2. Barlby/Osgodby;
3. Brayton;
4. Brotherton/Byram;
5. Carlton;
6. Cawood;
7. Church Fenton;
8. Eggborough/Whitley;
9. Fairburn;
10. Hambleton;
11. Hemingbrough;

12. Kellington;
13. Monk Fryston/Hillam;
14. North Duffield;
15. Riccall;
16. South Milford;
17. Thorpe Willoughby; and
18. Ulleskelf.

2.5 Requirement for New Employment Land

The economy of the District is varied, although with two major coal-fired power stations within the District, the energy sector is especially prominent. Agriculture remains important in spatial terms, although employment in agriculture continues to decline. Mining is also in decline. In order to help diversify and grow the local economy there is a need to focus higher value Business, Professional and Financial Services/B1 office development in and around Selby town centre and the urban periphery.

The District is characterised by lengthy journey to work trips, with many residents travelling outside the District to adjacent areas for employment, particularly to Leeds and York. Reducing out-commuting through the restructuring of the local economy, towards a modern service and knowledge based economy, is a key challenge for the Core Strategy. Developing and revitalising the economy of the District has emerged as a major priority if a more self-contained, sustainable way of life for District residents is to be created.

The 2007 Employment Land Study¹⁵ and the 2010 Employment Land Refresh¹⁶ studies undertaken by SDC considered the existing employment sites and reviewed Selby's economy. In terms of existing employment sites, there is a currently 225ha of land available for employment. This suggests an oversupply of employment land in Selby District. However, each existing allocated employment site has constraints which impacts on the amount and type of development able or likely to take place. Existing business stock is characteristically 'old' and not necessarily suited to modern business requirements; there is also a lack of purpose built premises, particularly B1 offices. The reports also found that employment growth is set to be challenging, with growth forecast at around 100 jobs/annum.

The Core Strategy states that around 45ha of employment land is required to provide a range of high quality employment and offices. The Olympia Park strategic site is set to provide around 22ha, but it is important that opportunities for employment are located throughout the District. As such, there is a potential to allocate approximately a further 23ha of employment land throughout the District. In addition, some existing employment land may be de-allocated due to existing constraints and/or re-designated for housing or mixed use, thereby reducing the net additional employment land allocated within the Core Strategy.

The 2010 Employment Land Refresh report has identified five key employment sub areas within the District with the following characteristics and key issues, as follows:

- Selby Town, as the Principal Town for the District is identified within the Core Strategy as the main location for employment land. As such there is a need for the majority of employment to be allocated within the town and encourage job creation;
- Sherburn has a high proportion of employment growth within manufacturing and construction. This settlement has been the main location for employment development since 2004. Its proximity to Leeds and the connections to the motorway network mean that it has been an attractive location for investment.

Land supply is limited, and in future there may be a level of redevelopment as business needs change. Further land may be required to accommodate further development and to grow the settlement as a key employment area for the District;

- Tadcaster has a number of businesses and jobs within business and finance; however it has experienced minimal employment development in the last five years. There is a potential need to develop Tadcaster as a location for employment to maximise its potential as a Local Service Centre and to encourage further employment growth;
- Selby's rural areas have the highest proportion of small businesses of any labour market area within the York and North Yorkshire sub region. In order to encourage local enterprise, there may be a need to provide start up space for small businesses within the Designated Service Villages; and
- South Selby has high employment within manufacturing, energy and water. This is due to the presence of Eggborough and Drax power stations and St. Gobain glass manufacture plant. The area also experienced growth within the renewable energy sector - a significant opportunity for growth within the District.

3. Sustainability Appraisal Methodology

3.1 Site Allocations DPD and SA Process

Advice in PPS12¹⁷ for DPD indicates that the SA should form an integrated part of the plan process and inform the evaluation of alternatives. Figure 1 shows the DPD process and the SA process.

The SA process commenced in 2005 when SDC prepared a SA Scoping Report¹⁸ for the Core Strategy (Stage A). The SA for the Site Allocation DPD has relied upon the information provided in the Core Strategy SA Scoping Report and the SA Report for the Core Strategy Submission Version and has adopted the same methodology (in particular it used the same sustainability objectives used in the appraisal).

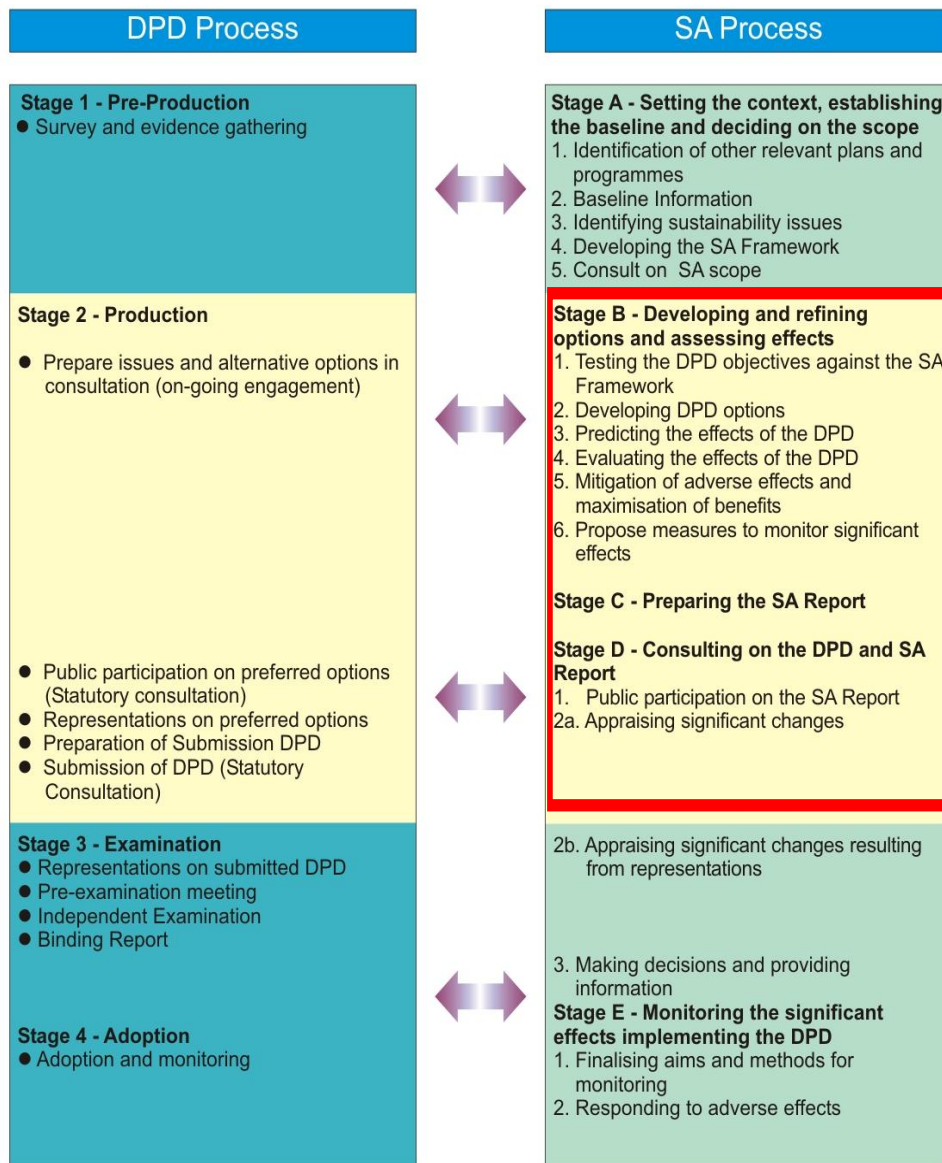
In the consideration of alternative options for the Site Allocations DPD, SDC published the Site Allocations DPD Issues and Options in January 2011. The Issues and Options paper was broken down in to the following sections:

- Eleven district-wide issues including housing, employment, Gypsies and Travellers, infrastructure development contributions etc.
- Settlement-specific issues and consideration of development sites in those settlements. In some villages sites were identified, in others where no sites were identified SDC sought views on the preferred broad location of development sites search; and
- Other discounted development sites.

These alternative options were all broadly appraised against the SA Framework and an Initial SA Report was prepared for consultation in December 2010. The Site Allocations DPD Issues and Options report and the Initial SA Report were issued for consultation in January 2011.

From these options, 'preferred options' were put forward by SDC and these policies have now been appraised. The focus of this SA Report is therefore on Stages B, C and D, as shown in Figure 1. This Report forms Stage C of the SA process; documenting the findings of Stage B 'Developing and Refining Options and Assessing Effects'. This SA Report, and particularly Sections 6 and 7, highlights the sustainability implications of the preferred options currently proposed in the Site Allocation DPD.

Figure 1: The DPD Preparation Process in Relation to the SA Process



3.2 Methodology

A number of sources were used to determine the baseline conditions and issues for potential spatial options within the Site Allocations DPD for each settlement. Baseline data and information sources used in the SA included:

- GIS based on a search of the Multi-Agency Geographic Information for the Countryside (MAGIC) database¹⁹,
- Google Maps²⁰ and Multi Map²¹ including aerial photography and OS maps;
- Strategic Flood Risk Assessment (SFRA) maps, November 2008²²;
- North Yorkshire County Council: Where's My Nearest²³;
- Parish Service Maps provided from SDC;
- Sustrans maps²⁴;

- English Heritage: National Monuments Record, Images of England²⁵;
- NHS Choices²⁶; and
- SDCs Strategic Housing Land Availability Assessment database.

The Core Strategy DPD, Core Strategy SA Report and other background papers were also used as a point of reference for the appraisal, including:

- Selby District Submission Version Core Strategy May 2011²⁷;
- Core Strategy Sustainability Appraisal Report December 2010²⁸;
- Selby SA Scoping Report, November 2005;
- Strategic Housing Land Availability Assessment (SHLAA)²⁹; and
- Core Strategy Background Paper No.6 Village Growth Potential, February 2010³⁰.

The sustainability implications for emerging Site Allocations DPD were identified by reference to the above information and consideration of the sustainability objective identified within the SA of the Core Strategy. However, not all of the Sustainability Key Objective/Sub Objectives are applicable for the spatial issues being considered in the Site Allocations DPD. Table 2 below identifies the Key Objectives/Sub Objectives used within this SA. Table B.1 in Appendix B provides further information on the process for refining the SA Objectives and Sub Objectives.

Table 2: Key Objectives/Sub Objectives Included in the SA of the Site Allocations DPD

Key Objectives/Sub-Objectives	
ECONOMIC	
1. Good quality employment opportunities available to all	
1.2	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?
1.6	Will it ensure employment opportunities are accessible by public transport?
SOCIAL	
3. Education and training opportunities to build skills and capacities	
3.1	Will it ensure an adequate number of school places within the District?
Key Objectives/Sub-Objectives	
4. Conditions and services to engender good health	
4.1	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?
7. Culture, leisure and recreation activities available to all	
7.1	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?
7.2	Will it increase non-car-based access to CLR activities?
7.7	Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?
7.8	Will it address the shortfall in recreational and/or public open space in the District?
8. Quality housing available to everyone	
8.1	Will it provide appropriate housing for local needs?

8.7 Will it increase use of sustainable design and sustainable building materials in construction?

9. Local needs met locally

9.4 Will it support the vibrancy of town and village centres?

ENVIRONMENTAL

10. A transport network which maximises access whilst minimising detrimental impacts

10.1 Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. by improving public transport)?

10.4 Will it improve access to opportunities and facilities for all groups?

10.5 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

11.1 Will it promote the development of communities with accessible services, employment, shops and leisure facilities?

11.6 Will it ensure new development is well designed and appropriate to its setting?

11.9 Will it encourage the development of Brownfield sites?

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

12.1 Will it preserve or enhance the character, appearance or setting of Conservation Areas?

12.2 Will it preserve or, where appropriate, enhance the special character or appearance of Listed Buildings and structures or their settings?

12.3 Will it preserve or enhance the character, appearance or setting of Historic Parks and Gardens?

12.4 Will it preserve or enhance archaeological sites and their settings?

12.5 Will it protect and/ or enhance the character, appearance or setting of the Registered Battlefield or prejudice the potential for its interpretation?

12.6 Will it conserve and manage locally important buildings and townscapes?

12.7 Will it conserve and manage distinctive historic landscapes?

12.8 Will it provide for increased access to, and understanding of, the historic environment?

Key Objectives/Sub-Objectives

13. A biodiverse and attractive natural environment

13.1 Will it protect and enhance existing geodiversity, priority habitats and species and provide for appropriate long-term management of wildlife habitats and geodiversity?

13.2 Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?

13.3 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?

14. Minimal pollution levels

14.1 Will it clean up contaminated land to the appropriate standard?

14.2 Will it reduce air pollution from current activities and the potential for such pollution?

14.3 Will it reduce water pollution from current activities and the potential for such pollution?

14.4 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

- 15.1 Will it reduce greenhouse gas emissions from transport?
- 15.2 Will it reduce methane emissions from agriculture, landfills and past and present mining activities?
- 15.3 Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?
- 15.7 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

- 16.1 Will it reduce risk from flooding?
- 16.2 Will it direct development away from flood risk areas?
- 16.3 Will it prevent inappropriate development in flood zones?

17 Prudent and efficient use of resources

- 17.1 Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield sites)?
 - 17.7 Will it ensure that new development exists within the constraints of the District's water resource?
-

The SA for the Site Allocations DPD considered the sustainability implications of the District wide and settlement specific preferred options as well as the site which considered for allocation. For each of these sites, site specific SAs have been undertaken. For the Preferred Options Site Allocation DPD, 221 sites that have been considered, including 141 sites currently not proposed for allocation. The resulting SA appraisal tables are set out in Appendix B. Where appropriate, findings of the site specific SAs were used to inform the sustainability implications for the proposed District wide and settlement specific options. This followed the approach for the Issues and Options stage of the Site Allocations DPD, which considered further sites which were discounted.

It should be noted that the key strategic sites proposed as part of the Core Strategy preparation were appraised as part of the SA of the Core Strategy. This included the following strategic sites:

Six Strategic Housing Site Options were identified by SDC within the Core Strategy Further Options Report comprising:

- Site A (known in the SADPD as SELB 001) – Cross Hills Lane
- Site B (known in the SADPD as SELB 005, SELB004 and SELB002) – Land West of Wistow Road
- Site C (known in the SADPD as SELB 003, SELB006 and SELB031) – Bondgate/Monk Lane
- Site D (known in the SADPD as BARL 009) – Olympia Park (Olympia Mills)
- Site E (known in the SADPD as BRAY 011) – Baffam Lane
- Site F (known in the SADPD as BRAY 014, BRAY015 and BRAY016) – Foxhill Lane/Brackenhill Lane

Two Strategic Employment Site Options were identified by SDC within the Core Strategy Further Options Report comprising:

- Site G (known in the SADPD as BARL 008): Olympia Park (Land adjacent to Selby by-pass)
- Site H (known in the SADPD as X 027): Burn Airfield

For completeness, the appraisals undertaken for these sites are included in Appendix C. However, only Sites D and G (BARL 009 and BARL 008) – Olympia Park were taken forward as part of the Core Strategy Submission Version.

4. Consultation

In accordance with OPDM guidance and the SEA Regulations, as part of Stage A of the SA process for the Core Strategy, a copy of the SA Scoping Report (September 2005) was sent out to the following organisations:

Statutory consultees	Non-statutory consultees
Countryside Agency*	Government Office for Yorkshire and the Humber
English Nature	York and North Yorkshire Chamber of Commerce
English Heritage	Yorkshire and Humber Assembly
Environmental Agency	Yorkshire Water Services
	Yorkshire Forward
	North Yorkshire Police
	Regional Housing Board
	Sport England
	House Builders' Federation
	Tees, East and North Yorkshire Ambulance Services
	North Yorkshire County Council Departments
	Highways
	Education
	Planning
	Heritage
	Social Services
	Internal Drainage Boards
	Ouse and Derwent
	Acaster
	North Wharfe
	South Wharfe
	Appleton
	Roebuck and Copmanthorpe
	Knottingley to Gowdhill
	Selby Area
	Went
	Surrounding Local Authorities
	York
	East Riding of Yorkshire
	Doncaster
	Wakefield
	Leeds
	Harrogate

*(Note that since the enactment of the SEA Regulations the Countryside Agency and English Nature have now combined to form Natural England).

Comments on the SA Scoping Report were received from English Heritage, English Nature, the Environment Agency, the Countryside Agency, Yorkshire Water Services and the Environmental Services and Leisure Department at SDC. Following consultation, a number of additional planning documents were reviewed. Additional data was also added to the baseline information and key sustainability issues. Whilst no respondents suggested removing any of the Sustainability Objectives, some additions and changes were made to the SA Framework. The resultant SA Framework for the Core Strategy has been used to as the basis of the SA of the Site Allocations DPD.

4.1 Consultation on the Issues and Options Site Allocations DPD SA.

The Site Allocation DPD Issues and Options Report and the accompanying February 2010 Initial SA Report were made available for comment from January – April 2011. Respondents were able to submit comments relating to the Issues and Options Report and/or the Initial SA Report. Comments relating to the SA have been considered and amendments made to the on-going SA process and the SA Report where appropriate. Table 3 below summarises the comments received relating to the SA, and how these have been dealt with.

Table 3: Consultation Responses on the Issues and Options Site Allocations DPD

Comment relating to the Initial SA Report	Response/How Addressed in the SA/SEA of the Preferred Options
Comments were made by various consultees regarding the accuracy of the appraisals of the sites suggested for allocation in the Issues and Options paper. In some instances additional information about the sites has been provided.	These comments have been reviewed and the appraisals of the site allocations amended where necessary.
The potential conflict of meeting the development needs of an area whilst protecting its heritage needs need to be flagged up as a key sustainability issue, as it is in the SA/SEA of the Core Strategy.	This issue has been added into the key sustainability issues (refer to Section 5).
In the appraisal of Issue D, the mitigation should recognise the need to take into account environmental constraints as a whole, including heritage issues.	This comment has been addressed under Issue D in section 7 below.
<p>Table 18 Appleton Roebuck, Issue 1B</p> <p>Option 1 lies within the Appleton Roebuck Conservation Area. Before allocating this site for development, it would need to be demonstrated that the loss of this open area and its subsequent development would not harm those elements which contribute to the significance of this part of the Conservation Area. This should be put forward as a mitigation measure.</p>	This site has not been allocated. The allocated site does not lie within the Appleton Roebuck Conservation Area.
<p>Table 20 Brayton, Issue 1B</p> <p>Option 3 - The Church of St Wilfred is a Grade I Listed Building and the Rectory, to its north, Grade II Listed. It also lies at the centre of the Brayton Conservation Area. The loss of this open area its subsequent development could have a significant impact upon those elements which contribute towards the significance of this important Listed Building and the character of the Conservation Areas as a whole. This</p>	This site has not been allocated. The allocated sites do not lie within the Brayton Conservation Area.

Comment relating to the Initial SA Report	Response/How Addressed in the SA/SEA of the Preferred Options
needs to be referred to in respect of Option 3	
<p>Table 22 Carlton, Issue 1B</p> <p>Option 3 - The mitigation should mention that, in respect of Carlton Towers, it would have to be clearly demonstrated that the loss of what was, formally, the Parkland setting for this building and its subsequent development would not have an adverse impact upon those elements which contributed to the significance of this important building.</p>	<p>No sites have been allocated at Carlton Towers.</p>
<p>Table 32 Riccall, Issue 1B</p> <p>Option 1 - The western edge of this area lies some 100 metres from the boundary of York Prebendary Manor Moated Site which is a Scheduled Monument. The Manor House in the centre of this Monument is a Grade II* Listed Building and the pidgeoncote a Grade II Listed Building. Before being allocated, it would have to be clearly demonstrated that the extension of the village in this direction would not have an adverse impact upon those elements which contribute to the significance of this monument or the Listed Building upon it.</p>	<p>This area has been allocated for mixed use development. However, it is considered that policies CF15 and CF16 of the Core Strategy and the Riccall Village Design Statement provide sufficient policy basis to ensure that the extension of the village in this direction would not have an adverse impact upon these built heritage features.</p>
<p>Table 33 South Milford, Issue 1B</p> <p>To the west of South Milford lies the Scheduled Monument of Steeton Hall. Steeton Hall, its Gatehouse, and the adjoining walls are Grade I Listed Buildings. The barn, granary and cartshed to the north-east of the house are Grade II Listed Buildings. We have significant concerns about the impact which the development in this direction might have upon those elements which contribute towards the significance of this monument and the high-Grade Listed Buildings upon it.</p>	<p>No sites have been allocated which would result in development on the western side of South Milford.</p>
<p>The Council should provide more focus on the need to improve and increase sustainable modes of transport, i.e. in objective 10.1 (<i>of the SA Framework</i>) the report mentions the need to 'improve public transport', however this could be expanded further by encouraging improvements to pedestrian and cycle links. Improvements to such links would assist in increasing access and also help to achieve objective 10.5 (will it make the transport/environment attractive to non-car users?). The Council should provide opportunities for non-car transport and maximise the opportunities for cycling and walking by ensuring new development is in the most sustainable locations.</p>	<p>It is considered that pedestrian and cyclist provision is already well considered in the SA Framework, in particular by sub objectives 10.5 and 15.1.</p>

Comment relating to the Initial SA Report	Response/How Addressed in the SA/SEA of the Preferred Options
<p>Objective 11 (<i>of the SA Framework</i>) relates to the quality of the built environment and access to services. 11.1 could be improved by including 'access to open space' as this is an important consideration in the development of sustainable communities.</p>	<p>Access to public open space has already been considered under sub objective 7.8: 'will it address the shortfall in recreational open space in the District?' This sub-objective has been amended to make this more explicit, and now reads 'will it address the shortfall in recreational and/or public open space in the District?'</p>
<p>The objective and sub-objectives relating to biodiversity and the natural environment is welcomed. Request that this objective is extended to include geodiversity.</p> <p>In addition there is no mention of the need to protect soil resources. We highlight that soils is an SEA Directive topic area and therefore needs to be given full consideration in the SA objectives in terms of protection from contamination and ensuring the safeguard of soil quantity and quality.</p>	<p>Geodiversity has been added to sub-objective 13.1 of the SA Framework.</p> <p>Sub-objective 14.1 deals with contaminated land. It is considered that the protection of soil resources is fully addressed within the pollution objectives.</p>
<p>Whilst there is reference to water in terms of flooding and resource implications more emphasis should be placed on the protection of important water resources in the district, e.g. by ensuring water pollution levels do not damage natural systems and by monitoring and restoring key ecological processes (hydrology, water quality, coastal processes).</p>	<p>It is considered that this issue is fully addressed by sub-objective 14.3: 'will it reduce water pollution from current activities and the potential for such pollution?'</p>
<p>It would be useful to include a table outlining the SEA Directive requirements along with a reference of where each requirement is included in the SA report.</p>	<p>This has been included in Appendix A</p>
<p>The consideration of alternatives is a requirement of the SEA Directive.</p>	<p>The Issues and Options stage of the Site Allocations DPD considers issues related to development land and possible approaches to allocating land as well as options and alternatives for site allocations. Therefore the Interim SA Report inherently considered options for allocation of land and site considered for allocation. Commentary on the consideration of alternatives is included in Section 6 of this report.</p>
<p>We note that the baseline data has been taken from the 2005 SA Scoping Report for the Core Strategy. The baseline should be reviewed as there will no doubt be new documents and amendments to existing legislation that needs to be taken into account.</p>	<p>A full review of the baseline was undertaken as part of the SA Report of the Core Strategy (December 2010), and this has again been reviewed to inform the SA of the Site Allocations DPD Preferred Options. New baseline or evidence base has been considered where available.</p>
<p>More detailed monitoring information should be included in the next review of the SA.</p>	<p>Monitoring proposals are detailed in Section 11 of this report.</p>

4.2 Consultation on the Preferred Options Site Allocations DPD SA

The Council is now writing to consultees to inform them that the Site Allocations DPD Preferred Options document and this accompanying SA Report is now available for comment. In particular, SDC is consulting with:

- Consultees identified in the Council's Statement of Community Involvement; and
- Anyone else who has asked to be kept informed about the preparation of the LDF.

Following the consultation on the Preferred Options and supporting SA report, the Submission Version of the Site Allocations DPD will be prepared, which will be subject to further consultation.

5. Baseline and Key Issues

5.1 Baseline Characterisation

The SEA Directive requires a description of the baseline environment. An extensive search for baseline information has been undertaken using a range of sources, including web based databases and publications, personal communications, published reports and stored information. The baseline data presented is based on all available sources at the time of publication. Monitoring of DPDs, once they are adopted, will provide further more detailed baseline information for use in future SAs.

The following sections of this report provide a broad overview of the social, economic and environmental features of the Selby District. The information is representative of the current situation in the District, including, where possible, any trends, and identifies the key sustainability issues. It is important to note that baseline data is drawn from both quantitative sources, where known, and also qualitative data to provide a comprehensive baseline characterisation as detailed in ODPM guidance (November 2005).

5.1.1 Limitations and Outstanding Data

The collection of data for an SA is an on-going and potentially indefinite exercise. The baseline data collected at this stage is considered sufficient to determine the sustainability issues faced by Selby District. This data will be updated, where appropriate, as the production of LDDs continues.

Where possible, trends in baseline conditions have been described, however trends were not available in all cases due to lack of available data. In many cases, studies are not repeated and consequently provide only 'snapshot' information. Additionally, the date of data varies meaning that some baseline data is more up to date than others.

Further baseline data gathered during the course of the consultation period has been considered, as appropriate.

5.2 Key Sustainability Issues

Key sustainability issues for the District have been identified following a review of relevant planning documentation and baseline information. In particular, reference has been made to the SDC Core Strategy SA Reports - Core Strategy SA Scoping Report³¹ and the 2010 Sustainability Appraisal Report³².

5.2.1 Economic

Agriculture, power generation and mining have featured strongly in the employment structure of the District in the recent past compared with proportions nationally. Employment in agriculture has been steadily declining and the closure of the Selby coalfield in 2004 significantly reduced mining employment opportunities.

The service industries have traditionally been under-represented within Selby District, although over the period 1994 –2004 there were encouraging increases in manufacturing and service employment bringing representation closer to national average levels. However, a very high proportion of economically active residents, approximately 58% in 2008, now work outside the District. Consequently, there is a need to address the range of employment opportunities available locally.

Over 20% of the total allocated employment land supply is found to be 'high constrained' (where there are serious issues related to the development of the site) and a significant proportion is found to be 'medium constrained'. Importantly, there are no 'unconstrained' or 'low constrained' sites currently allocated within the District.

The decline in agriculture has contributed to the weakening of the rural economy of the District and there is a recognised need for diversification of the sector. However, the conflict caused by the need to reinvest in employment infrastructure whilst ensuring the protection of the countryside from new development should be recognised, and a balance between the economy and the environment sought.

Tourism is seen as a small but important economic contributor to the District's economy and future development should not compromise the historic, cultural and natural resources of the District, on which it depends.

5.2.2 Social

In terms of population, Selby has significantly more 40-64 year olds and significantly fewer 15-39 year olds than the national average. The Regional Econometric Model indicates that the population of the District is due to increase by 20% (or by 16,048 people) up to 2026 from 2008 levels. Overall, White people make up 97.7% of the population in the area with a Black, Minority and Ethnic (BME) population of approximately 2.4%, a rate lower than the sub-regional (3.4%), regional (8.9%) and national (11.3%) levels. The average life expectancy in Selby is 78.2 for males and 82.5 for females.

The Quality of Life Index 2006 indicated that overall quality of life in Selby had improved since 2004. The Index score was slightly lower than that for the North Yorkshire sub-region but higher than the regional and national scores.

In 2007/08, there were 58 criminal offences per 1,000 population across the District. This is a 28% decrease since 2002/03 when offences numbered 80 per 1,000 population.

Housing in the District is in fairly high demand and is exacerbated by the rising population and easy commute to major employment centres such as Leeds and York. Across Selby District as a whole, demand outstrips supply for all property types. Accordingly, there is a need to maintain the delivery of a variety of dwelling types and sizes to reflect the range of demand for open market dwellings.

House prices in the District are generally only three quarters of the national average but lower than in the neighbouring North Yorkshire Districts of Harrogate, Ryedale and Hambleton. However, median house prices in Selby have consistently been higher than the regional median. Future development will need to ensure an adequate quantity, range and mix of housing to meet the needs of the population of the District. The lack of affordable private housing in the District, particularly for first-time buyers, is a significant problem.

A variety of bus companies operate within the District, providing access to market towns, and to larger settlements beyond the District boundary. The level of service available varies considerably throughout the District with many rural parts experiencing poor public transport provision. Future development will need to improve access to employment, key services, and leisure facilities, particularly in rural parts of the District and to enhance public transport provision.

School rolls indicate that many schools within Selby District are operating near to or above their current capacity. Generally this will not be an insurmountable constraint but increased demand for school places, arising from further development, will need to be identified at an early stage and appropriate educational provision and investment assessed as part of the planning process.

The District Council's 2006 survey of recreational open space revealed that the general level of provision falls below the standard recommended by the National Playing Fields Association (NPFA) of 2.4 hectares (6 acres) per 1,000 population. There are also considerable variations in the amount and distribution of recreational open space across the District. The most significant deficiencies were found at Brayton, Byram cum Sutton, Carlton and Whitley, and the need for improvement of open space was identified in the market towns of Selby, Sherburn in Elmet and Tadcaster.

The shortage of recreational open space in the District will need to be addressed by retaining the existing resource and through the allocation of additional land for this purpose.

5.2.3 Environmental

Extensive series of flood meadows, pastures and wet woodlands in the lower Derwent Valley are acknowledged for their international importance as wetland and waterfowl habitats and there is a RAMSAR site at the River Derwent. In addition, the River Derwent, Derwent Valley and Skipwith Common have international status. There are also 13 SSSIs in the District. Statutory Local Nature Reserves are also found at Barlow Common and Fairburn Ings. Future development should seek to maximise every opportunity to protect and enhance the biodiversity and landscape of the District.

The majority of the District is rural in nature. However, growing pressure from inward migration and the growth of towns and villages has been recognised as a major issue. There is also potential for conflict between preserving and enhancing the District's historic environmental assets, whilst accommodating its requirements for development. In terms of the issues facing the historic assets of the District, a large number of them are at risk in the 2009 Heritage at Risk Register. The Registered Battlefield at Towton has been identified as being at high risk and 22 of the District's 45 Scheduled Monuments have been identified as being at risk. Future development should continue to protect and enhance the landscape, townscape (including urban fringes), rural and historic character of the District without compromising its economic, social and environmental sustainability.

Selby District is self-sufficient in water supply and exports water to a wide area in North Yorkshire. However, there is historical and contemporary concern that over-abstraction from the Sherwood Sandstone Aquifer may be occurring, threatening local wetland habitats. This issue is presently regulated by the Environment Agency within the Humber Region Management Scheme, with the entire District covered by a Catchment Abstraction Management Strategy (CAMS). Over-abstraction poses a threat to the sustainability of water-resources and can harm wetland habitats.

The River Ouse is a major corridor and migration route linking the Humber with the rivers higher up the catchment. Its integrity should not be compromised.

The Level 1 Strategic Flood Risk Assessment (SFRA) for the District was published in November 2007 and identified that 64.4% of the District is located within Flood Zone 1 (low risk of flooding), 8.7% is located within Flood Zone 2 (medium risk), 2.4% is located within Flood Zone 3a (high risk) and 22.5% is located within Flood Zone 3b (high risk). This identified risk has the potential to act as a major constraint to development. As a significant number of potential development sites in Selby fall within higher flood risk areas, the process of identifying land to satisfy development aspirations has been subject to a process of sequential testing. This seeks to promote development in those areas identified as having a lower risk of flooding wherever possible. The Level 2 SFRA was completed in February 2010.

Climate change is an issue that is highly likely to have a significant impact on Selby, through increased rainfall resulting in more severe and frequent flooding events. Increased rainfall may have a positive effect on the District as it may recharge the aquifers. Climate change will need to be addressed through the LDF. Both the cause of climate change and the management of its effects will need consideration.

Recycling rates in Selby for 2009 stood at 35.7%, showing an improvement of 2.9% from the previous year. North Yorkshire County Council is working with the local District Councils to deliver a Joint Waste Strategy to deal with the area's waste for the next 25 years.

Whilst the District enjoys good access to the national motorway network, some traffic congestion remains in Selby town at peak times, although this has improved considerably since the opening of the Selby bypass in 2004. However, Tadcaster still suffers from heavy commercial vehicles within the town centre, due to the limited access to the bypass at the A162 interchange.

Transport demand in both of these areas is likely to increase, in line with general traffic growth and the likely future housing growth in the settlements. Future development will need to improve public transport facilities and provision, and locate new development close to existing centres to encourage walking, cycling and the use of public transport. Development strategy can have an influence on reducing the need for lengthy journeys by car e.g. commuting to surrounding towns and cities by increasing access to facilities within the District.

5.2.4 Key Evidence Base on Housing

House prices are generally only three quarters of the national average. House prices in the District are lower than in the neighbouring North Yorkshire Districts of Harrogate, Ryedale and Hambleton. However, median house prices in Selby have consistently been higher than the regional median and analysis of 2008 house price to income ratios indicates that the median house price was 6.2 times higher than the median income, which is the 8th highest ratio in the Yorkshire and Humber region.

The Strategic Housing Market Assessment³³ found that house prices in Selby District have tripled over the period 1996 to 2008, with median prices peaking at £175,000 during the second half of 2008. The distribution of house prices shows that highest prices are to the north of the District, where lower quartile prices exceed £200,000. Lowest prices (with a lower quartile price of between £60,000 and £100,000) are found in settlements across the central belt of the District including Sherburn in Elmet, Selby town and the Hemingbrough / Camblesforth area.

Travel to work and migration data suggest that Selby District is not a self-contained housing market area. Analysis of travel to work and migration patterns indicate strong linkages with other areas, notably Leeds and York. Although more than half of moving households (53.3%) originated from within the District, this is below the Communities and Local Government 70% threshold used to define 'self-containment'. Similarly, a majority of residents in employment (59%) work outside the District, particularly in York and Leeds.

On the basis of past trends, Office of National Statistics (ONS) projections predict that the population of Selby will increase by 25.2% from 81,100 in 2008 to 101,500 by 2031. ONS trend-based projections indicate that the number of households is expected to increase by 27.3% from 33,000 in 2006 to 42,000 in 2026. This represents an annual increase of 450 households.

Over the next few decades, there will be a 'demographic shift' with the number (and proportion) of older people increasing; in particular, the number of 75+ residents is expected to more than double (from 5,900 in 2008 to 12,600 by 2031). The three largest household groups are couples under 60 (with no children) (21.1%), couples with children (22.9%), couples (one or more over 60) (14.2%). Regional household projections suggest that the proportion of singles and other household types is likely to increase.

The number of households in Selby is expected to increase over the next few decades, most likely fuelled by an increase in one person and multi-person households (e.g. friends sharing) which reflects national and regional trends. At the same time, the population is expected to age which will considerably change the dynamic of household structure across the District.

The ability of households to access the social rented sector is limited. Evidence suggests that newly-forming households are most likely to experience problems accessing market housing. Providing affordable housing for newly-forming households needs to be a strategic priority. For existing households falling into need, most can afford open market prices although there is scope for a strong intermediate tenure market in Selby.

Across Selby District as a whole, demand outstrips supply for all property types, with a particular shortfall of bungalows. Overall, this analysis confirms that Selby is a high demand area. There is a need to maintain the delivery of a variety of dwelling types and sizes to reflect the range of demand for open

market dwellings. The SHMA highlights a particular need to provide housing for the older population and gypsies and travellers.

The lack of affordable private housing in the District, particularly for first-time buyers, is a significant problem. Across Selby, there is an annual net shortfall of 378 and a gross shortfall of 409 affordable dwellings. This compares with a net affordable housing requirement of 294 each year identified in the 2005 Housing Needs Assessment. A tenure split of affordable units in the range of 50 to 70% social rented and 30 to 50% intermediate tenure across the District is considered appropriate. Future development will need to increase the provision of affordable housing in the District.

Several factors have combined to exacerbate the affordable housing problem in Selby, notably the influence of York and Leeds on the housing market, and the reduction in Council housing as tenants continue to exercise their right to buy. If additional low-cost housing is not made available in sufficient supply, households may leave the District or move to an area where housing at cheaper prices can be obtained. It may also increase pressure on the existing terraced stock, potentially inflating terraced house prices.

The existing Local Plan has adequate short term land provision for housing, although any longer term provision will need to protect the District's large amount of green space. Future development will need to ensure an adequate quantity, range and mix of housing to meet the needs of the population of the District as well as reflecting the Core Strategy policies.

5.2.5 Key Evidence Base on Employment

In 2007 SDC prepared The Employment Land Study to provide an evidence-based analysis of the District and recommendations on future employment planning policies. The Study included a number of recommendations specifically in relation to site allocations which are summarised below.

The Study considered the demand for employment land and the current available land. Generally the Study found that there is potential for oversupply of employment land in the District. However, there are a number of issues with the allocated sites in the District with a large majority being constrained and hard to develop successfully. Importantly, there are no 'unconstrained' or 'low constrained' sites currently allocated within the District.

Further, the economy and therefore the land requirements are changing. Agriculture, power generation and mining have featured strongly in the employment structure of the District in the recent past compared with proportions nationally. Employment in agriculture has been steadily declining and the closure of the Selby coalfield in 2004 significantly reduced mining employment opportunities.

The service industries have traditionally been under-represented within Selby District, although over the period 1994 – 2004 there were encouraging increases in manufacturing and service employment bringing representation closer to national average levels. However, a very high proportion of economically active residents, approximately 58% in 2008, now work outside the District. Consequently, there is a need to address the range of employment opportunities available locally.

The decline in agriculture has contributed to the weakening of the rural economy of the District and there is a recognised need for diversification of the sector. The Study found that there is a significant mismatch between supply and demand over the emerging plan period. This specifically relates to the forecast over-provision of both general industrial land, and out-of-centre established or potential office land and the changing needs for employment land. However, the shift in the local economy, namely a transition away from traditional sectors (largely primary sectors) and a shift towards service sectors (financial and professional services specifically); the total employment change is marginal and will not result in a significant demand for land.

One of the key conclusions of The Study was that alongside protecting existing economic activity in the District, the Business and Professional Service sector and Logistics / Distribution should be activity promoted as key sectors within the local economy, alongside the potential future development of R&D / Bioscience related activities as spin-offs from York University. Targeting these sectors through a supply-led approach to employment land allocations sits comfortably with the objectives and priorities within the Regional Economic Strategy³⁴. In addition, a focus specifically on Business and Professional Services within Selby contributes to the delivery of the Leeds City Region Development Plan, which focuses specifically on the need to develop linkages with Leeds and the wider service centres.

Tourism is seen as a small but important economic contributor to the District's economy and future development should not compromise the historic, cultural and natural resources of the District, on which it depends.

5.2.6 Infrastructure Delivery Plan

The Selby District Site Allocations DPD (Preferred Options stage) Infrastructure Delivery Plan (IDP)³⁵ was published in September 2011. The IDP sets out the infrastructure needs and delivery plan to accommodate development through the Site Allocations DPD plan period. The IDP is an evolving document and will be updated as appropriate to present the most up-to-date picture. The IDP is based on the Core Strategy IDP that has already been prepared, but will add a greater level of detail as the Site Allocations DPD evolves. It sets out the existing infrastructure provision and infrastructure requirements in the Principal Town, Local Service Centres and Designated Service Villages and includes information on:

- Needs and cost;
- Phasing of development;
- Funding sources; and
- Responsibility for delivery.

The following key areas of infrastructure are considered:

- Transport;
- Energy;
- Water and Drainage;
- Waste Management;
- Education;
- Health;
- Emergency Services; and
- Leisure/Recreation/Open Space.

6. Site Allocation DPD Options

6.1 Appraising the Effects of Alternatives

The SEA Directive states that “*the Environmental Report should consider ‘reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme’ and give ‘an outline of the reasons for selecting the alternatives dealt with’*”. The consideration of ‘alternatives’ is synonymous with ‘options’ in this SA Report.

The ODPM guidance (2005) states that it is “*essential to set out to improve upon the situation which would exist if there were no DPD*”. To test this, options considered should include the ‘no plan’ or ‘business as usual’ scenario.

In the consideration of alternative options for the Site Allocations DPD, SDC published the Site Allocations DPD Issues and Options in January 2011. The Issues and Options paper was broken down into the following sections:

- Eleven district-wide issues including housing, employment, Gypsies and Travellers, infrastructure development contributions etc. Within these district wide issues several policy options were suggested, including the ‘business as usual scenario’;
- Settlement-specific issues and consideration of development sites in those settlements. In some villages sites were identified, in others where no sites were identified SDC sought views on the preferred broad location of development sites search; and
- Other discounted development sites.

The alternative options set out in the Issues and Options report were all broadly appraised against the SA Framework and an Initial SA Report prepared in December 2010. The Site Allocations DPD Issues and Options report and the Initial SA Report were issued for consultation in January 2011. The consultation responses and the findings of the initial SA Report were used to develop the Preferred Options and consequently the findings of the Initial SA have been considered by SDC when preparing the Preferred Options.

In September 2011, the Council reassessed the housing land supply in the District and found that it could no longer demonstrate the required 5 years’ supply. This means that despite a low level of house building taking place across the country, more land must be made available to prospective development. The Council had two options: do nothing and allow planning applications on “windfall” sites to come forward uncontrolled and unchecked, or to release the sites identified in the 2005 Selby District Local Plan as Phase 2 sites. The Council chose the release of Phase 2 sites as the most suitable option for meeting the future housing demand for the District. The Council noted that the release of these Phase 2 sites would not be in addition to the overall numbers set out in the Core Strategy; instead it would contribute to the Core Strategy objectives and as a consequence, will help to deliver the Site Allocations DPD.

Although it was stated in the Issues and Options DPD that the Phase 2 sites would not automatically be brought forward but would be reassessed alongside other potential development sites, the majority of Phase 2 sites have now been identified as preferred options sites. Therefore the impact of the release of these Phase 2 sites has been assessed as part of this SA Report for the Preferred Options Site Allocation DPD. The Phase 2 sites comprise:

Table 4: Phase 2 Site Included as part of the Preferred Options Site Allocations DPD

SDLP Site Reference	Site Location	SADPD site reference	Number of units
BYR/1	East Acres, Bryam	BRBY 001	20
CAM/1	Drax Road, Camblesforth	X 017	55
CAR/1	High Street, Carlton	CARL 002	38
CAR/2	Low Street, Carlton	CARL 003/004	12
EGG/2	High Eggborough Road, Eggborough	EGWH 002	30
EGG/3	Selby Road, Eggborough	EGWH 004	57
HAM/1	Cherwell Court , Hambleton	HMBT 004	14
OSG/1	Tindall's Farm, Osgodby	BARL 003	48
SEL/1	Cross Hills Lane, Selby	SELB 001	450
STM/1(B)	Land at Lund Syke Lane, South Milford	SMIL 002	98
SHB/1(B)	Low Street, Sherburn in Elmet	SHER 007	282
TAD/2	Station Road, Tadcaster	TADC 006	104
THW/2	Leeds Road, Thorpe Willoughby	THWI 001	133

7. Sustainability Appraisal of the District Issues

The Preferred Options Site Allocations DPD sets out the preferred options for a number of District wide issues, as follows:

- Issue A: Housing distribution and the settlement hierarchy.
- Issue B: How do we prioritise the release of land for housing over the next 15 years?
- Issue C: How should we work out the overall amount of housing land required for development?
- Issue D: Selecting the most suitable sites.
- Issue E: Influencing the type of housing.
- Issue F: How can we help deliver affordable housing in the smaller villages?
- Issue G: Gypsies and travellers.
- Issue H: Employment land.
- Issue K: Airfields.

The sustainability implications of each of these options are discussed in Tables 5 to 13 below.

It should be noted that the Site Allocations DPD Issues and Options Report also included Issue I: Strategic infrastructure delivery and Issue J: Other possible transport infrastructure projects. Issue I in the Issues and Options report asked questions about major infrastructure projects and how these could be funded through a potential development tax called Community Infrastructure Levy (CIL), or through any alternative method. Although the questions were asked in the Issues and Options, the Infrastructure Delivery Plan (IDP) and any CIL plan do not form part of the Site Allocations DPD. As such the Council's responses to those issues will be dealt with in the SDC Infrastructure Delivery Plan (IDP) and any CIL plan. The draft IDP is available alongside the Preferred Options Site Allocations DPD.

Issue J considered a series of transport infrastructure projects. In the current financial market the Council cannot confirm the potential of any of these schemes, and therefore SDC considers that it may be unsound to allocate land for them or to prevent other legitimate development on the hope of a future scheme being viable.

Table 5: ISSUE A: Housing distribution and the settlement hierarchy

Summary of What Issue Covers:

The Designated Service Villages (DSVs) should all be considered suitable locations for allocations.

The distribution of dwellings will be split between the DSVs using an adjustment to reflect the sustainability of each DSV.

Those DSVs with greater housing need should accommodate more development.

The settlements will accommodate the following housing numbers:

Settlement	Housing Numbers
Selby Town	1336
Sherburn-in-Elmet	498
Tadcaster	457
Appleton Roebuck	10
Barlby + Osgodby	234
Brayton	254
Brotherton + Byram	97
Carlton	62
Cawood	66
Church Fenton	42
Eggborough + Whitley	112
Fairburn	32
Hambleton	75
Hemingbrough	77
Kellington	38
Monk Fryston + Hillam	58
North Duffield	44
Riccall	127
South Milford	98
Thorpe Willoughby	133
Ulleskelf	15

Key Sustainability Implications:

Allowing all the Designated Service Villages (DSV) to accommodate some of the development could ensure that housing is more evenly distributed throughout the District, helping to meet local needs. This could also support additional services to be distributed throughout the District.

This approach means that housing and services would be provided in the settlements according to need. Further, this approach takes into account the sustainable aspects of each DSV and its ability to support sustainable development. The proposed housing numbers for each allocation have been factored in relation to the sustainability performance of the DSV. Therefore, this approach is inherently sustainable.

It should be noted that a number of sites are proposed to be allocated a small number of houses and therefore they may fall under the threshold for affordable housing and developer contributions for health and education. Therefore, housing may not provide sufficient funding to enable social services and facilities to be provided or deliver sufficient affordable housing in areas of need.

Recommendations / Mitigation: IDP needs to ensure that social infrastructure, particularly health and education, is provided in line with housing delivery.

Table 6: ISSUE B: How do we prioritise the release of land for housing over the next 15 years?

Summary of What Issue Covers:	Key Sustainability Implications:
<p>Phasing will be achieved through the market adjusting itself. Consequently, the Council will not adopt a phased approach.</p>	<p>Releasing housing allocations to the will of the market does allow a certain amount of flexibility dependent on economic climate. However, giving no guidance on when allocations are to be developed could result in uneven development, development that does not take into account sustainability objectives/sub objectives and/or, development in areas with less demand. This could cause a disparity in development throughout the District and may not best reflect the sustainable needs of the District.</p> <p>It will be important to ensure that adequate infrastructure is in place to permit Development, especially in areas where deficiencies in infrastructure have been identified and for priority area for development. This should be monitored as part of the AMR.</p> <p>The sustainability and environmental implications of individual sites and the cumulative impact of several sites will need to be taken into consideration when determining planning applications for allocated sites.</p>
<p>Recommendations/Mitigation: None required.</p>	

Table 7: ISSUE C: How should we work out the OVERALL amount of housing land required for development?

Summary of What Issue Covers:	Key Sustainability Implications:
<p>Use a District-wide figure of 30 dwellings per hectare. It is accepted that such a broad figure will be exceeded on some sites and reduced on others, thus achieving an overall balance.</p>	<p>Land required for development should be based on housing need and therefore a District wide less prescriptive option allows great flexibility to take account of changing needs in the future. Changing density according to the settlement size does not take into account sustainability constraints. However, increasing Dwelling Per Hectare (DPH) for sites that have good access to public transport links and services would be preferable and this should be considered on a site by site basis as part of the planning application process.</p> <p>A higher density figure would be inappropriate in this semi-rural district and would be more likely to result in adverse impacts to the landscape, heritage assets and ecology.</p> <p>Through the normal Development Management process, planning applications must address the precise number of dwellings based on the site's sustainability characteristics, fitting in with local character, and other such issues. This is required by Core Strategy policies CP12 and CP15, As potential sites do not form neat parcels of land that accommodate standardised developments, such a broad figure will be exceeded on some sites and reduced on others, thus achieving an overall balance across the District. Overall housing numbers and densities would be monitored as part of the AMR.</p> <p>It should be noted that a number of sites are proposed to be allocated a small number of houses and therefore they may fall under the threshold for affordable housing and developer contributions for health and education.</p>

Recommendations/Mitigation: IDP needs to ensure that social infrastructure particularly health and education, is provided in line with housing delivery.

Table 8: ISSUE D: Selecting the most suitable sites

Summary of What Issue Covers:	Key Sustainability Implications:
<p>The following methodology will be used for selecting sites:</p> <ol style="list-style-type: none"> 1. Prioritise land in this order: <ol style="list-style-type: none"> a) "Brownfield" land already within the Limits to Development b) "Greenfield" land already within the Limits to Development c) "Brownfield" land immediately adjacent to* the Limits to Development, d) "Greenfield" land immediately adjacent to* the Limits to Development. e) Do not generally allocate land that is not physically linked to the limits to development. 2. Direct development to non-Green Belt sites unless there are no alternatives; <ol style="list-style-type: none"> a) In Tadcaster and Sherburn-in-Elmet, the use of Green Belt sites will only be considered where there are no non-Green Belt sites available within the Local Service Centre. b) In Designated Service Villages only, use of Green Belt Sites will only be considered where there are no non-Green Belt sites available within another DSV in the same housing market sub-area, and only then where it is adjacent to the Limits to Development of the DSV, and demonstrates a good physical link with easy access to existing roads, and where development would join seamlessly with existing built form – i.e. has road frontage and is not backland development, <p>Notwithstanding the above, where there is significant public support or wider sustainable development can be demonstrated, then an allocation in the Green Belt may be appropriate.</p> <p>AND;</p> <ol style="list-style-type: none"> a) The site is composed of previously-developed land with structures/hard standing/physical evidence of current or recent use b) Is screened by existing landform or built form, and whose development would have a limited visual impact by forming a logical "rounding off" or "infill" of the village – i.e. do not encroach in to the Green Belt beyond the extent of existing village form or established boundaries. 3. Direct development to where there are no other existing Local Plan constraints unless there are no alternatives. 4. Undertake the Sequential Test 	<p>The proposed hierarchy for the selection of sites general follows the principles of sustainable development; that is prioritising sites located on previously developed land, with low flood risk and in areas with existing services and facilities. However, given that flood risk is a major constraint to development, allocation of sites within Local Service Centres and DSV have been suggested where no other site are available. If such sites are brought forward, flood risk mitigation and flood plain compensation would need to be provided to prevent unacceptable adverse effects on flood risk. This should be achieved by sustainable drainage features and help to alleviate flood risk off site where possible. These allocations should be accompanied by an appropriately worded planning policy to address flood risk.</p>

-
- a) Seek Flood Zone 1 first,
 - b) Zone 2 second,
 - c) Zone 3 only where no preferable sites exist
 - i. In the Local Service Centres only, where there are no FZ1 or FZ2 sites, then sites inside the Limit to Development of the other Local Service Centre will be sought before considering FZ3,
 - ii. In the Designated Service Villages only, where there are no FZ1 or FZ2 sites, the area of search may be broadened to neighbouring Designated Service Villages in the same housing market sub-area for FZ1 or FZ2 sites before FZ3 sites are considered in the original DSV.
 5. Direct development as near to the settlement's services and facilities as possible (including public transport).
 6. Direct new development where there will be least traffic impact.
 7. Consider localised and site-specific issues that may place opportunities or constraints on development or viability.
-

Recommendations/Mitigation: Further flood risk modelling work should be considered for the sites within Local Service Centres and DSV which are in Flood Zone 2 or 3 and proposed for allocation to determine more accurately the extent of the flood plain. Allocation of such sites should be accompanied by an appropriately worded site specific planning policy to address flood risk including the requirement to deliver flood risk mitigation and flood plain compensation, achieved by sustainable drainage features and help to alleviate flood risk off site where possible.

Site-specific issues such as ecological value and impact to built heritage should be specifically considered as part of Item 7. Such issues have been considered in the SA and the findings of these appraisals have informed the process of prioritising sites.

Table 9: ISSUE E: Influencing the type of housing.

Summary of What Issue Covers:	Key Sustainability Implications:
<p>Leave it to the market/developer in accordance with Core Strategy Policies CP4, CP12, CP13 and CP16.</p> <p>Developers must demonstrate the implementation of the most up to date SHMA at the time of the planning application. Specific SHMA data will not be placed in the Site Allocations DPD.</p> <p>Niche sites (such as for older persons housing) will not be allocated.</p>	<p>It is considered that the policies set out in the Core Strategy will ensure that appropriate types of housing are developed, and consequently negative sustainability implications are not anticipated. In particular, Core Strategy Policy CP16 sets out the general requirement for good quality design; Core Strategy Policy CP4 requires a range of affordable houses and tenures, meeting the needs of the most up to date housing market; Core Strategy Policy CP12 sets out a range of criteria to improve energy efficiency; and Core Strategy Policy CP13 requires that developers employ the highest viable level of Code for Sustainable Homes and BREEAM standards. Core Strategy Policy CP16 also sets out the requirement to reflect Lifetime Neighbourhood principles, achieve Very Good standard in Building For Life assessment, and be constructed to Lifetime Homes standards.</p> <p>Not allocating niche sites may result in the needs of niche users not being met. However, allocating entire sites for niche uses would be contrary to the sustainability objective of creating mixed use communities and may not provide appropriate housing for local needs. As long as applications for development consider the latest data in the</p>

SHMA local needs should be met.

Recommendations/Mitigation:

Provided that applications for development are required to comply with Core Strategy Policies CP4, CP12, CP13 and CP16, and respond to the housing needs identified by the latest version of the SHMA, no mitigation is required.

Table 10: ISSUE F: Affordable Housing

Summary of What Issue Covers:	Key Sustainability Implications:
<p>Sites for 100% affordable housing will not be allocated in the Site Allocations DPD.</p> <p>Instead, the Rural Exceptions Policy (Policy CP6) in the Core Strategy forms a framework for delivering 100% affordable developments through the normal Development Management process.</p>	<p>The policy relies on negotiating affordable housing on windfall sites and bringing forward exception sites in accordance with Core Strategy Policy CP6. Core Strategy Policy CP5 requires affordable housing to be provided on all Sites of 10 dwellings or more. Therefore not having sites allocated for 100% affordable housing should not necessarily result in a failure to deliver the levels of affordable housing required.</p> <p>However, any exception sites considered for development must fully consider the sustainability implications of development on that site to ensure that inappropriate sites are not developed. Further, a number of sites are proposed to be allocated for less than 10 dwellings and therefore may not deliver affordable housing. The Council will need to closely monitor the delivery of affordable housing on all site as historical trends indicate that affordable housing has historically been delivered below the required rate. The Council needs to consider ways to incentivise high levels of affordable housing provision.</p>
<p>Recommendations/Mitigation: The Council needs to consider ways to incentivise high levels of affordable housing provision, such as some level of CIL contributions for developments of less than 10 dwellings.</p>	

Table 11: ISSUE G: Gypsies and travellers

Summary of What Issue Covers:	Key Sustainability Implications:
<p>Sites will be selected using the following methodology for site selection:</p> <p>Sites should be</p> <ol style="list-style-type: none"> a) Specifically promoted by the land owner for such use. b) Located in the Environment Agency's Flood Zone 1, or in Flood Zone 2 if no sites in FZ1 are available and appropriate measures can be put in place to limit the impact of flooding. Sites will not be located in Flood Zone 3. c) Located within a 5km drive of one of the main road junctions, listed below: <ul style="list-style-type: none"> • A64 – A19 interchange at York • A64 – A162 interchange at Tadcaster • A64 – A1(M) interchange at Hazlewood • A1(M) (Junction 42) – A63 interchange at Lumby • M62 (Junction 33) – old A1 interchange at Knottingley • M62 (Junction 34) – A19 interchange at Eggborough/Whitley • M62 (Junction 36) – A614 interchange at Goole • M62 (Junction 37) – A63 interchange at Howden and, the site should be no further than 1km from either the A64, A1(M), old A1, M62, A19, or A63 as driven along existing adopted roads. d) Sites should be as close to existing services and facilities (i.e. Principal Town, Local Service Centres and/or Designated Service Villages) as possible, within a 5km drive along existing adopted roads. e) Sites may be considered in the open countryside or Green Belt only if there are no sequentially preferable sites, and the site is previously developed land, and appropriately screened so as to prevent loss of the openness of the Green Belt. 	<p>The methodology for the selection of sites for gypsies and travellers is considered appropriate as it takes into consideration a number of key environmental issues including flood risk, greenbelt and access to services and facilities.</p> <p>The preferred site has been subject to a site sustainability appraisal (refer to EGWH IO C in Appendix B,12).</p>
<p>Sites will be provided based on what is available and realistically achievable, without artificially influencing the number of sites. A minimum size of site will not be specified.</p>	
<p>Four sites are being considered for allocation, with the Preferred Option being to allocate EGWH IO C 'Poplar Farm in Whitley' for gypsy and traveller use for 10 pitches.</p>	
<p>Recommendations/Mitigation: None required.</p>	

Table 12: ISSUE H: Employment land

Summary of What Issue Covers:	Key Sustainability Implications:
<p>The release of employment sites will not be phased.</p> <p>Employment sites will be allocated as general employment uses and the suitability of each proposed use will be assessed through a planning application.</p> <p>Larger general industry will be located away from residential areas.</p> <p>Nine sites are put forward for employment use. Three in Selby and its Hinterland; one in Tadcaster; one in Sherburn-in-Elmet; and two in rural areas.</p> <p>One site is put forward for retail allocation in Selby.</p>	<p>The preferred option would see market conditions drive employment redevelopment, but with no control over the type of employment use in each location so such development could result in inappropriate employment uses in certain areas. It is important that the suitability of each proposed use is comprehensively considered at the planning application stage to ensure that the scale and types of employment is suitable.</p> <p>Providing a mix of employment and housing would result in reducing the need to travel and this is therefore a sustainable option. However, the environmental amenity of residential areas needs to be maintained through appropriate design where these land uses may be in conflict. By locating larger general industry away from residential areas the potential for this conflict will be reduced.</p> <p>Releasing employment allocations to the will of the market does allow a certain amount of flexibility dependent on economic climate. However, giving no guidance on when allocations are to be developed could result in uneven development, development that does not take into account sustainability objectives/sub objectives and/or, development in areas with less demand. This could cause a disparity in development throughout the District and may not best reflect the sustainable needs of the District. Delivering employment land in line with housing land would help to reduce the need to travel by encouraging local people to be employed within the District and could also help to ensure that skills and training are delivered to ensure local people can meet the needs to employment land uses.</p> <p>It will be important to ensure that adequate infrastructure is in place to permit development, especially in areas where deficiencies in infrastructure have been identified.</p> <p>The sustainability and environmental implications of individual sites and the cumulative impact of several sites will need to be taken into consideration when determining planning applications for allocated sites.</p>

Recommendations/Mitigation:

The environmental amenity of residential areas needs to be maintained through appropriate design where employment and residential land uses may be in conflict. IDP needs to ensure that infrastructure is provided to promote employment sites coming forward.

Table 13: ISSUE K: Airfields

Summary of What Issue Covers:	Key Sustainability Implications:
<p>Church Fenton Maintain the flying.</p> <p>Sherburn Do nothing as it is in reasonable economic use already.</p> <p>Riccall Continue to let the airstrip revert to nature.</p> <p>Burn Do nothing – continue using the strip for gliding.</p> <p>Acaster Selby Do nothing – continue to allow the airstrip to revert to nature.</p>	<p>The preferred options have the sustainability benefits of maintaining economic activities/leisure/recreational uses or allowing biodiversity enhancement. However, the benefits could be enhanced through including further complimentary uses on the sites, such as allowing biodiversity protection and enhancement in combination with complementary leisure and recreational use.</p>
Recommendations/Mitigation:	
<p>Allowing biodiversity protection and enhancement in combination with complementary leisure and recreational use would be the most sustainable option.</p>	

8. Sustainability Implications of Settlement-Specific Allocations

8.1 Settlement-Specific Allocations

The Site Allocations DPD sets out site allocations for a range of settlements within the District. The settlements considered are:

- Selby Town
- Sherburn-in-Elmet
- Tadcaster
- Appleton Roebuck
- Barlby/Osgodby as one linked village
- Brayton
- Brotherton/Byram as one linked village
- Carlton
- Cawood
- Church Fenton
- Eggborough/Whitley as one linked village
- Fairburn
- Hambleton
- Hemingbrough
- Kellington
- Monk Fryston/Hillam as one linked village
- North Duffield
- Riccall
- South Milford
- Thorpe Willoughby
- Ulleskelf

As set out in Issue A, these settlements will accommodate the following housing numbers, with the following land requirement based on 30 dwellings per hectare, as set out in Issue C.

Table 14: Housing Allocations

Settlement	Approximate Housing Numbers	Approximate land area required (hectares)*
Selby Town	1336	44.5
Sherburn-in-Elmet	498	16.6
Tadcaster	457	15.2
Appleton Roebuck	10	0.3
Barlby + Osgodby	234	7.8
Brayton	254	8.4

Brotherton + Byram	97	3.2
Carlton	62	2.1
Cawood	66	2.2
Church Fenton	42	1.4
Eggborough + Whitley	112	3.7
Fairburn	32	1.1
Hambleton	75	2.5
Hemingbrough	77	2.6
Kellington	38	1.3
Monk Fryston + Hillam	58	1.9
North Duffield	44	1.5
Riccall	127	4.2
South Milford	98	3.2
Thorpe Willoughby	133	4.4
Ulleskelf	15	0.5

In addition to the above, a range of employment/commercial/leisure allocations may be made based on identified and perceived local need as a consequence of consultation.

The sustainability implications of the site allocations proposed for these settlements are set out in Tables 15 to 35. More detailed appraisals of each site are contained in Appendices B.2 - B.23. The sustainability implications for settlement specific issues have been determined by referring to the objectives/sub objectives identified in Table 2.

As detailed in Core Strategy policies CP2 and CP9, in order to accommodate the scale of growth required at Selby, up to 1,000 dwellings and 23 ha of employment land will be delivered through an urban extension to the east of the town (Strategic Sites D and G – Olympia Park (BARL008 and BARL009)). Core Strategy policy CP2A specifically addresses the Olympia Part Strategic Allocation. SA was undertaken of the Strategic Site allocation in the SA of the Core Strategy. This also included consideration of the options for strategic site allocations. A copy of the SA of the strategic sites is provided in Appendix C.

8.2 Sustainability Implications of Settlement-Specific Allocations

8.2.1 Selby

The Core Strategy states that Selby Town will accommodate 1,336 dwellings which will require around 44.5ha of land. The focus of this development will be on previously developed land inside the Limit to Development, however due to the quantum of development it is likely that some urban extension will be required. The following sites are allocated for development:

Site	Allocation
SELB001	Residential allocation for 944 units (already released under Local Plan Phase 2 for 450 units). This site was appraised as Strategic Site A (for the allocation of 1,000 units) as part of the Core Strategy SA work but this is reconsidered here as part of the SADPD.
SELB002 SELB004	Not allocated, form part of the strategic sites considered as part of the Core Strategy SA work

SELB005	
SELB003 SELB006 SELB031	Not allocated, form part of the strategic sites considered as part of the Core Strategy SA work
SELB007	Residential allocation for 16 units
SELB008	Not allocated – existing employment
SELB009	Not allocated – existing employment
SELB010 SELB011 SELB012	Not allocated - recently granted planning permission for a supermarket, allocation not required
SELB013	Not allocated – recreational use
SELB014	Residential allocation for 10 units, land safeguarded for potential access road and bridge across Selby Dam
SELB015	Not allocated – recreational use
SELB016	Not allocated – difficult access
SELB017	Not allocated – existing employment
SELB018	Not allocated – existing employment
SELB019	Employment allocation
SELB020	Car park (multi-level) for station, residential allocation for 20 units
SELB022	Restoration of Listed Building for residential/commercial use. Must incorporate improved access to Cowie Drive – forming an in-out with existing access road. Allocation for 16 units
SELB023 SELB024 SELB IO A	Comprehensive site: Leisure marina, residential, light commercial, light retail. Requires access through SELB023 to relive pressure on Carr Street. Landscaping around pond and pedestrian access. allocation for 330 units
SELB025	Not allocated – existing employment
SELB026	Not allocated – recreational use
SELB027	Not allocated - recently granted planning permission
SELB028	Not allocated – existing employment
SELB029	Not allocated - bus station site, with no comprehensive plans for redevelopment exists.
SELB030	Site allocated for retail use up to 10,000sqm comparison goods floorspace
SELB IO B	Not allocated
SELB IO C	Not allocated – too small
SELB IO F	Not allocated

Table 15: SA of Selby Allocations

SETTLEMENT NAME: Selby				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-/✓	-/✓	-/✓	<p>The allocated sites are a mixture of greenfield and previously developed land. Some of the greenfield land is in agricultural use and due to the scale of the allocated sites the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale and type of the allocated sites, which include a number of mixed use sites and an employment allocation, it is likely to stimulate the economy and employment opportunities in Selby. Selby as a principal town has good local employment opportunities and good public transport access to other parts of the District and beyond. Therefore, allocation of these sites has the potential to minimise the need to travel and commute via car. It is likely that additional strain would be put upon the existing public transport facilities and as a result this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
SOCIAL				
3. Education and training opportunities to build skills and capacities	-/✘	-/✘	-	<p>The Infrastructure Delivery Plan, September 2011 has identified that additional school capacity will be required in some form. 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>Four of the six residential site allocations are below the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. Therefore the amount of developer contributions 'likely to be available' or 'which can reasonably be sought' will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.</p>
4. Conditions and services to engender good health	-/✘	-/✘	-	<p>The Infrastructure Delivery Plan, 2011 has recognised that additional GP Surgery Capacity is required in Selby, with the three existing surgeries requiring either an extension or additional provision. Four of the six residential site allocations are below the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. Therefore SDC will need to ensure that suitable mechanisms are put in place to ensure that healthcare facilities would not be</p>

				adversely impacted upon by any new housing development.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	<p>As a principle town Selby can offer a wide range of CLR facilities in close proximity to the site allocations. Therefore, the allocations are likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocated sites there is the potential to address the shortfall of recreational open space in the district through on site provision. The comprehensive development proposed for SELB 23, SELB 024 and SELB IO A includes a leisure marina. This should provide additional CLR facilities for Selby and the district as a whole.</p> <p>As the sites are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	-	-	-	<p>The residential allocation at SELB 001 is on the edge of the town, and therefore there is a risk that this new development may feel isolated from the rest of Selby. Consideration should be made to providing links to the town to promote integration.</p> <p>Due to the size and location of the allocated sites, it is likely to support the vibrancy of Selby. However the scale of SELB 001 could change the character of the western part of Selby.</p> <p>The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town and village centres.</p>
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-/x	-/x	-/x	<p>Selby has good local employment opportunities and facilities, and public transport links from most allocated sites are good. However, the majority of SELB 001, which has the biggest allocation, is not currently within 5 minutes walk of a bus stop. Therefore, the need for commuting into Selby and to neighbouring settlements, or out commuting by new residents, is not currently facilitated for by the existing public transport facilities.</p> <p>Any development should contribute towards</p>

				improving pedestrian and cycling facilities.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-/✓	-/✓	-/✓	<p>The allocated sites have access to local and higher level services in Selby and therefore the allocations have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Selby's status as a Principle Town it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p> <p>Three sites, SELB IOC, 23 and 24 are proposed for comprehensive redevelopment for a leisure marina, residential, light commercial, light retail. The Council should consider developing a development brief or specific policy/SPD for these sites.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>Many of the allocated sites are located in close proximity to built heritage designations such as Selby Town Conservation Area, Leeds Road Conservation Area, Selby Park and Selby Abbey. Therefore, any development on these sites would need to take into consideration the setting of these sites and historic assets. One allocation involves the restoration of the Grade II listed warehouse that is currently on the site, and this should have a positive impact, if done sympathetically.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>The sites are not situated in or in close proximity to any designated nature conservation areas. There is minimal potential for significant ecological value on the allocated sites, especially those that are currently greenfield. In addition, several sites are in close proximity to waterways such as the River Ouse and Selby Canal, and these waterways need to be protected. However, 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that the environment is suitable for the proposed use, and any potential</p>

				<p>air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect. Further, mixed use allocations including SELB IO A, 23 and 24 would need to be designed to prevent nuisance from uncomplimentary land uses.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m² of non-residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies and all sites should meet this threshold. All the housing allocations are for 10 dwellings or above and would therefore be captured by this policy. Further, other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>
16. Reduce the risk of flooding to people and property	-/x	-/x	-/x	<p>The majority of the allocated sites are located in Flood Zones 2 and 3, although some benefit from flood defences. The largest allocation at SELB 001 is located in Flood Zones 1 and 3, SDC has minimised the housing allocations on this site so that it should be possible to direct housing to the areas of Flood Zone 1, with areas of open space located in higher flood risk areas. Allocations are therefore only partially directing development away from flood risk areas.</p> <p>Suitable mitigation measures would need to be incorporated. Sustainable drainage measures should be implemented to address flood risk, enhance biodiversity and improve water quality. However, there will be some uncertainty in relation to the exact boundary of the flood affected areas until more detailed flood risk work would be undertaken as part of the planning application process. A flood risk assessment would need to be provided for planning applications within Flood Zone 2 and 3.</p>
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are Greenfield or PDL.</p> <p>According to SDC, the allocated sites are not situated in a Groundwater Protection Zone</p>

				(GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the Core Strategy requires new development to minimise resource consumption, including water use.
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions will not apply to all of the sites and are not likely to cover the extent of the required demand. • SDC will need to consider how provision for additional demand for health care will be funded as developer contributions will not apply to all of the sites and suitably plan for the increased demand. • SDC will need to consider how the additional traffic generation and demand for public transport (especially in the western part of Selby) will be mitigated and suitably plan for the increased demand. • Several of the sites are located in Flood Zone 2 and 3. Planning applications for these sites must be accompanied by a Flood Risk Assessment in accordance with PPS25. Housing should ideally only be permitted where it is demonstrated that it does not lie within Flood Zone 2 or 3. It should be noted that the Flood Zone boundaries may affected the overall housing yields on these sites. This will need to be monitored through the AMR and reviewed as part of future site allocations. • Applications for residential development should demonstrate connectivity to the existing settlement to prevent the large allocations feeling isolated from the existing community. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Selby is set out above and relates primarily to adverse effects on: flood risk, demand for school and healthcare (and lack of developer contributions), and traffic generation and demand for public transport.</p>				

8.2.2 Sherburn-in-Elmet

The Core Strategy states that Sherburn-in-Elmet can accommodate 498 dwellings requiring 16.6ha of land, due to its role as a Local Service Centre. The following sites are allocated for development:

Site	Allocation
SHER001	Not allocated – open countryside (remains safeguarded land)
SHER002	Not allocated – open countryside (remains safeguarded land)
SHER003	Residential allocation for 300 dwellings
SHER004	Not allocated – open countryside (remains safeguarded land)
SHER005	
SHER017	
SHER006	Not allocated – existing employment use
SHER007	Residential allocation: Frontage development along Low Street, link road. 282 units in total. Already released in Local Plan Phase 2
SHER008	Not allocated – open countryside (remains safeguarded land)
SHER011	Not allocated – greenbelt
SHER012	Not allocated – greenbelt
SHER013	Residential use (16 units)
SHER014	Not allocated – recreation open space
SHER015	Allocated for 7.5ha employment land

SHER016	Not allocated
SHER018	Not allocated
SHER019	Not allocated – greenbelt
SHER IO S	Allocated for 2.35ha employment land

Table 16: SA of Sherburn-in-Elmet Allocations

SETTLEMENT NAME: Sherburn-in-Elmet				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-/✓	-/✓	-/✓	<p>The majority of the allocated sites are located on Grade 3 agricultural land and due to the scale of the allocated sites the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale and type of the allocated sites, including the 7.5ha employment allocation on SHER015 and the 2.35ha employment allocation on site SHER IO S, it is likely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. Sherburn-in-Elmet has reasonable local employment opportunities and good public transport access to higher level services and employment opportunities in Selby. Therefore, allocation of these sites has the potential to minimise the need to travel and commute via car. It is likely that additional strain would be put upon the existing public transport facilities and as a result this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
SOCIAL				
3. Education and training opportunities to build skills and capacities	-/*	-/*	-	<p>There is capacity to accommodate the demand from 40 additional dwellings within the existing Primary Schools and 1,800 dwellings within the catchment of the Secondary Schools. Development beyond this will require extensions. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. As most of the site allocations are above the threshold of 25 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. The amount of developer contributions 'likely to be available' or 'which can reasonably be sought' may be</p>

				sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.
4. Conditions and services to engender good health	?/-	?/-	?/-	Information regarding the capacity of health services is currently unknown. As most of the sites are allocated for 25 or more houses they are likely to trigger the threshold of 25 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.
7. Culture, leisure and recreation activities available to all	-/✓	-/✓	-/✓	<p>CLR facilities in close proximity to the site allocations include football pitches, tennis courts equipped play areas, bowling green and allotments. Additional CLR facilities are easily accessible via public transport in Selby. Therefore, is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocated sites there is limited potential to address the shortfall of recreational open space in the district through on site provision. In addition, site SHER0014 is proposed to be allocated for recreational open space.</p> <p>As the sites are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	-	-	-	<p>The residential allocations are on the edge of the village, and therefore there is a risk that this new development may feel isolated from the rest of the village. Consideration should be made to providing links to the village to promote integration.</p> <p>Due to the size of the allocated sites, it is likely to support the vibrancy of Sherburn-in-Elmet. However the scale of the sites could change the character of the settlement.</p> <p>The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town and village centres.</p>

ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-	-	-	<p>The employment sites are located on Bishopdike Road to the east of Sherburn-in-Elmet. Therefore they are not in close proximity to any public transport facilities. Therefore, future employees of the site will need to travel by car to access these sites.</p> <p>Sherburn-in-Elmet has good local employment opportunities and facilities, but access via public transport to higher level services in Selby. Therefore, the need for commuting to neighbouring settlements or out commuting by new residents is moderate and is facilitated for by the existing public transport facilities</p> <p>Any development 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.	-/✓	-/✓	-/✓	<p>The allocated sites have access to adequate local services and higher level services in Selby and therefore the allocations have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL, with most land used for agricultural use. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Sherburn-in-Elmet's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>The allocated sites are not within 1km of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>The sites are not situated in or in close proximity to any designated nature conservation areas. There is minimal potential for significant ecological value on the allocated sites as most sites are currently agricultural land. However, 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. The proposed allocated sites are in proximity to a number of water courses including Mill Brook. These water</p>

				courses should be protected as part of any development proposals.
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that the environment is suitable for the proposed use, and any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Sherburn-in-Elmet airfield is located nearby and the potential impact of noise from aircraft is not known.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m² of non-residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies and all sites should meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>
16. Reduce the risk of flooding to people and property	✓	✓	✓	<p>All sites are located in Flood Zone 1 with the exception of SHER007, which is also partially located in Flood Zone 2 and 3. SHER007 is the largest allocation and therefore allocations are only partially directing development away from flood risk areas. However, SDC has minimised the housing allocations on this site so that it should be possible to direct housing to the areas of Flood Zone 1, with areas of open space located in higher flood risk areas. Suitable mitigation measures would need to be incorporated. Sustainable drainage measures should be implemented to address flood risk, enhance biodiversity and improve water quality. However, there will be some uncertainty in relation to the exact boundary of the flood affected areas until more detailed flood risk work is undertaken as part of the planning application process. A flood risk assessment would need to</p>

				be provided for planning applications within Flood Zone 2 and 3.
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt; however most of the allocated sites are Greenfield or PDL, with the majority being agricultural 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 Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions may not be sufficient to cover the extent of the required demand. • SDC will need to consider how provision for additional demand for health care will be funded as developer contributions will not apply to all of the sites and suitably plan for the increased demand. • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. • One of the sites is partly within Flood Zone 2 and 3. Planning application for this site must be accompanied by a Flood Risk Assessment in accordance with PPS25. Housing should only be permitted where it is demonstrated that it does not lie within Flood Zone 2 or 3. It should be noted that the Flood Zone boundaries may affected the overall housing yields on this site. This will need to be monitored through the AMR and reviewed as part of future site allocations. • Applications for residential development should demonstrate connectivity to the existing settlement to prevent the large allocations feeling isolated from the existing community. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Sherburn-in-Elmet is set out above and relates primarily to adverse effects on: flood risk, demand for school and healthcare (and lack of developer contributions), and traffic generation and demand for public transport.</p>				

8.2.3 Tadcaster

The Core Strategy states that Tadcaster can accommodate 457 dwellings requiring 15.2ha of land, due to its role as a Local Service Centre. The following sites are allocated for development:

Site	Allocation
TADC001	Not allocated – open countryside
TADC002	Not allocated – open countryside
TADC003	Not allocated – recreation open space
TADC004	Allocated for residential development of 230 dwellings.
TADC006	Allocated for residential development of 104 dwellings. Site already released by Local Plan Phase 2.
TADC007	Mixed use site including development of 107 dwellings on 3.6ha, infrastructure (A64 junction improvements) and employment (5.5ha)
TADC008	Not allocated – greenbelt

Site	Allocation
TADC009	Allocated for residential development of 16 dwellings.
TADC010	Not allocated – Flood Zone 3
TADC011	Not allocated – open countryside
TADC012	Not allocated – greenbelt
TADC013	Not allocated – greenbelt
TADC014	Not allocated
TADC015	Not allocated
TADC016	Not allocated – open countryside
TADC017	Not allocated – open countryside
TADC018	Not allocated – open countryside
TADC019	Not allocated – greenbelt
TADC IO A	Not allocated – too small

Table 17: SA of Tadcaster Allocations

SETTLEMENT NAME: Tadcaster				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-/✓	-/✓	-/✓	<p>The majority of the allocated sites are located on agricultural land and due to the scale of the allocated sites the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale and type of the allocated development it is likely to stimulate the economy and employment opportunities in Tadcaster. Tadcaster has reasonable local employment opportunities and good public transport access to higher level services and employment opportunities in other settlements. Therefore, allocation of these sites has the potential to minimise the need to travel and commute via car. It is likely that additional strain would be put upon the existing public transport facilities and as a result this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
SOCIAL				
3. Education and training opportunities to build skills and capacities	-/*	-/*	-	SDC have reported that there is no existing primary school capacity and the high school in the area can accommodate an additional 200 households, which is less than being allocated in

				<p>Tadcaster. To mitigate against this, SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As most of the site allocations are above the threshold of 25 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. It is likely that the amount of developer contributions 'likely to be available' or 'which can reasonably be sought' will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.</p>
4. Conditions and services to engender good health	?/-	?/-	?/-	<p>Information regarding the capacity of health services is currently unknown. As most of the sites are allocated for 25 or more houses they are likely to trigger the threshold of 25 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.</p>
7. Culture, leisure and recreation activities available to all	-/✓	-/✓	-/✓	<p>There are several CLR facilities in Tadcaster which can be access by public transport. However, some of the allocated sites are not that close to these existing facilities and therefore the increase in non-car based access to CLR activities may be limited.</p> <p>Due to the scale of the allocated sites there is limited potential to address the shortfall of recreational open space in the district through on site provision</p> <p>As the sites are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	-	-	-	<p>Some of the residential allocations are on the edge of the settlement, and therefore there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of Tadcaster. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of Tadcaster.</p>

				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	-	-	-	Tadcaster has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. Due to the scale of the allocations, they could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and education, and to access services and facilities. Any development at the site should contribute towards improving pedestrian and cycling facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-/✓	-/✓	-/✓	<p>The allocated sites have access to adequate local services and therefore the allocations have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of Greenfield land, with a small amount of PDL. Most land is used for agricultural use. Therefore the allocations would not really be encouraging development on brownfield sites. However because of Tadcaster's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	The Tadcaster Conservation Area is located in close proximity to two of the site allocations, and one allocation is close to Listed Buildings. Therefore, any development on these sites would need to take into consideration these sites so they can minimise adverse impacts on these features and their setting.
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>The sites are in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>Fox Covert SSSI is nearby and therefore allocations could place additional recreation and</p>

				<p>disturbance pressure on this SSSI.</p> <p>There is minimal potential for significant ecological value on the allocated sites as most sites are currently agricultural land. However, 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that the environment is suitable for the proposed use, and any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m² of non-residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies and all sites should meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>
16. Reduce the risk of flooding to people and property	✓	✓	✓	<p>The allocated sites are classified as being in Flood Zone 1 so are at minimal risk of flooding. Allocation to these sites would therefore direct development away from flood risk areas.</p>
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are Greenfield or PDL, with the majority being agricultural 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 Core Strategy requires new development to minimise resource consumption,</p>

				including water use.
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions may not cover the extent of the required demand. • SDC will need to consider how provision for additional demand for health care will be funded as developer contributions will not apply to all of the sites and suitably plan for the increased demand. • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. • Applications for residential development should demonstrate connectivity to the existing settlement to prevent the large allocations feeling isolated from the existing community. • Recreational provision should be made in this settlement to offset any recreational impact on the nearby Fox Covert SSSI. This will be partly offset by the proposed recreation/open space allocation for site TADC005. However, the allocation for sites TADC006 and TADC007 should also include recreational open space or an additional site be allocated for recreational open space in the vicinity of these sites. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Tadcaster is set out above and relates primarily to adverse effects on: demand for school and healthcare (and lack of developer contributions), traffic generation and demand for public transport and biodiversity.</p>				

8.2.4 Appleton Roebuck

As set out in Issue A, the village can accommodate allocations to support 10 houses. This will require around 0.4 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
APRO IO A	Not allocated – Flood Zone 3 and not connected to the existing settlement
APRO IO B	Not allocated – small site
APRO IO C	Not allocated – divorced from the defined Limit to Development
APRO IO D	Not allocated – access difficulties
APRO IO E	Not allocated – access difficulties
APRO IO F	Residential development of 10 units
APRO IO G	Not allocated – flood risk
APRO IO H	Not allocated – flood risk
APRO IO J	Not allocated – flood risk
APRO IO K	Not allocated – edge of settlement

Table 18: SA of Appleton Roebuck Allocation

SETTLEMENT NAME: Appleton Roebuck				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	x	x	x	Due to the scale of the allocation it is unlikely to stimulate the economy and employment opportunities in Appleton Roebuck. Appleton Roebuck 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.
SOCIAL				
3. Education and training opportunities to build skills and capacities	✓	✓	✓	The IDP has identified that the primary school in Appleton Roebuck can accommodate an additional 20 households. Therefore the existing primary school capacity should be sufficient to meet the allocations.
4. Conditions and services to engender good health	?/x	?/x	?/x	Information regarding the capacity to health services is currently unknown. As such, the nearest medical service accepting patients is the Sherburn Group Practice, Ulleskelf and is approximately 4-5km to the southwest of the site. As the allocation is not above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions may not be applicable to the allocated residential development. Consequently, additional pressure may be placed on health services.
7. Culture, leisure and recreation activities available to all	-/x	-/x	-/x	<p>Appleton Roebuck has limited CLR facilities. The nearest CLR facilities to the site are the tennis courts located approximately 200-300m to the east of the site.</p> <p>Additional CLR facilities including those outside of the district in York are not easily accessible via public transport. Therefore allocation to the site is unlikely to encourage non-car based access to CLR facilities.</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. However, with only one allocated site, developer contributions alone are unlikely to be sufficient to increase the provision of CLR facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five

				<p> dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	-/✓	-/✓	-/✓	<p>The site is in close proximity to the centre of Appleton Roebuck and is located adjacent to an established residential area. Therefore the site could potentially support the vibrancy of Appleton Roebuck. 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	✗	✗	✗	<p>Although Appleton Roebuck is classified as a Designated Service Village it has minimal local employment opportunities and 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).</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.	✗	✗	✗	<p>The site has inadequate local services, and inadequate access to higher level services in Selby and outside the district. Therefore the site is not considered 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 an arable agricultural field (Grade 2 ALC); therefore allocation of the site would not be encouraging development on brownfield sites. However because of Appleton Roebuck's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>The site is not located within the Appleton Roebuck Conservation area, however it is located adjacent to the southern boundary of the site. Therefore allocation to this site is likely to require sensitive design to respect the character and heritage of Appleton Roebuck.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The</p>

				<p>site is likely to have minimal potential wildlife habitats, due to the minimal vegetation on the site (with the exception of the southern boundary) and current use as active arable agricultural land. 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that the environment is suitable for the proposed use, and any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies and all sites should meet this threshold. The proposed allocation is for 10 dwellings so this policy would apply. However, it may not be feasible to meet this requirement on a development of this scale. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>
16. Reduce the risk of flooding to people and property	✓	✓	✓	<p>The allocated 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	-	-	-	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is an arable agricultural field (Grade 2 ALC). Therefore allocation to the site is not encouraging development on brownfield land.</p> <p>Policy CP15 of the Core Strategy requires new development to minimise resource consumption, including water use.</p>

Recommendations/Mitigation:

- SDC will need to consider how provision for additional demand for health care will be funded as developer contributions will not apply to the site and suitably plan for the increased demand.

Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.

Scale: Local

Cumulative Effects: As only one site is allocated cumulative effects are not applicable.

8.2.5 Barlby and Osgodby

Over 1,000 new homes are proposed at Olympia Park as part of the Core Strategy Strategic Site Allocation (BARL008 and BARL009). This includes additional greenspace and community facilities. As well as Olympia Park, Barlby and Osgodby villages are well placed to absorb additional development spread more evenly around the settlements as part of the Designated Service Villages' contribution to the District's housing need. As set out in Issue A, the linked villages can accommodate allocations to support 234 houses. This will require around 7.8 hectares of land based on a simple 30 dwellings per hectare basis. The following Sites are allocated for development:

Site	Allocation
BARL001	Allocated for 156 dwellings, junction improvements to the A19, car parking and visitor information and improvements to access, enjoy and protect the River Ouse and the nature reserve, and a "park and drive" commuter facility.
BARL002	
BARL003	Residential allocation for 48 units. Site already released by Local Plan Phase 2.
BARL004	Residential allocation for 12 units
BARL005	Residential allocation for a maximum of 18 residential units including live/work, employment, commercial, leisure, recreation, small scale retail.
BARL006	Not allocated – strategic gap
BARL007	Not allocated – strategic gap
BARL008	Olympia Park Strategic Site allocated in Core Strategy
BARL009	Olympia Park Strategic Site allocated in Core Strategy
BARL010	Not allocated – open countryside
BARL011	Not allocated – open countryside
BARL012	Not allocated – open countryside
BARL013	Not allocated – open countryside
BARL014	Allocated for light industry/commercial/leisure or recreation purposes
BARL015	Not allocated – open countryside
BARL IO A	Not allocated – open countryside
BARL IO B	Not allocated – strategic gap

Table 19: SA of Barlby and Osgodby Allocations

SETTLEMENT NAME: Barlby and Osgodby				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	- / ✓	- / ✓	- / ✓	<p>The majority of the allocated sites are located on agricultural land and due to the scale of the allocated sites the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale and type of the allocated development it is likely to stimulate the economy and employment opportunities in Barlby and Osgodby. Barlby and Osgodby have good public transport access to higher level services and employment opportunities in other settlements. This is further facilitated by the proposed “park and drive” facility that is intended to be allocated on the BARL 002 site.</p> <p>Allocation of these sites has the potential to minimise the need to travel and commute via car.</p> <p>It is likely that additional strain would be put upon the existing public transport facilities. The aforementioned “park and drive” facility that is intended for the BARL 002 site could help to mitigate against this additional strain.</p>
SOCIAL				
3. Education and training opportunities to build skills and capacities	-	-	-	<p>Barlby Community Primary Hilltop School has been identified as capable of accommodating 100 additional dwellings, which is less than being allocated in Barlby and Osgodby. To mitigate against this, SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an ‘amber’ suitability status according to SDC.</p> <p>Three of the four residential site allocations are 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. It is likely that the amount of developer contributions ‘likely to be available’ or ‘which can reasonably be sought’ will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.</p>
4. Conditions and services to engender good health	?	?	?	<p>Information regarding the capacity of health services is currently unknown. The nearest medical services accepting patients is the Posterngate Surgery (according to NHS Choices) that is located within Selby.</p>

				As most of the sites are allocated for 15 or more houses they are likely to trigger the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	<p>There are a number of CLR facilities in Barlby/Osgodby including a football pitch, playing fields and play equipment. In addition, CLR facilities in Selby are accessible via public transport and cycle routes. Therefore, allocation to these sites may increase non-car based access to CLR facilities.</p> <p>Due to the scale of the allocated sites (BARL 001 and BARL 002) there is some potential to address the shortfall of recreational open space in the district through on site provision.</p> <p>As the sites are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	-	-	-	Some of the residential allocations are on the northern outskirts of Barlby, and therefore there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of Barlby. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of Barlby.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-	-	-	<p>Barlby has good access to local employment opportunities and facilities within Selby. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be high, and is adequately facilitated for by the existing public transport facilities and the Sustrans cycle route that provides access to Selby train station.</p> <p>Due to the scale of the allocations it could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment</p>

				and education, and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). This includes improvements to and connections to existing PRoW and Sustrans routes.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-	-	-	<p>The allocated sites have access to adequate local services and therefore the allocations have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of Greenfield land, agricultural land. Therefore the allocations would not really be encouraging development on brownfield sites. However because of Barby/Osgodby's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	There are no designated heritage assets within close proximity to the allocations.
13. A biodiverse and attractive natural environment	- / ✓	- / ✓	- / ✓	<p>The allocated sites are not situated in or in close proximity to an area designated for nature conservation.</p> <p>Two of the sites are located on an urban fringe, on the northern outskirts of Barby, consideration should be incorporated into the design of the development to ensure there is no significant loss of landscape character and quality.</p> <p>There is some potential for ecological value on the allocated sites, however as most sites are currently agricultural land. However, 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>
14. Minimal pollution levels	?	?	?	The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore

				<p>any proposed development at these sites would need to demonstrate that the environment is suitable for the proposed use, and any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies and all sites should meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>
16. Reduce the risk of flooding to people and property	✓	✓	✓	<p>The allocated sites are classified as being in Flood Zone 1 with the exception of a minor proportion of BARL 001 that is located within a Flood Zone 3b. Therefore the majority of sites are at minimal risk of flooding. Allocation to these sites would therefore direct development away from flood risk areas.</p>
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are Greenfield, agricultural 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 Core Strategy requires new development to minimise resource consumption, including water use.</p>

Recommendations/Mitigation:

- SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand.
- Applications for residential development should demonstrate connectivity to the existing settlement to prevent the large allocations feeling isolated from the existing community

Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.

Scale: Local

Cumulative Effects: Cumulative effects in relation to all sites allocated in Barlby/Osgodby is set out above and primarily to adverse effects on: traffic generation and demand for public transport. It should be noted that Barlby contains the Olympia Park (BARL 008 and BARL 009) Core Strategic Site Allocations that are proposed for 1,000 new homes and this will create further traffic congestion and demand for public transport.

lates primarily to adverse effects on: traffic generation and demand for public transport. It should be noted that Barlby contains the Strategic Site allocation from the Core Strategy Further Options Report and this will create further traffic congestion and demand for public transport.

8.2.6 Brayton

As set out in Issue A, the village can accommodate allocations to support around 254 houses. This will require around 8.4 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
BRAY001	Not allocated – existing employment
BRAY002	Not allocated – open countryside
BRAY003	Not allocated – open countryside
BRAY004	Not allocated – existing employment
BRAY005	Not allocated – Flood Zone 2
BRAY006	Not allocated – Flood Zone 2
BRAY007	Not allocated – open countryside
BRAY008	Not allocated – open countryside
BRAY009	Residential allocation for 25 dwellings, including a range of live/work units. Also suitable for light employment use. An attractive entrance to the village must also be created through the development. Includes landscaped walk/cycle way linking development sites.
BRAY010	Residential allocation for 35 dwellings on southern part of site only. Includes a link through to BRAY020. Includes landscaped walk/cycle way linking development sites.
BRAY011	Not allocated – strategic gap
BRAY012	Not allocated – strategic gap
BRAY013	Not allocated – strategic gap
BRAY014 BRAY015 BRAY016	Residential allocation for 100 units on part of BRAY014. Remainder of BRAY014 to improve public access to the strategic gap, and reinforce its openness. As such appropriate uses will include those facilities that the village has expressed a need for: a cricket pitch and other sporting facilities, open spaces and wildlife areas, and other non-intensive open land uses that benefit the community
BRAY017	Not allocated – strategic gap

BRAY018	Residential allocation for 24 dwellings on southern part in Flood Zone 1 only. Includes landscaped walk/cycle way linking development sites.
BRAY019	Residential allocation for 35 dwellings. May also include light commercial use. Includes landscaped walk/cycle way linking development sites.
BRAY020	Residential allocation for 35 dwellings on northern part of site only. May also include light commercial use. Includes a link through to BRAY010. Includes landscaped walk/cycle way linking development sites.
BRAY IO R	Employment allocation for 3.5 ha.

Table 20: SA of Brayton Allocations

SETTLEMENT NAME: Brayton					
SA Objectives	Appraisal of Effects			Commentary	
	ST	MT	LT		
ECONOMIC					
1. Good quality employment opportunities available to all	-/✓	-/✓	-/✓	<p>The majority of the allocated sites are located on agricultural land and due to the scale of the allocated sites the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale and type of the allocated development it is likely to stimulate the economy and employment opportunities in Brayton and the surrounding area. Brayton has reasonable local employment opportunities and good public transport access to higher level services and employment opportunities in Selby. Therefore, allocation of these sites has the potential to minimise the need to travel and commute via car. It is likely that additional strain would be put upon the existing public transport facilities and as a result this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>	
SOCIAL					
3. Education and training opportunities to build skills and capacities	-/✘	-/✘	-	<p>There is capacity to accommodate 100 additional dwellings within the existing Primary Schools and 2,000 within the catchment of the existing Secondary School. The proposed allocations exceed this primary school capacity. Development beyond this will require extensions. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have 'amber' suitability status according to SDC. As all of the site allocations are above the threshold of 15 dwellings or more within the</p>	

				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. SDC will need to ensure that the amount of developer contributions 'likely to be available' or 'which can reasonably be sought' will be sufficient to deliver the necessary expansion in local schools capacity, or that North Yorkshire County Council supplement this by prioritising capital for additional school places.
4. Conditions and services to engender good health	?/-	?/-	?/-	Information regarding the capacity of health services is currently unknown. As the sites are allocated for 15 or more houses they are likely to trigger the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.
7. Culture, leisure and recreation activities available to all	-/✓	✓	✓	<p>Brayton has a good selection of CLR facilities, although some of the site allocations are quite a distance from these facilities. Additional CLR facilities in Selby are easily accessible via public transport . Therefore, the allocations at Brayton are likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of some of the allocated sites there is good potential to address the shortfall of recreational open space in the district through on site provision, and in particular allocations for BRAY014, BRAY015 and BRAY016 identify the need to provide CLR facilities.</p> <p>As the sites are above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	-	-	-	<p>The residential allocations are on the edge of the village, and therefore there is a risk that this new development may feel isolated from the rest of the village. Consideration should be made to providing links to the village to promote integration.</p> <p>Due to the size of the allocated sites, it is likely to support the vibrancy of Brayton. However the scale of the sites could change the character of the settlement.</p> <p>The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town and village centres.</p>
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental	-	-	-	Brayton has good local services but limited local employment opportunities. As a result, the need for commuting to neighbouring settlements or out commuting is moderate for employment opportunities,

impacts				but low for services. This is partially facilitated for by the existing public transport facilities. Due to the scale of the allocations it could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and education, and to access services and facilities. Any development should contribute towards improving pedestrian and cycling facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). This should include access between new employment site and new housing sites proposed to be allocated within this settlement and in Selby.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-	-	-	<p>The allocated sites have adequate local services and adequate access to higher level services in Selby. Therefore the sites are considered to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of Greenfield land, the majority of which is in agricultural use. Therefore the allocations would not be encouraging development on brownfield sites. However because of Brayton's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>Some of the allocated sites are located near to the Brayton Conservation Area. Development proposals for the sites would need to ensure that those elements which contribute to the significance of built heritage are not harmed and the setting of the Conservation Area is not adversely affected. The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>None of the allocated sites are situated in or in close proximity to any designated nature conservation areas.</p> <p>Some of the allocated sites have some potential wildlife habitats and include areas of Greenfield and arable agricultural land, however as the sites are in agricultural use the potential may be minimised. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed</p>

				<p>development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m² of non-residential floor space should provide 10% of their energy requirements from decentralised low and zero carbon technologies. However, only two of the site allocations would meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	<p>The majority of allocated sites in Brayton are classified as being in Flood Zone 1. Parts of some of the allocated sites are in Flood Zone 2 but SDC has minimised the housing allocations on site so that only development on low Flood Zone area is permitted. However, there will be some uncertainty in relation to the exact boundary of the flood affected areas until more detailed flood risk work is undertaken as part of the planning application process. A flood risk assessment would need to be provided for planning applications within Flood Zone 2 and 3.</p>
17. Prudent and efficient use of resources	-/*	-/*	-/*	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are Greenfield and in agricultural use.</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 Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions may not cover the extent of the required demand. • SDC will need to consider how provision for additional demand for health care will be funded and suitably plan for the increased demand. • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. • A number of sites are partially within Flood Zone 2. Planning application for these sites must be accompanied by a Flood Risk Assessment in accordance with PPS25. Housing should only be permitted where it is demonstrated that it does not lie within Flood Zone 2 or 3. It should be noted that the Flood Zone boundaries may affected the overall housing yields on each site. This will need to be monitored through the AMR and 				

reviewed as part of future site allocations.

Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.

Scale: Local

Cumulative Effects: Cumulative effects in relation to all sites allocated in Brayton are set out above and relate primarily to adverse effects on: use of green field agricultural land, demand for school and healthcare, and traffic generation and demand for public transport.

8.2.7 Brotherton and Byram

As set out in Issue A, the village can accommodate allocations to support around 97 houses. This will require around 3.2 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
BRBY001	Residential development for 20 dwellings. Already released as part of Phase 2 Local Plan.
BRBY002	Residential development for 45 dwellings

Table 21: SA of Brotherton and Byram Allocations

SETTLEMENT NAME: Brotherton and Byram					
SA Objectives	Appraisal of Effects			Commentary	
	ST	MT	LT		
ECONOMIC					
1. Good quality employment opportunities available to all	-/*	-/*	-/*	Due to the scale of the allocation it is unlikely to stimulate the economy and employment opportunities in Brotherton and Byram. Brotherton and Byram have minimal local employment opportunities and poor access to higher level services and employment opportunities. Therefore allocation of these sites has the potential to increase the need to travel and commute via car. One of the allocations is located on agricultural land and could have a negative impact on the agricultural economy.	
SOCIAL					
3. Education and training opportunities to build skills and capacities	-/*	-/*	-	The nearest school has capacity for four additional dwellings. The proposed allocations exceed this capacity. Consequently, additional pressure may be placed on education services. 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 sites are above the threshold of 15 dwellings or more within the	

				adopted Developer Contributions SPD developer contributions will be applicable. It is likely that the amount of developer contributions 'likely to be available' or 'which can reasonably be sought' will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.
4. Conditions and services to engender good health	?/-	?/-	?/-	Information regarding the capacity of health services is currently unknown. As the allocations are above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would be applicable. Consequently, although additional pressure may be placed on health services, developer contributions should help to offset this.
7. Culture, leisure and recreation activities available to all	-	-	-	<p>The following CLR facilities located in close proximity to the allocated sites: play areas, sports pitches and a community motocross facility. Additional CLR facilities outside of the settlement are not easily accessible via public transport. Allocation of these sites is unlikely to significantly 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 through on site provision.</p> <p>As the site allocations are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	-/*	-/*	-/*	The allocated sites are on the outskirts of these settlements, and one is located in a predominantly commercial area. Therefore the sites are unlikely to support the vibrancy of Brotherton and Byram, and could potentially be isolated from the local community. The small scale of the sites would provide some limited enlivenment of the village.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-/*	-/*	-/*	Brotherton and Byram 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 up to 97 dwellings

				<p>could create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However it is anticipated that residents may still need to travel by car to places of employment and to access other services.</p> <p>Any development 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.	-/*	-/*	-/*	<p>The allocated sites have adequate local services, but inadequate access to higher level services by public transport. Therefore the sites are not considered to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL, with some land used for agricultural use. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Brotherton and Byram'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 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>One of the allocated sites is located near to several Listed Buildings. Development proposals would need to ensure that those elements which contribute to the significance of built heritage are not harmed.</p>
13. A biodiverse and attractive natural environment	-/?	?	?	<p>The allocated sites are over 1km from Fairburn Ings Local Nature Reserve and SSSI. Given the distance to the site, the size of the allocations and the available recreation open space within the settlement, it is not considered that they would cause significant recreational pressure or disturbance to the designated site. Some of the allocated sites have some potential wildlife habitats and include areas of Greenfield and arable agricultural land, however collectively the sites with ecological potential are still quite small in area due to the size of the allocated sites. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed</p>

				<p>development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. However, only two of the site allocations would meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	All sites are located in Flood Zone 1 and are directing development away from flood risk areas.
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however the allocated sites are a mix of PDL and Greenfield. Some arable agricultural land is also allocated.</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>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions may not cover the required provision and plan for the increased demand. • SDC will need to consider how provision for additional demand for health care will be funded and suitably plan for the increased demand. • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Brotherton and Byram is set out above and relates primarily to adverse effects on: demand for school and healthcare, and traffic generation and demand for public transport.</p>				

8.2.8 Carlton

As set out in Issue A, the village can accommodate allocations to support around 62 houses. This will require around 2.1 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for Development:

Site	Allocation
CARL001	Residential development for 12 dwellings.
CARL002	Residential development for 38 units (on Flood Zone 1 land only). Released under Local Plan Phase 2
CARL003 CARL004	Residential development for 12 units. Released under Local Plan Phase 2
CARL005	Not allocated – Flood Zone 3
CARL006	Not allocated - open countryside
CARL007	Not allocated - open countryside

Table 22: SA of Carlton Allocations

SETTLEMENT NAME: Carlton					
SA Objectives	Appraisal of Effects			Commentary	
	ST	MT	LT		
ECONOMIC					
1. Good quality employment opportunities available to all	-	-	-	<p>The allocated sites are a mixture of greenfield and previously developed land. Some of the greenfield land is grade 2 Agricultural Land Classification. 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 and type of the allocated development it is unlikely to stimulate the economy and employment opportunities in Carlton.</p> <p>Carlton has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby. Therefore allocation of these sites in Carlton has the potential to increase the need to travel and commute via car.</p>	
SOCIAL					
3. Education and training opportunities to build skills and capacities	*	*	-	<p>The nearest school has limited spare capacity, and as such extensions may be required to accommodate any additional dwellings. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC.</p> <p>As only one of the allocations is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions are unlikely to be adequate to provide for the additional demand. Consequently, additional pressure may be placed on education services and North Yorkshire</p>	

				County Council would need to prioritise capital for additional school places (either at existing sites, where appropriate, or new sites).
4. Conditions and services to engender good health	?	?	?	Information regarding the capacity of health services is currently unknown. The nearest medical service accepting patients is the Dr McGrann and Partners surgery, that is located within Carlton. As only one of the allocations is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions are unlikely to be adequate to provide for the additional demand. Consequently, additional pressure may be placed on health services.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	<p>Carlton has some CLR facilities including a child's play area, cricket club and fishing ponds. Other CLR facilities, including those in Selby are accessible via public transport. Therefore, site allocations within Carlton are likely to increase non-car based access to CLR activities.</p> <p>Consideration should be given to allocating additional land for CLR facilities potentially to CAWD 002.</p> <p>As the site allocations are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	✓	✓	✓	The allocated sites are spread across the village and so are likely to support the vibrancy of Carlton as long as the sites on the edge of the settlement are designed to connect to the existing village. The small scale of the allocated sites would provide some limited enlivenment of the village.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-	-	-	<p>Cawood is classified as a Designated Service Village but has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby and elsewhere in the district. As a result, there will be a need for commuting to neighbouring settlements or out commuting and this is facilitated for by the existing public transport facilities. Development of up to 62 dwellings 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.</p> <p>Any development in Carlton should encourage</p>

				transport/environments 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.	-	-	-	<p>The allocated sites have adequate local services, and adequate access to higher level services in Selby. Therefore the sites are considered to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL, with some land used for agricultural use. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Carlton'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 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>The allocated sites are located in close proximity to several Listed Buildings including the Grade I Listed Carlton Towers, a pair of Grade II Listed buildings adjoining Grove Cottage. As all of the allocated sites are relatively small it is anticipated that any impacts to built heritage can be suitably mitigated. Development proposals for the sites would need to ensure that those elements which contribute to the significance of built heritage are not harmed.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
13. A biodiverse and attractive natural environment	-/✓	-/✓	-/✓	<p>Carlton Ings a SSSI is located approximately 1.3km to the west of Carlton. Given the scale of the allocations, it is unlikely that significant additional pressures would be placed on this SSSI. Allocation for recreational open space should be considered.</p> <p>Some of the allocated sites have some potential wildlife habitats and include areas of Greenfield and arable agricultural land, however collectively the sites with ecological potential are still quite small in area due to the size of the allocated sites. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>

				Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. However, only two of the site allocations would meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	*	*	*	The majority of allocated sites in Carlton are classified as being in Flood Zone 3a so there is a high risk of flooding. Allocation in Carlton would not direct development away from flood risk areas. A flood risk assessment would need to be provided for planning applications within flood zone 2 and 3.
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are a mix of PDL and Greenfield. Some Grade 2 agricultural land is also allocated.</p> <p>According to SDC, the site is situated within a Groundwater Protection Zone (GPZ) 3.</p> <p>The Infrastructure Delivery Plan, 2011 has identified that the waste water treatment works at Snaith, which service Carlton will need improvement for new development to be accommodated.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions will not apply to the majority of sites and suitably plan for the increased demand. • SDC will need to consider how provision for additional demand for health care will be funded as developer contributions will not apply to the majority of sites and suitably plan for the increased demand. • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. • A number of sites are within or partly within Flood Zone 3. Planning application for these sites must be accompanied by a Flood Risk Assessment in accordance with PPS25. Housing should only be permitted where it is demonstrated that it does not lie within Flood Zone 3. It should be noted that the flood zone boundaries may affected the overall housing yields on each site. This will need to be monitored through the AMR and reviewed as part of future site allocations. • The Infrastructure Delivery Plan, 2011 has identified that the waste water treatment works at Snaith, which service Carlton will need improvement for new development to be accommodated. 				

Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.

Scale: Local

Cumulative Effects: Cumulative effects in relation to all sites allocated in Carlton is set out above and relates primarily to adverse effects on: flood risk, demand for school and healthcare (and lack of developer contributions), and traffic generation and demand for public transport.

8.2.9 Cawood

As set out in Issue A, the village can accommodate allocations to support 66 houses. This will require around 2.2 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
CAWD001	Suitable for 10 units on land outside FZ3. Small scale retail/commercial also appropriate.
CAWD002	Not allocated.
CAWD003	Residential development of 6 units on land outside FZ3. Small scale retail/commercial also appropriate.
CAWD004	Residential development of 6 units on land outside FZ3.
CAWD005	Residential development of 21 units.
CAWD IO A	Residential development of 6 units on land outside FZ3.

The above allocations leave 17 units to be allocated. The Council wishes to see these units developed in Cawood, but also has a methodology for redistributing them from a Housing Pool should no non-FZ3 land be available.

Table 23: SA of Cawood Allocations

SETTLEMENT NAME: Cawood				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-/*	-/*	-/*	Due to the scale of the allocation it is unlikely to stimulate the economy and employment opportunities in Cawood. Employment allocations are small and largely replace existing employment provision which would be lost by development. Cawood has minimal local employment opportunities and poor access to higher level services and employment opportunities in Selby. Therefore allocation of these sites in Cawood has the potential to increase the need to travel and commute via car.
SOCIAL				
3. Education and training opportunities to build skills and capacities	*	*	-	The nearest school has no spare capacity. As only one of the allocations is likely to be above the threshold of 15 dwellings or more within the adopted Developer

				Contributions SPD, developer contributions may not be applicable to much of the allocated residential development. Consequently, additional pressure may be placed on education services and North Yorkshire County Council would need to prioritise capital for additional school places (either at existing sites, where appropriate, or new sites).
4. Conditions and services to engender good health	?/*	?/*	?/*	Information regarding the capacity of health services is currently unknown. The IDP has identified that the Branch Surgery closed in 2011. As such, the nearest medical service accepting patients is the Posterngate Surgery, Selby and is approximately 6-7km to the southeast of Cawood. As only one of the allocations is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions may not be applicable to much of the allocated residential development. Consequently, additional pressure may be placed on health services.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	<p>Cawood has extensive CLR facilities. Other CLR facilities, including those in Selby are not easily accessible via public transport. However because of the multiple CLR facilities in Cawood, site allocations within Cawood are still likely to increase non-car based access to CLR activities.</p> <p>Due to the size of the allocated sites there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district.</p> <p>As the site allocations are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	✓	✓	✓	The allocated sites are spread across the village and so are likely to support the vibrancy of Cawood as long as the sites on the edge of the settlement are designed to connect to the existing village. The small scale of the allocated sites would provide some limited enlivenment of the village.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	*	*	*	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 up to 66 dwellings is unlikely to create sufficient demand to stimulate an improvement to the

				<p>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.</p> <p>Any development in Cawood 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.	*	*	*	<p>The allocated sites have adequate local services, but inadequate access to higher level services in Selby. Therefore the sites are not considered to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL, with some land used for agricultural use. Therefore the allocations would only partly 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 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>The allocated sites are located in or near to the Cawood Conservation Area and Listed Buildings. As all of the allocated sites are relatively small it is anticipated that any impacts to built heritage can be suitably mitigated. Development proposals for the sites would need to ensure that those elements which contribute to the significance of built heritage are not harmed. The Cawood Village Design Statement (VDS) Supplementary Planning Document outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>None of the allocated sites are situated in or in close proximity to any designated nature conservation areas.</p> <p>Some of the allocated sites have some potential wildlife habitats and include areas of Greenfield and arable agricultural land, however collectively the sites with ecological potential are still quite small in area due to the size of the allocated sites. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from</p>

				residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. However, only two of the site allocations would meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	*	*	*	<p>The majority of allocated sites in Cawood are classified as being in Flood Zone 2 and 3a so there is a moderate 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 in Cawood would not direct development away from flood risk areas, however SDC has minimised the housing allocations on site so that only development on low Flood Zone area is permitted. However, there will be some uncertainty in relation to the exact boundary of the flood affected areas until more detailed flood risk work is undertaken as part of the planning application process. A flood risk assessment would need to be provided for planning applications within Flood Zone 2 and 3.</p>
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are a mix of PDL and Greenfield. Some arable agricultural land is also allocated.</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>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions will not apply to the majority of sites and suitably plan for the increased demand. • SDC will need to consider how provision for additional demand for health care will be funded as developer 				

contributions will not apply to the majority of sites and suitably plan for the increased demand.

- SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand.
- A number of sites are within, or partly within Flood Zone 2 and 3. Planning application for these sites must be accompanied by a Flood Risk Assessment in accordance with PPS25. Housing should only be permitted where it is demonstrated that it does not lie within Flood Zone 2 or 3. It should be noted that the Flood Zone boundaries may affected the overall housing yields on each site. This will need to be monitored through the AMR and reviewed as part of future site allocations.

Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.

Scale: Local

Cumulative Effects: Cumulative effects in relation to all sites allocated in Cawood is set out above and relates primarily to adverse effects on: flood risk, demand for school and healthcare (and lack of developer contributions), and traffic generation and demand for public transport.

8.2.10 Church Fenton

As set out in Issue A, the village can accommodate allocations to support 42 houses. This will require around 1.4 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
CHFN001	Allocate the smaller site for car park use (0.1ha/30 spaces at the northern part) and the remainder for residential use (around 27 units)
CHFN002	Not allocated – strategic gap
CHFN003	Not allocated – strategic gap
CHFN004	Not allocated – green belt
CHFN005	Allocated for residential development of 5 units continuing the frontage-only character
CHFN006	Not allocated – open countryside
CHFN007	Not allocated – strategic gap
CHFN008	Allocated for residential development of 10 units where intrusion into open countryside is minimised, and frontage-only character.
CHFN009	Not allocated – green belt

Table 24: SA of Church Fenton Allocations

SETTLEMENT NAME: Church Fenton						
SA Objectives	Appraisal of Effects			Commentary		
	ST	MT	LT			
ECONOMIC						
1. Good quality employment	-	-	-	Due to the scale of the allocation it is unlikely to stimulate the economy and employment opportunities in		

opportunities available to all				Church Fenton. Church Fenton has minimal local employment opportunities but has good access via public transport to higher level services and employment opportunities in Selby and the Local Service Centres of Tadcaster. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Sites are located on agricultural land, and although small would have a negative impact on the agricultural economy.
SOCIAL				
3. Education and training opportunities to build skills and capacities	-/*	-/*	-	The nearest school has no spare capacity. The IDP recognises that extensions will be required to accommodate any new dwellings. As only one of the allocations is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions may not be applicable to much of the allocated residential development. Consequently, additional pressure may be placed on education services and North Yorkshire County Council would need to prioritise capital for additional school places (either at existing sites, where appropriate, or new sites).
4. Conditions and services to engender good health	?/*	?/*	?/*	Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice, Church Fenton branch (according to NHS Choices). It should be noted the doctor operates these surgeries with limited facilities and without supporting staff. The closest main surgery is in Sherburn-In-Elmet and is accessible by nearby bus routes. As only one of the allocations is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions may not be applicable to much of the allocated residential development. Consequently, additional pressure may be placed on health services.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	Church Fenton has a good provision of CLR facilities. Other CLR facilities, including those in Selby are easily accessible via public transport. Site allocations within Church Fenton are likely to increase non-car based access to CLR activities. Due to the size of the allocated sites there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district. As the site allocations are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone	✓	✓	✓	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable. The 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	-	-	-	The allocated sites are spread across the village, with two sites in proximity to the main street and so are likely to support the vibrancy of Church Fenton as long as the site on the edge of the settlement is designed to connect to the existing village. The small scale of the allocated sites and the disparate locations means the allocations would provide some limited enlivenment of the village.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-/✓	-/✓	-/✓	Church Fenton 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 adequately facilitated for by the existing public transport facilities, although site CHFN 005 is located a little further away from public transport facilities than the other sites. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Development of up to 42 dwellings is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-/✓	-/✓	-/✓	The allocated sites have access to adequate local services and higher level services in Selby and Tadcaster, therefore the allocations have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. The allocated sites mainly comprise of a mix of Greenfield and PDL, with some land used for agricultural use. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Church Fenton's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development. The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	The allocated sites are located near to features of built heritage importance, including the Grade I listed Church of St Mary the Virgin and a Scheduled Ancient Monument (World War two air defences). As all of the allocated sites are relatively small it is anticipated that any impacts to built heritage can be suitably mitigated. Development proposals for the sites would need to ensure that those elements which contribute to the significance of built heritage are not harmed. Church Fenton Village Design Statement (VDS) Supplementary Planning Document outlines some specific guidelines,

				which if adhered to, would ensure the new development is well designed and appropriate to its setting. In addition, Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
13. A biodiverse and attractive natural environment	-/✓	✓	✓	None of the allocated sites are situated in or in close proximity to any designated nature conservation areas. Some of the allocated sites have some potential wildlife habitats and include areas of Greenfield and arable agricultural land, however collectively the sites with ecological potential are still quite small in area due to the size of the allocated sites. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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.
14. Minimal pollution levels	?	?	?	The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects. Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions. The Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. However, only two of the site allocations would meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	All sites are located in Flood Zone 1 and are directing development away from flood risk areas. However, pluvial flooding has been reported in the area due to inadequate drainage system. This can be addressed through the IDP.
17. Prudent and efficient use of resources	-	-	-	The allocated sites are not within a Greenbelt, however most of the allocated sites are a mix of PDL and Greenfield. Some arable agricultural land is also

				<p>allocated.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). The IDP recognises that upgrades to the water and drainage infrastructure may be required to accommodate the allocation and address existing pluvial flooding issues. SDC will need to consider whether developer contributions are required.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions will not apply to all of the sites and suitably plan for the increased demand. • SDC will need to consider how provision for additional demand for health care will be funded as developer contributions will not apply to the majority of sites and suitably plan for the increased demand. • SDC will need to consider how the additional infrastructure (water and drainage) demand will be mitigated and suitably plan for the increased demand. • Applications for residential development should demonstrate connectivity to the existing settlement to prevent allocations feeling isolated from the existing community. • Pluvial flooding issues should be addressed by improvements in the local drainage system, secured through the IDP. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Church Fenton is set out above and relates primarily to adverse effects on: demand for school and healthcare (and lack of developer contributions), and the increased pressure on water and drainage infrastructure.</p>				

8.2.11 Eggborough and Whitley

As set out in Issue A, the village can accommodate allocations to support 112 houses. This will require around 3.74 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
EGWH001	Not allocated – open countryside
EGWH002	Residential allocation for 30 units. Released under Local Plan Phase 2
EGWH003	Not allocated – open countryside
EGWH004	Mixed allocation: Part of site residential allocation for 67 units on 1.8ha, also for open space/leisure/recreation village green, small scale commercial/industrial/retail use. Released under Local Plan Phase 2
EGWH005	Not allocated – existing employment
EGWH006	Not allocated – existing planning permission
EGWH007	Not allocated – green belt
EGWH008	Not allocated – green belt
EGWH009	Not allocated – green belt
EGWH010	Residential allocation for 15 units

EGWH011	Not allocated – green belt
EGWH012	Not allocated – green belt
EGWH013	Employment allocation for 4ha
EGWH014	Not allocated – open countryside
EGWH015	Not allocated – green belt
EGWH016	Not allocated – open countryside
EGWH017	Not allocated – green belt
EGWH018	Not allocated – open countryside
EGWH019	Not allocated – open countryside
EGWH020	Not allocated – green belt
EGWH021	Not allocated – open countryside
EGWH IO A	Not allocated – open countryside
EGWH IO B	Not allocated – too small
EGWH IO C	Gypsy & Traveller use for 10 pitches on the part that lies inside the Limit to Development. The remaining land may be used for equestrian purposes associated with Gypsies & Travellers.

Table 25: SA of Eggborough and Whitley Allocations

SETTLEMENT NAME: Eggborough and Whitley				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-/✓	-/✓	-/✓	Due to the scale of the allocations it is likely to have a small effect on the economy and employment opportunities in Eggborough and Whitley. Eggborough and Whitley has minimal local employment opportunities, but relatively good access by public transport to jobs in Selby. The proposed 4ha employment allocation on site EGWH013 will provide local employment opportunities and help stimulate the local economy. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Some of the allocations are located on agricultural land and would have a negative impact on the agricultural economy.
SOCIAL				
3. Education and training opportunities to build skills and capacities	-/*	-/*	-	The nearest Primary School is close to capacity and extensions will be required to accommodate proposed housing allocated for this settlement. As Eggborough and Whitley is allocated for a total of 112 dwellings it is

				likely that additional capacity will be required. As the allocations are likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions will be applicable to much of the allocated residential development. It is likely that the amount of developer contributions 'likely to be available' or 'which can reasonably be sought' may not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.
4. Conditions and services to engender good health	?/-	?/-	?/-	Information regarding the capacity of health services is currently unknown. As the sites are allocated for 15 or more houses they are likely to trigger the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	Eggborough and Whitley has a good provision of CLR facilities. Other CLR facilities, including those in Selby are easily accessible via public transport. Site allocation EGWH004 is proposed for a mix of uses including recreational open space/village green and would therefore have a positive effect on this objective. Therefore the site allocations within Eggborough and Whitley are likely to increase non-car based access to CLR activities. As the site allocations are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone	✓	✓	✓	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable. The 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	✓	✓	✓	The allocated sites are spread across the village and so are likely to support the vibrancy of Eggborough and Whitley.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-/✓	-/✓	-/✓	Eggborough and Whitley 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 adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create

				environments attractive to non-car users (e.g. pedestrians and cyclists). This should include improved links between the proposed housing allocations and the new employment allocation.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-/✓	-/✓	-/✓	<p>The allocated sites have access to adequate local services and higher level services in Selby, therefore the allocations have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL, with some land used for agricultural use. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Eggborough and Whitley's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	The sites are not within close proximity of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>None of the allocated sites are situated in or in close proximity to any designated nature conservation areas.</p> <p>Some of the allocated sites have some potential wildlife habitats and include areas of Greenfield and arable agricultural land, hedgerows and trees. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed	?	?	?	Due to the size and location of the allocated sites there is the potential for an increase in the greenhouse gas

response to the effects of climate change				<p>emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m² or more non-residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies. However, only two of the site allocations would meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	All sites are located in Flood Zone 1 and are directing development away from flood risk areas.
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are PDL and/or Greenfield. Some arable agricultural land is also allocated.</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, however development may need to be in phase with investment to Eggborough Waste Water Treatment Works. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions may not cover the required upgrades, and plan for the increased demand. • SDC will need to consider how provision for additional demand for health care will be funded and suitably plan for the increased demand. • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Eggborough and Whitley is set out above and relates primarily to adverse effects on: demand for school and healthcare, and traffic generation and demand for public transport. As identified by the IDP any new allocations would need to be in phase with planned investment to Eggborough's waste water treatment works.</p>				

8.2.12 Fairburn

As set out in Issue A, the village can accommodate allocations to support 32 houses. This will require around 1.1 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
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FRBN001	Residential allocation for 12 units
FRBN002	Not allocated – green belt
FRBN003	Not allocated – green belt
FRBN004	Not allocated – green belt
FRBN005	Not allocated – green belt
FRBN IO A	Not allocated – green belt
FRBN IO B	May be allocated in the housing pool for 20 dwellings.

Table 26: SA of Fairburn Allocations

SETTLEMENT NAME: Fairburn					
SA Objectives	Appraisal of Effects			Commentary	
	ST	MT	LT		
ECONOMIC					
1. Good quality employment opportunities available to all	-	-	-	Due to the scale of the allocations it is unlikely to stimulate the economy and employment opportunities in Fairburn. Fairburn is classified as a Primary Village and therefore has minimal local employment opportunities, but good access to higher level services and employment opportunities in Castleford. Therefore the allocation of this site has the potential to increase the need to travel and commute. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). However, the scale and location of the site is unlikely to stimulate additional public transport.	
SOCIAL					
3. Education and training opportunities to build skills and capacities	-	-	-	The nearest school has capacity for 60 dwellings, which is adequate to cover the proposed allocations at Fairburn. However, as one of the allocations is below the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions will not be applicable to all of the allocated residential development.	
4. Conditions and services to engender good health	?/*	?/*	?/*	Information regarding the capacity of health services is currently unknown. As such, the nearest medical service accepting patients is Tieve Tara Medical Centre (according to NHS Choices) and is approximately 2.3km to the south west of the site. As one of the allocations is not above the threshold of 15 dwellings or	

				more within the adopted Developer Contributions SPD, developer contributions would not be applicable and consequently, a small amount of additional pressure may be placed on health services.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	CLR facilities in close proximity to the sites include Football and Cricket Pitches at the Recreation Ground, Skate Board and BMX Park and the Wildgoose Gallery. Additional CLR facilities are easily accessible via public transport. Therefore, allocation of these sites is likely 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. As the allocated sites are likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD will help to ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone	✓	✓	✓	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable. The 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	✓	✓	✓	The sites are in close proximity to the centre of Fairburn. Therefore the sites have the potential to support the vibrancy of Fairburn.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-/✓	-/✓	-/✓	Fairburn 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 adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Development of up to 32 dwellings is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	✓	✓	✓	The allocated sites have adequate local services and access to higher level services in Castleford. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as a mixture of PDL and greenfield, therefore allocation of these sites is partially

				<p>encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>The sites are not anticipated to have an effect (either positive or negative) on heritage assets.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>The sites are located approximately 400-500m to the west of Fairburn Ings, a Local Nature Reserve and SSSI. However the small scale of the allocation should not result in additional recreational demands and disturbance to Fairburn Ings. In addition, there a number of CLR facilities within proximity to the allocated site.</p> <p>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	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The 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 development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	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. However, pluvial flooding has been reported in the area due to inadequate drainage system. This can be addressed through the IDP.
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, and are classed as PDL and greenfield. Therefore allocation of the sites would be partially encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). The IDP recognises that upgrades to the water and drainage infrastructure may be required to accommodate the allocation and address pluvial flooding issues. SDC will need to consider whether developer contributions are required.</p> <p>Policy CP15 of the Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional demand for health care will be funded as developer contributions will not apply to all sites and suitably plan for the increased demand. • SDC will need to consider how the additional infrastructure (water and drainage) demand will be mitigated and suitably plan for the increased demand. <p>Pluvial flooding issues should be addressed by improvements in the local drainage system, secured through the IDP.</p> <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Fairburn are set out above and relate primarily to adverse effects on: demand for school and healthcare, and demand for public transport.</p>				

8.2.13 Hambleton

As set out in Issue A, the village can accommodate allocations to support 74 houses. This will require around 2.5 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
HMBT005	Not allocated – open countryside
HMBT009	Not allocated – open countryside
HMBT008 HMBT006 HMBT004	Allocated for residential development for 74 dwellings with community facilities and light commercial use by converting outbuildings belonging to White House Farm. With road and access improvements on Gateforth Lane, Mill Lane and Field Lane for school use. Recreation open space and school play facilities to be developed. HMBT004 has already been released under the Local Plan Phase 2.
HMBT010	Not allocated – open countryside
HMBT011	Not allocated – open countryside

Table 27: SA of Hambleton Allocations

SETTLEMENT NAME: Hambleton				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-/*	-/*	-/*	<p>Much of the allocated sites are located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the allocation it could potentially stimulate the economy and employment opportunities in Hambleton. Hambleton is classified as a Designated Service Village and has minimal local employment opportunities and some access to higher level services and employment opportunities in Selby due to an infrequent bus service. Therefore the allocation of this site has the potential to increase the need to travel and commute via car. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL				
3. Education and training opportunities to build skills and capacities	-/*	-/*	-	<p>The nearest school has no spare capacity. To mitigate against this, SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site allocations are 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. It is likely that the amount of developer contributions 'likely to be available' or 'which can reasonably be sought' may not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.</p>
4. Conditions and services to engender good health	?/-	?/-	?/-	<p>Information regarding the capacity of health services is currently unknown. As the sites are allocated for 15 or more houses they are likely to trigger the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.</p>
7. Culture, leisure and recreation activities available to all	✓	✓	✓	<p>There are limited CLR facilities in Hambleton. CLR facilities in close proximity to the allocated sites include a village hall and two equipped play areas. Additional CLR facilities are accessible via public transport. However as the bus service is only intermittent, it is unlikely to increase non-car based access to those additional CLR facilities.</p>

				<p>However, the allocation includes for the provision of community facilities and recreation open space, so there is the potential to provide some facilities onsite to address the shortfall of recreational open space in the district.</p> <p>As the site allocations are above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	✓	✓	✓	<p>The allocated land is located in the very centre of Hambleton. The current land use of a farm represents an area of open land dividing two areas of development in Hambleton. Any development at the site could provide a bridge between these two areas, and therefore contribute to the vibrancy of Hambleton.</p>
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	*	*	*	<p>Hambleton is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is high and is only partially facilitated for by the existing public transport facilities. It would be beneficial for the site and also the local community if improvement to the existing public transport facilities or additional provision of public transport services occurred. However, residents may still need to travel by car to places of employment, and to access services and facilities.</p> <p>Any development in Hambleton 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.	*	*	*	<p>The allocated sites have inadequate local services, and poor access to higher level services in Selby via public transport. Therefore the sites are not considered to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL, with much of the land used for agricultural use. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Hambleton'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 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	The site is not anticipated to have an effect (either positive or negative) on heritage assets.
13. A biodiverse and attractive natural environment	-✓	✓	✓	None of the allocated sites are situated in or in close proximity to any designated nature conservation areas. Some of the allocated sites have some potential wildlife habitats and include areas of Greenfield and arable agricultural land and hedgerows. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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.
14. Minimal pollution levels	?	?	?	The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects. Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions. The Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. However, only two of the site allocations would meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	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	-	-	-	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are a mix of PDL and Greenfield.</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. The Infrastructure Delivery Plan, 2011 has identified that waste water treatment works at Hambleton are at capacity. Therefore, any new allocations will need to be in phase with investment to waste water infrastructure in Hambleton.</p> <p>Policy CP15 of the Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions are not likely to cover the extent of the required demand. In particular, site allocation HMBT004 in isolation may fall under the threshold. • SDC will need to consider how provision for additional demand for health care will be funded and suitably plan for the increased demand. In particular, site allocation HMBT004 in isolation may fall under the threshold. • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. • The Infrastructure Delivery Plan, 2011 has identified that waste water treatment works at Hambleton are at capacity. Therefore, any new allocations will need to be in phase with investment to waste water infrastructure in Hambleton. • SDC should consider a policy to support this allocation to ensure all three sites are brought forward as part of a comprehensive development proposal. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Hambleton are set out above and relate primarily to adverse effects on: demand for school and healthcare, and demand for public transport.</p>				

8.2.14 Hemingbrough

As set out in Issue A, the village can accommodate allocations to support 77 houses. This will require around 2.6 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
HEMB001	Not allocated – strategic gap
HEMB002	1ha of Employment light commercial/industrial. New access to A63 Limit extent in to open countryside eastward no further than edge of HEMB IO E. Install strong boundary planting/screening here
HEMB003	
HEMB004	
HEMB IO E	
HEMB005	Not allocated – open countryside
HEMB006	Not allocated – open countryside
HEMB007	Residential development of 77 units. Include improvement of school playing facilities and potential land swap to limit urban expansion. Improvement of junction to A63/School Road included (with HEMB008). Access through HEMB007 and off Chapel Balk Road
HEMB IO A	

HEMB008	Not allocated – open countryside
HEMB IO B	Not allocated – open countryside
HEMB IO C	Not allocated – open countryside
HEMB IO D	Not allocated – open countryside
HEMB IO F	Not allocated – open countryside
HEMB IO G	Not allocated – too small

Table 28: SA of Hemingbrough

SETTLEMENT NAME: Hemingbrough				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-/✓	-/✓	-/✓	Due to the scale of the allocations, including 1ha of employment land, they are likely to stimulate the economy and employment opportunities in Hemingbrough. Hemingbrough has minimal local employment opportunities, but relatively good access by public transport to jobs in Selby. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Some of the allocations are located on agricultural land and could have a negative impact on the agricultural economy.
SOCIAL				
3. Education and training opportunities to build skills and capacities	-	-	-	The nearest school has capacity to accommodate 160 new dwellings, which is adequate to cover the proposed housing allocations at Hemingbrough. As the allocation is above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions may be applicable to the allocated residential development. Additionally, the allocated development includes improvements to the school playing fields.
4. Conditions and services to engender good health	?/-	?/-	?/-	The IDP has identified that the nearest doctors facilities can only accommodate a small increase in patient numbers. As the allocation is for 77 dwellings it is likely that allocations to Hemingbrough would require additional healthcare provision. As the allocation is above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions will be applicable to the allocated residential development. Consequently, although additional pressure may be placed on health services, developer contributions should offset this additional demand.
7. Culture, leisure and	✓	✓	✓	CLR facilities in close proximity to the allocated sites

recreation activities available to all				<p>include an equipped play area, football pitch, cricket club and bowling green. In addition, the allocated development includes improvements to the school playing fields. Additional CLR facilities are accessible via public transport. Therefore this may increase non-car based access to CLR activities.</p> <p>As the sites are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	✓	✓	✓	<p>The allocated sites are on the edge of Hemingbrough, but provided that they are adequately connected to the existing village they are likely to support the vibrancy of Hemingbrough.</p>
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-	-	-	<p>Hemingbrough has minimal local employment opportunities and facilities, but access via public transport to higher level services in Selby. Therefore, the need for commuting to neighbouring settlements or out commuting is high and is facilitated for by the existing public transport facilities. The proposed allocations include for new employment land which would provide local employment opportunities and should help reduce the need to travel to work. Furthermore, the allocated sites are also in close proximity to the Sustrans cycle route providing access to Selby. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-/✓	-/✓	-/✓	<p>The allocated sites have access to adequate local services and higher level services in Selby and therefore the allocations have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL, with some land used for agricultural use. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Hemingbrough's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is</p>

				suitable to the locality.
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	The village has a designated Conservation Area. Although none of the site allocations are within this conservation area, the western part of the village is designated as a Conservation Area (to the west and east of Main Street) in the Old Hemingbrough district, and contains several listed buildings. Therefore any development must consider the potential impact on the setting of the conservation area and its listed buildings. The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) Supplementary Planning Document outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.
13. A biodiverse and attractive natural environment	-/✓	✓	✓	None of the allocated sites are situated in or in close proximity to any designated nature conservation areas. Some of the allocated sites have some potential wildlife habitats and include areas of Greenfield and arable agricultural land and hedgerows. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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. In particular, the site allocation for HEMB002, HEMB003, HEMB004 and HEMB IO E includes the need for strong boundary planting and screening.
14. Minimal pollution levels	?	?	?	The effect of the allocated sites on contamination/pollution is unknown, however some of the allocated sites are currently in industrial use and allocation could result in existing pollution on these sites being cleaned up. Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects. Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions. The Core Strategy requires that developments of 10 dwellings or more or 1,000m ² of non-residential floor space 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 development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	All sites are located in Flood Zone 1 and are directing development away from flood risk areas.
17. Prudent and efficient use of resources	-	-	-	The allocated sites are not within a Greenbelt, however most of the allocated sites are either PDL or Greenfield. Some arable agricultural land is also allocated. 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, however development may need to be in phase with investment to Hemingbrough Waste Water Treatment Works. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. The development proposal should deliver or contribute towards improvements to the nearby Sustrans cycle route. • Applications for residential development should demonstrate connectivity to the existing settlement to prevent allocations feeling isolated from the existing community. • The site allocation for HEMB002, HEMB003, HEMB004 and HEMB IO E includes the need for strong boundary planting and screening. This should be secured by way of a planning policy. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Hemingbrough is set out above and relates primarily to adverse effects on: additional traffic generation and demand for public transport.</p>				

8.2.15 Kellington

As set out in Issue A, the village can accommodate allocation to support 38 houses. This will require around 1.3 hectares of land based on a simple 30 dwelling per hectare basis. The following sites are allocated for Development.

Site	Allocation
KELT001	Not allocated – Green Belt
KELT002	Not allocated – Green Belt
KELT003	Not allocated – Open Countryside
KELT004	Not allocated – Green Belt
KELT005	Not allocated – Green Belt
KELT006	Partial Green Belt/Open Countryside

KELT007	Not allocated – Green Belt
KELT008	Not allocated – Open Countryside
KELT009	Residential allocation for 38 dwellings on the northern part of the site. The remainder of the site to be used for sport and recreation, including a football/rugby pitch.
KELT010	Not allocated – Open Countryside
KELT011	Not allocated – Open Countryside
KELT012	Not allocated – Open Countryside
KELT013	Not allocated – Open Countryside
KELT014	Not allocated – Open Countryside
KELT016	Not allocated – Open Countryside
KELT017	Not allocated – Open Countryside
KELT018	Not allocated – Green Belt
KELT019	Recreation Open Space
KELT020	Not allocated – Flood Zone 3
KELT IO A	Not allocated – Flood Zone 3
KELT IO B	Not allocated – Too small for an allocation

Table 29: SA of Kellington Allocations

SETTLEMENT NAME: Hemingbrough				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-	-	-	The allocated sites are on Greenfield land that have a Grade 3 Agricultural Land Classification. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area. Due to the scale and type of the allocated development it is unlikely to stimulate the economy and employment opportunities in Kellington.
SOCIAL				
3. Education and training opportunities to build skills and capacities	-	-	-	The nearest school has limited spare capacity, and as such extensions may be required to accommodate any additional dwellings. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'green' suitability status according to SDC. As the housing allocation is above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions may be applicable to the allocated residential development. Additionally, the allocated development includes improvements to the school playing fields.

4. Conditions and services to engender good health	?/-	?/-	?/-	<p>The nearest medical service accepting patients is the Dr Brahma & Partners surgery (according to NHS Choices), that is located in Eggborough approximately 1.2km to the southeast of the site.</p> <p>As the housing allocation is above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions will be applicable to the allocated residential development. Consequently, although additional pressure may be placed on health services, provision is available to cover this.</p>
7. Culture, leisure and recreation activities available to all	-	✓	✓	<p>Kellington has limited CLR facilities but other CLR facilities in Eggborough are accessible via public transport. However, due to the irregular bus service, site allocations within Kellington are unlikely to increase non-car based access to CLR activities.</p> <p>Allocation of recreational open space on KELT 019 and the sports facilities on KELT 009 would help to address the shortfall of recreational open space in the district.</p> <p>As the site allocations are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site housing allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	✓	✓	✓	<p>The housing site allocated is on the edge of Kellington and Eggborough, therefore they could potentially be isolated from both communities. However, due to the scale of the allocations, the provision of recreational open space and provided that they are adequately connected to the existing village they are likely to support the vibrancy of both Kellington and Eggborough.</p>
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-	-	-	<p>Despite being classified as a Designated Service Village, Kellington has limited services, but is in close proximity to larger neighbouring settlements. Therefore, the need for commuting to neighbouring settlements or out commuting is moderate to high and is only partially facilitated for by the existing public transport facilities.</p> <p>The scale of the allocations is unlikely to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and to access services and facilities.</p> <p>Any development should encourage sustainable modes of transport such as car sharing and the use of the</p>

				existing public transport and create environments 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.	-	-	-	<p>The allocated sites have access to adequate local services and higher level services in neighbouring larger settlements. Therefore the allocations have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites comprise Greenfield land that have Grade 3 Agricultural Land Classification. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Kellington's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>The allocated sites are located in proximity to the Grade II Listed; The Church of St Edmund and the Church Yard. Development proposals for the sites would need to ensure that those elements which contribute to the significance of built heritage are not harmed.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>None of the allocated sites are situated in or in close proximity to any designated nature conservation areas.</p> <p>The allocated sites have some potential for wildlife habitats and include areas of Greenfield and arable agricultural land. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however some of the allocated sites are currently in industrial use and allocation could result in existing pollution on these sites being cleaned up. Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse</p>

				effect.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is some potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The 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 development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	The sites are located in Flood Zone 1 and are directing development away from flood risk areas.
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however the sites are located in Greenfield, Grade 3 agricultural land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). As identified by the IDP any new allocations would need to be in phase with planned investment to Eggboroughs waste water treatment works.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> Applications for residential development should demonstrate connectivity to the existing settlement to prevent allocations feeling isolated from the existing community. SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Kellington and the neighbouring settlement of Eggborough is set out above and relates primarily to adverse effects on: demand for public transport and potential traffic generation and positive effects on provision of recreational open space.</p>				

8.2.16 Monk Fryston and Hillam

As set out in Issue A, the village can accommodate allocations to support 58 houses. This will require around 2.0 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
MFH001	Not allocated – green belt
MFH002	Not allocated – green belt

MFH003	Not allocated – open countryside
MFH004	Residential allocation for 45 dwellings, school car park/drop off, Recreation Open Space and play equipment, community facilities.
MFH005	
MFH007	
MFH006	Residential allocation for 13 dwellings
MFH008	Not allocated – green belt
MFH009	Not allocated – green belt
MFH010	Not allocated – green belt
MFH011	Not allocated – green belt
MFH012	Not allocated – green belt
MFH013	Not allocated – green belt
MFH014	Not allocated – green belt

Table 30: SA of Monk Fryston and Hillam

SETTLEMENT NAME: Monk Fryston and Hillam				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-	-	-	Due to the scale of the allocation it is unlikely to significantly stimulate the economy and employment opportunities in Monk Fryston and Hillam. Monk Fryston and Hillam has minimal local employment opportunities, but relatively good access by public transport to jobs in Selby. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). This should include improvements to and connection to the existing PRowS. Some of the sites are located on agricultural land and would have a negative impact on the agricultural economy.
SOCIAL				
3. Education and training opportunities to build skills and capacities	*	*	*	There is capacity to accommodate 20 additional dwellings within the local primary school. Development beyond this will require extensions. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have 'amber' suitability status according to SDC. As only one of the allocations is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions may not be applicable to all of the allocated residential development. Consequently, additional pressure may be placed on education services and North Yorkshire County Council would need to prioritise capital for

				additional school places (either at existing sites, where appropriate, or new sites).
4. Conditions and services to engender good health	?/*	?/*	?/*	Information regarding the capacity of health services is currently unknown. As only one of the allocations is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions may not be applicable to all of the allocated residential development. Consequently, additional pressure may be placed on health services.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	<p>Monk Fryston and Hillam has some CLR facilities and other CLR facilities, including those in Selby are accessible via public transport. In addition, the allocations include the provision of new recreation open space, play equipment and community facilities. Site allocations within Monk Fryston and Hillam are therefore likely to increase non-car based access to CLR activities.</p> <p>As the site allocations are above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	✓	✓	✓	The allocated sites are spread across the village and so are likely to support the vibrancy of Monk Fryston and Hillam. The small scale of the allocated sites would provide some limited enlivenment of the village.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-	-	-	<p>Monk Fryston and Hillam 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 adequately facilitated for by the existing public transport facilities. Development of up to 58 dwellings 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.</p> <p>Any development should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists). This should include improvements and connection to the existing PRoWs.</p>
11. A quality built environment and efficient land use patterns that make good use of previously	-/✓	-/✓	-/✓	The allocated sites have access to adequate local services and higher level services in Selby and therefore the allocations have the potential to promote the development of communities with accessible

developed sites, minimise travel and promote balanced development.				<p>services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL, with some land used for agricultural use. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Monk Fryston and Hillam's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>The allocated sites are located near to the Monk Fryston Conversation Area and Listed Buildings. Development proposals for the sites would need to ensure that those elements which contribute to the significance of built heritage are not harmed.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>The allocated sites are not situated in or in close proximity to designated nature conservation areas, however most of the sites have the potential for wildlife due to the presence of shrubs and trees on the boundaries of the sites, and some areas of vegetation within the sites.</p> <p>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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, although one site contains a former petrol filling station which may have some remaining contamination which would be cleaned up by any development. Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects. Notably the proposed housing site allocation MFH006 is adjacent to the railway, noise and vibration mitigation measures would be required to ensure suitable noise conditions for new dwellings.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and</p>

climate change				<p>associated greenhouse gas emissions.</p> <p>The 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 development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	<p>The allocated sites are classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to these sites would therefore direct development away from flood risk areas.</p>
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are a mix of PDL and Greenfield. Some arable agricultural land is also allocated.</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 Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions will not apply to all of the sites and suitably plan for the increased demand. • SDC will need to consider how provision for additional demand for health care will be funded as developer contributions will not apply to all sites and suitably plan for the increased demand. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in Monk Fryston and Hillam is set out above and relates primarily to adverse effects on demand for school and healthcare (and lack of developer contributions).</p>				

8.2.17 North Duffield

As set out in Issue A, this Designated Service Village can accommodate allocations to support 44 houses. This will require around 1.3 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for Development:

Site	Allocation
NDUF001	No allocation
NDUF002	No allocation, open countryside
NDUF003	Residential development continuing the frontage–only layout character for 15 dwellings
NDUF004	No allocation

NDUF005	No allocation, open countryside
NDUF006 NDUF IO D	Mixed use allocation, 3.2ha site: residential development of 29 units, allotments, equipped play area, sports field, road widening, footpath and junction improvements.
NDUF IO A	No allocation, open Countryside
NDUF IO B	No allocation, open Countryside
NDUF IO C	No allocation, open Countryside
NDUF IO E	No allocation, open Countryside

Table 31: SA of North Duffield Allocations

SETTLEMENT NAME: North Duffield				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-	-	-	Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in North Duffield, however site 006 is for a mix of uses this should include some local employment opportunities. However, North Duffield is served by a bus route between York and Holme on Spalding Moor and Selby and Bubwith so allocations in this village should ensure that employment opportunities are accessible by public transport.
SOCIAL				
3. Education and training opportunities to build skills and capacities	-/*	-/*	-	North Duffield Community Primary School is within walking distance of both sites. The IDP has identified that this school is at capacity. As the site allocations are 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. It is likely that the amount of developer contributions 'likely to be available' or 'which can reasonably be sought' will not be sufficient to deliver the necessary expansion in local schools capacity and as such NYCC would need to supplement this by prioritising capital for additional school places.
4. Conditions and services to engender good health	?/-	?/-	?/-	The nearest medical service accepting patients is Bubwith Surgery (according to NHS choices), which is approximately 2 miles from North Duffield. 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.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	<p>North Duffield has multiple CLR activities/venues including: an equipped play area, cricket pitch, football pitch, playing field and bowling green. These are situated to the North of North Duffield on York Road and are well serviced by public transport. Therefore, allocation of this site is likely to increase non-car based access to local 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>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	?	?	?	<p>Due to the scale and location of the site 006, the form and character of North Duffield would be altered. The scale and location of both sites would provide some limited enlivenment of the village. The Core Strategy recognises that many settlements within Selby have become dormitory locations for York and Leeds. Residents of North Duffield have expressed concern that residents of recent new development in the village are out-commuting to settlements outside of the district, and there has been a lack of integration into North Duffield. Therefore, any allocation to this site should attempt to maximise cohesion with the existing North Duffield community.</p>
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-	-	-	<p>North Duffield is well served by public transport with bus services which runs bus services between York and Holme on Spalding Moor and Selby and Bubwith. North Duffield is classified as a Designated Service Centre but has poor local employment opportunities and facilities. As a result the need for commuting to neighbouring settlements or out commuting is high, although it would be partially adequately facilitated by the existing public transport. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and</p>

				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.	-	-	-	<p>The allocated sites have adequate local services and access to higher level services in Selby and other settlements. Therefore the sites are considered to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The sites is within proximity to a number of services, with the exception of CLR facilities. The site classified by SDC as Greenfield land and therefore does not support the preference for development on Brownfield sites as outlined in the RSS and Core Strategy. However because of North Duffield's status as a Designated Service Village it is viewed in the Core Strategy as a suitable settlement type for limited Greenfield development. The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>The sites is not within 400m of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>Skipworth Common SSSI/SPC and the Lower Derwent Valley National Nature Reserved SSSI/SPC/SPA/Ramsar site located within 400m to 1km from the sites. Therefore allocation of these sites could place additional recreation and disturbance pressure on this SSSI, however the number of dwellings allocated to North Duffield this is considered unlikely.</p> <p>The site is bordered by numerous trees which could potentially represent habitats for wildlife. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy.</p> <p>Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value such 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed</p>

				<p>development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. However, only two of the site allocations would meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	<p>North Duffield is classified as Flood Zone 1. Therefore allocation of sites in this village would direct development away from flood risk areas and would not lead to development in inappropriate Flood Zones.</p>
17. Prudent and efficient use of resources	-	-	-	<p>The sites are Greenfield and therefore allocation of this site does represent an efficient use of land in terms of encouraging development on Brownfield land. However because of North Duffield's status as a Designated Service Village it is viewed in the Core Strategy as a suitable settlement type for limited 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 Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation: SDC will need to consider how provision for additional school places will be funded and suitably plan for the increased demand.</p> <p>Certainty/Likelihood: High. The main uncertainties related to pollution and green house gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: Cumulative effects in relation to all sites allocated in North Duffield relate predominantly to disturbance to designated nature conservation sites. Village cohesiveness and integration will be of concern to the existing local community.</p>				

8.2.18 Riccall

As set out in Issue A, the village can accommodate allocations to support 127 houses. This will require around 4.2 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
RICC001	Not allocated. Already has planning permission and development is under way.
RICC002	Allocated for 13 dwellings.
RICC003	Allocated for mixed use, primarily residential (99 units) including live/work units, and some light employment. Must include improved access from A19 and suitable access to the site.
RICC004	
RICC005	Allocated for 15 dwellings.

Table 32: SA of Riccall Allocations

SETTLEMENT NAME: Riccall				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-	-	-	Due to the scale of the allocation it is unlikely to significantly stimulate the economy and employment opportunities in Riccall. The mixed use allocation of RICC 003 and RICC 004 includes live/work units and some light employment which would provide some local employment opportunities. Riccall has minimal existing local employment opportunities, but relatively good access by public transport to jobs in Selby. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Site RICC004 is located on agricultural land and loss of this use would have a negative impact on the agricultural economy.
SOCIAL				
3. Education and training opportunities to build skills and capacities	-/*	-/*	-	Riccall Community Primary School has no additional capacity and SDC have identified a new school in the area, which is deemed to have a 'green' suitability status. All but one of the sites (RICC002) are allocated for 15 or more houses they are likely to trigger the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that educational facilities would not be adversely impacted upon by any new housing development. It is likely that the amount of developer contributions 'likely to be available' or 'which can reasonably be sought' will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.

4. Conditions and services to engender good health	?/-	?/-	?/-	Information regarding the capacity of health services is currently unknown. The nearest medical service accepting patients is Dr McGrann & Partners, Riccall (according to NHS Choices) on Main Street. All but one of the sites (RICC002) are allocated for 15 or more houses they are likely to trigger the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.
7. Culture, leisure and recreation activities available to all	-✓	-✓	-✓	<p>CLR facilities in close proximity to the allocated sites include; Riccall Village Institute and the Regen Centre. There is an informal CLR site on Landing Lane. Additional CLR facilities in Selby are accessible via public transport. Therefore this may increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocated site RICC004 and 003, there is limited potential to address the shortfall of recreational open space in the district through on site provision, however this has not been included within the proposed land uses of this mixed use allocation.</p> <p>As the sites are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	-	-	-	Three of the four allocated sites are in close proximity to the Main Street and centre of Riccall. Therefore could potentially contribute to the vibrancy of the village. The small scale of these sites would provide some limited enlivenment of the village. RISS 004 is on the edge of the village and is separated from the village by allotments. Consequently there is a risk that this site may feel isolated from the rest of the village and consideration should be made to providing links to the village to promote integration.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-	-	-	Riccall has minimal local employment opportunities and facilities, but access via public transport to higher level services in Selby. Therefore, the need for commuting to neighbouring settlements or out commuting is high and is facilitated for by the existing public transport facilities. Furthermore, the site is also in close proximity to the Sustrans cycle route providing access to Selby and Barlby. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create

				environments attractive to non-car users (e.g. pedestrians and cyclists). This includes improvements to and connection to the existing PRowS and Sustrans route.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-/✓	-/✓	-/✓	<p>The allocated sites have access to adequate local services and higher level services in Selby and therefore the allocations have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated sites mainly comprise of a mix of Greenfield and PDL, with some land used for agricultural use. Therefore the allocations would only partly be encouraging development on brownfield sites. However because of Riccall's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>Although there are no listed buildings on the allocated sites, there are several listed buildings within Riccall, some of which are in quite close proximity to the allocated sites. One of the allocated sites is located in a Conservation Area. The Village Design Statement for Riccall outlines that new developments must: not compromise existing views, including the historical landmarks, retain existing trees and include new plantings, and include local details (such as local clamp brickwork, laid in either English or English Garden Wall Bond) at ground level. This would further protect the surrounding area.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>The allocated sites are within 5km of the Natural 2000 site at Skipwith Common. The sites are not situated in or in close proximity to any other designated nature conservation areas, however most of the sites have the potential for wildlife due to the presence of shrubs and trees on the boundaries of the sites, and some areas of vegetation within the sites.</p> <p>The Village Design Statement states that the preservation of existing hedgerows would be a priority 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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse</p>

				effect.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies and all sites should meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	<p>All sites are located in Flood Zone 1 with the exception of RICC004, which is also partially located in Flood Zone 2. RICC004 is the largest allocation and therefore allocations in Riccall are only partially directing development away from flood risk areas. However, SDC has minimised the housing allocations on this site so that it should be possible to direct housing to the areas of Flood Zone 1, with areas of open space and employment uses located in Flood Zone 2. Suitable mitigation measures would need to be incorporated. Sustainable drainage measures should be implemented to address flood risk, enhance biodiversity and improve water quality.</p>
17. Prudent and efficient use of resources	-	-	-	<p>The allocated sites are not within a Greenbelt, however most of the allocated sites are a mix of PDL and Greenfield. Some arable agricultural land is also allocated.</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. The IDP has recognised that there is known sewer capacity and flooding issues in Riccall. Therefore, any allocation to the site may need to implement remedial measures to the waste water infrastructure.</p> <p>Policy CP15 of the Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded as developer contributions may not apply to all of the sites or provide sufficient funding to provide for the increased demand. • SDC will need to consider how provision for additional demand for health care will be funded as developer contributions may not apply to all of the sites or provide sufficient funding to provide for the increased demand. • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). This includes improvements to and connection to the existing PRowS and Sustrans route. This should be included within planning policy. • RICC004 is partly within Flood Zone 2. Planning application for this site must be accompanied by a Flood Risk Assessment in accordance with PPS25. Housing should only be permitted where it is demonstrated 				

that it does not lie within Flood Zone 2. It should be noted that the Flood Zone boundaries may affected the overall housing yields on this site. This will need to be monitored through the AMR and reviewed as part of future site allocations.

- The Infrastructure Delivery Plan, 2011 has recognised that there is known sewer capacity and flooding issues in Riccall. Therefore, any allocation to the site may need to implement remedial measures to the waste water infrastructure.
- Consider inclusion of recreational open space within the land uses for the mixed use allocation for sites RICC004 and 003. This would help mitigate against any visitor pressure to Skipwith Common and could be provided on the flood affected part of the site.

Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.

Scale: Local

Cumulative Effects: Cumulative effects in relation to all sites allocated in Riccall is set out above and relates primarily to adverse effects on: demand for school and healthcare (and lack of developer contributions), and traffic generation and demand for public transport.

8.2.19 South Milford

As set out in Issue A, the village can accommodate allocations to support 98 houses. This will require around 3.2 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
SMIL001	Not allocated – recreation open space
SMIL002	Allocated for residential use (98 units) including some light commercial, live/work units. Site already released in Local Plan Phase 2.
SMIL005	Not allocated – green belt
SMIL006	Not allocated – green belt
SMIL007	Not allocated – green belt
SMIL008	Not allocated – green belt
SMIL IO A	Not allocated – open space

Table 33: SA of South Milford Allocation

SETTLEMENT NAME: South Milford						
SA Objectives	Appraisal of Effects			Commentary		
	ST	MT	LT			
ECONOMIC						
1. Good quality employment opportunities available to all	-	-	-	The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.		
				Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in South Milford. South Milford is classified as a Designated Service Village and therefore has		

				reasonable local employment opportunities. There is good access to higher level services and employment opportunities in Selby and the local service centres of Sherburn-in-Elmet. Therefore allocation of this site has the potential to minimise the need to travel and commute via car. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).
SOCIAL				
3. Education and training opportunities to build skills and capacities	-	-	-	The nearest school has capacity for 100 additional dwellings and should be able to accommodate the proposed allocations to South Milford. The allocation is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, and therefore developer contributions may be applicable.
4. Conditions and services to engender good health	?/-	?/-	?/-	Information regarding the capacity of health services is currently unknown. As the sites is allocated for 15 or more houses it is likely to trigger the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	South Milford has good CLR facilities. Other CLR facilities, including those in Sherburn-in-Elmet are easily accessible via public transport. The site allocation is likely to increase non-car based access to CLR activities. Due to the size of the allocated site there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district. As the site allocations are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone	✓	✓	✓	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable. The 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	✓	✓	✓	The site is in close proximity to the centre of South Milford. Therefore the site has the potential to support the vibrancy of the settlement, and is unlikely to be isolated from the local community. Allocation of the site would provide some limited enlivenment of the village.
ENVIRONMENTAL				
10. A transport network which maximises access whilst	-	-	-	The site is well served by public transport. South Milford is classified as a Designated Service Village and

minimising detrimental impacts				therefore has reasonable local employment opportunities and facilities. As a result, there is likely to be the need for commuting to neighbouring settlements or out commuting which is partially facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment, and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-	-	-	<p>The allocated site has adequate local services and adequate access to higher level services in Sherburn-in-Elmet and Selby. Therefore the site allocation promotes the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The allocated site comprises Greenfield land which is in agricultural use. Therefore the allocation would not be encouraging development on brownfield sites. However because of South Milford's status as a Service Village it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The 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 buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	<p>The site allocation is in proximity to a number of listed buildings and a Scheduled Monument. Development proposals for the site would need to ensure that the heritage features within South Milford are not harmed. Given the distance between the site and the designated heritage features adverse effects are unlikely.</p>
13. A biodiverse and attractive natural environment	-/✓	✓	✓	<p>The site has minimal potential for wildlife due to the current land use being a ploughed field.</p> <p>Sherburn Willows SSSI is located approximately 1.5km to the north west of the site, however the size of allocation to this site, the separation distances and the extent of accessible CLR facilities means the allocation is unlikely to place substantial additional recreation and disturbance pressure on this SSSI.</p> <p>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>
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed</p>

				<p>development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	<p>Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The 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 development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	<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	-	-	-	<p>The allocated sites are not within a Greenbelt, however the allocated site is greenfield 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 Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: As only one site has been allocated in South Milford there are no cumulative effects between sites in this settlement.</p>				

8.2.20 Thorpe Willoughby

As set out in Issue A, the village can accommodate allocations to support 133 houses. This will require around 4.4 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
THWI001	Residential development for 133 units including new road potentially enabling access to THWI006 and THWI008 in the next plan period, land for school expansion. Already released in Local Plan Phase 2.
THWI002	Not allocated – outside limit to development
THWI003	Not allocated – flood zone
THWI004	Not allocated – flood zone
THWI005	Not allocated – outside limit to development
THWI006	Not allocated – open countryside
THWI007	Not allocated – open countryside
THWI008	Not allocated – open countryside
THWI IO A	Not allocated – open countryside

Table 34: SA of Thorpe Willoughby Allocation

SETTLEMENT NAME: Thorpe Willoughby				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-	-	-	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the allocation there is some potential to stimulate other areas of the economy, and employment opportunities in Thorpe Willoughby. Thorpe Willoughby is classified as a Designated Service Village so has some local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore the allocation of this site has the potential to increase the need to travel and commute. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). However, the scale and location of the site is unlikely to stimulate additional public transport.</p>
SOCIAL				
3. Education and training opportunities to build skills and capacities	-	-	-	<p>The nearest school has capacity for 220 dwellings, which is adequate to cover the proposed allocations at Thorpe Willoughby. In addition, the site is 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</p>

				this site.
4. Conditions and services to engender good health	?/-	?/-	?/-	Information regarding the capacity to health services is currently unknown. As the site 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.
7. Culture, leisure and recreation activities available to all	✓	✓	✓	<p>Thorpe Willoughby has extensive CLR facilities. CLR facilities in close proximity to the site include the Village Hall, Village Green and two adjoined equipped play areas. There are also sports pitches to the south. Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site has the potential to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is some potential to provide some facilities on site to address the shortfall of recreational open space in the district, however recreational open space is not included within the land use for the allocation.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	✓	✓	✓	The site is in close proximity to the centre of Thorpe Willoughby. Therefore the site has the potential to support the vibrancy of Thorpe Willoughby. Due to the scale of the site, it could provide some enlivenment of the village.
ENVIRONMENTAL				
10. A transport network which maximises access whilst minimising detrimental impacts	-/✓	-/✓	-/✓	Thorpe Willoughby is classified as a Designated Service Village and therefore has some local employment opportunities, and good local facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low and is adequately facilitated for by existing public transport facilities. Due to the scale of the allocation there is some potential for it to either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development on the site should contribute towards improving pedestrian and cycling facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments

				attractive to non-car users (e.g. pedestrians and cyclists).
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-	-	-	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is Grade 3 agricultural; therefore allocation of the site is not encouraging the development on Brownfield sites. However because of Thorpe Willoughby'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>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	The site is not within 1km of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.
13. A biodiverse and attractive natural environment	-/✓	✓	✓	The site is not situated in or in close proximity to a designated nature conservation area. The site has minimal potential for wildlife due to its land use as active agricultural land but contains the following features; thorn hedgerows defining all the boundaries, with the exception of the west. 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.
14. Minimal pollution levels	?	?	?	<p>The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.</p>
15. Reduce greenhouse gas emissions and a managed	?	?	?	Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse

response to the effects of climate change				<p>gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The 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 development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations 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	✓	✓	✓	<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	-	-	-	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is Grade 3 active agricultural land. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, there are three Groundwater Protection Zones (GPZ) on the site. No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional demand for health care will be funded and suitably plan for the increased demand. • SDC will need to consider how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: As only one site has been allocated in Thorpe Willoughby there are no cumulative effects between sites in this settlement.</p>				

8.2.21 Ulleskelf

As set out in Issue A, the village can accommodate allocations to support 15 houses. This will require around 0.5 hectares of land based on a simple 30 dwellings per hectare basis. The following sites are allocated for development:

Site	Allocation
ULES002	Mixed use allocation Station and employment use, 15 residential units (including live/work units).
ULES003	Not allocated – open countryside

ULES004	Not allocated – part open countryside
ULES005	Not allocated – open countryside
ULES006	Not allocated – open countryside
ULES007	Not allocated – open countryside
ULES IO A	Not allocated – open countryside
ULES IO B	

Table 35: SA of Ulleskelf Allocation

SETTLEMENT NAME: Ulleskelf				
SA Objectives	Appraisal of Effects			Commentary
	ST	MT	LT	
ECONOMIC				
1. Good quality employment opportunities available to all	-	-	-	Due to the mixed use of the allocation which includes employment uses there is some potential to stimulate other areas of the economy, and employment opportunities in Ulleskelf however this will be limited by the small size of the site. Ulleskelf is classified as a Designated Service Village so has some local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore the allocation of this site has the potential to increase the need to travel and commute. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). However, the scale and location of the site is unlikely to stimulate additional public transport.
SOCIAL				
3. Education and training opportunities to build skills and capacities	*	*	-	The nearest school is in Church Fenton and has no spare capacity. The IDP recognises that extensions will be required to accommodate any new dwellings. As the site is allocated for 15 or more houses it is likely to trigger the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions, which would help to ensure that educational facilities would not be adversely impacted upon by any new housing development. However, it is likely that the amount of developer contributions 'likely to be available' or 'which can reasonably be sought' will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.
4. Conditions and services to engender good health	?/-	?/-	?/-	Information regarding the capacity of health services is currently unknown. As the allocation is for 15 houses it will trigger the threshold of 15 dwellings or more within

				the adopted Developer Contributions SPD, contributions, which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.
7. Culture, leisure and recreation activities available to all	-/✓	-/✓	-/✓	<p>Ulleskelf has limited community facilities but other CLR facilities, including those in Selby are accessible via public transport. Site allocations within Ulleskelf are likely to increase non-car based access to CLR activities.</p> <p>Due to the size of the allocated sites there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district.</p> <p>As the site allocations are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
8. Quality housing available to everyone	✓	✓	✓	<p>Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA). The yield estimate for the site allocation exceeds five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The 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	✓	✓	✓	<p>The site is in close proximity to the centre of Ulleskelf. Therefore the site has the potential to support the vibrancy of Ulleskelf, 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	-	-	-	<p>Ulleskelf has minimal local employment opportunities and facilities, but good access via public transport to higher level services and employment opportunities elsewhere. Therefore, the need for commuting to neighbouring settlements or out commuting is high and 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 services and facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development.	-/x	-/x	-/x	<p>As aforementioned the site has inadequate local services but some access to higher level services elsewhere in the district. Therefore allocation of the site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as PDL therefore allocation of the site is encouraging the development on brownfield sites.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is</p>

				suitable to the locality.
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-	-	The two Grade 2 listed buildings ('Church View' and the house adjoining Church View) are approximately 300m to the north-east of the site. Therefore, development of the site may need to take into consideration these sites, to ensure their setting is not adversely affected. The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
13. A biodiverse and attractive natural environment	-/✓	✓	✓	Dorts nature reserve, a SSSI is approximately 600-700m to the west of the site. Bolton Ings a SSSI is approximately 1.4km to the east of the site. However the size of the site allocation in Ulleskelf is unlikely to place additional recreation and disturbance pressure on these SSSIs. The site has potential for wildlife due to the presence of a number of trees and bushes. 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.
14. Minimal pollution levels	?	?	?	The effect of the allocated sites on contamination/pollution is unknown, however Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at these sites would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects. Development would create additional traffic from residents accessing employment and other services. Therefore there could be associated air quality and noise effects, however given the total number of units allocated this is unlikely to have a significant adverse effect.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	?	?	?	Due to the size and location of the allocated sites there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the sites would give rise to increase energy demands and associated greenhouse gas emissions. The 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 development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that development of the scale facilitated by the site allocations may not be able to feasibly support some low carbon and renewable technologies such as CHP.
16. Reduce the risk of flooding to	*	*	*	The site is classified as being in flood 2 so is at

people and property				<p>moderate risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas. The majority of land within and surrounding Ulleskelf has a high probability of flooding and the village fails the PPS25 Sequential Test carried out in association with the Level 2 Strategic Flood Risk Assessment. However, the site is allocated for a mix of uses and it may still be possible to direct residential development to the less vulnerable parts of the site. A flood risk assessment would need to be provided for planning applications within Flood Zone 2.</p>
17. Prudent and efficient use of resources	-✓	-✓	-✓	<p>The site is not within a Greenbelt. SDC classifies the land as PDL. The current land use is a wholesale Florist that is assumed to be vacant. Therefore it does represent an efficient use of land in terms of encouraging development on brownfield land. According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the Core Strategy requires new development to minimise resource consumption, including water use.</p>
<p>Recommendations/Mitigation:</p> <ul style="list-style-type: none"> • SDC will need to consider how provision for additional school places will be funded and suitably plan for the increased demand. • SDC will need to consider how provision for additional demand for health care will be funded and suitably plan for the increased demand. • The site is within Flood Zone 2. Planning applications for this site must be accompanied by a Flood Risk Assessment in accordance with PPS25. Housing should only be permitted where it is demonstrated that it does not lie within Flood Zone 2 or 3. It should be noted that the Flood Zone boundaries may affected the overall housing yields on the site. This will need to be monitored through the AMR and reviewed as part of future site allocations. <p>Certainty/Likelihood: High. The main uncertainties related to pollution and greenhouse gas emissions predominantly related to traffic generation.</p> <p>Scale: Local</p> <p>Cumulative Effects: As only one site has been allocated in Ulleskelf there are no cumulative effects between sites in this settlement.</p>				

9. Discounted Sites

The following sites have been considered for allocation by SDC, but have been discounted because the sites are in rural locations not physically linked to the Limits to Development of either the principal town, one of the Local Service Centres, or one of the Designated Service Villages. This means they generally perform poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. As such, allocations for market housing or employment use will not be made on these sites. This does not preclude development from taking place on these sites altogether, it merely means that they are not suitable for an allocation at this time. The majority of these sites have been subject to site sustainability appraisal as part of the Initial SA Report or as part of this SA Report. A brief summary of the main sustainability issues related to these sites has been set out in Table D.1 in Appendix D.

10. Key Findings and Recommendations of the SA

The Site Allocation DPD sets the preferred sites for housing and employment allocations, in accordance with the spatial strategy set out in the Core Strategy. The Site Allocation DPD considers District Wide Issues as well as the preferred spatial options. The SA evaluates the sustainability implications of the Site Allocation DPD, presenting recommendations to maximise the benefits, or mitigate against adverse effects where relevant. The key findings and recommendations of the SA of the Preferred Options Site Allocation DPD are set out below.

10.1 District Wide Issues

The key recommendations from the SA in relation to District Wide Issues are set below.

- A number of sites are proposed to be allocated for a small number of houses and therefore they may fall under the threshold for affordable housing and developer contributions for health and education. Therefore housing may not provide sufficient funding to enable social services and facilities to be provided or deliver sufficient affordable housing in areas of need.
- Releasing housing and employment allocations to the will of the market does allow a certain amount of flexibility dependent on economic climate. However, giving no guidance on when allocations are to be developed could result in uneven development, development that does not take into account sustainability objectives/sub objectives and/or, development in areas with less demand. This could cause a disparity in development throughout the District and may not best reflect the sustainable needs of the District.
- It will be important to ensure that adequate infrastructure is in place to permit development, especially in areas where deficiencies in infrastructure have been identified and for priority areas for development. This should be monitored as part of the AMR.
- A number of sites are proposed to be allocated for less than 10 dwellings and therefore may not deliver affordable housing. The Council will need to closely monitor the delivery of affordable housing on all sites as historical trends indicate that affordable housing has historically been delivered below the required rate. The Council needs to consider ways to incentivise high levels of affordable housing provision.
- It is recommended that options for green infrastructure and low and zero carbon infrastructure are also considered as part of the Site Allocations DPD.

10.2 Settlement Specific Options

The sustainability implications identified for each settlement are described in the relevant tables in Section 8 of this report. Generally a number of positive and negative effects have been identified for settlement options. The key recommendations of the SA are outlined below.

A large number of settlements within the District are constrained by areas of high flood risk. The lower flood risk sites should be sequentially preferred. An initial review of the potential site allocations indicated that there are adequate site in Flood Zone 1 to deliver the required housing, although it is recognised that there may be other planning and sustainability factors which take precedent when selecting sites. As such, SDC propose to allocate a number of sites within Flood Zone 2 and 3. . Necessary flood risk mitigation measures including compensation for loss of flood plain and SuDS would be required to be implemented on the sites. The amount of housing allocated on each site needs to take into consideration the flood zones on the site. Land uses on sites themselves also need to be sequentially preferred; that is locating more vulnerable uses on the areas of the site with the lowest flood risk. Therefore consideration

for a mix of uses may be appropriate for site within Flood Zone 2 and 3. Settlements where sites are allocated in Flood Zones 2 and 3 are:

- Selby;
- Sherburn;
- Brayton;
- Carlton;
- Cawood;
- Riccall; and
- Ulleskelf.

It is recommended that further analysis of flood risk is undertaken for these settlements to ensure that the allocated housing numbers in these settlements can be realised within the flood risk constraints.

SDC have acknowledged that a number of schools are currently nearing capacity or have no capacity and that the developer contributions for education are unlikely to be sufficient to provide for the additional demand. Further, a number of housing allocations are below the threshold for developer contributions. Therefore SDC will need to consider how provision for additional school places will be funded. It is noted that no sites are currently proposed to be allocated for new school sites or extensions to existing schools (other than for new school sports facilities / pitches as proposed). Given the issues with meeting further demand for education, it may be prudent to allocate some school sites as part of the Site Allocations DPD to safeguard sites for future deliver.

Currently there is uncertainty over the current capacity of a most of the health care facilities. In addition, a number of housing allocations are below the threshold for developer contributions. Therefore SDC will need to consider how provision for additional demand for health care will be funded as developer contributions may not be adequate to meet demands, and suitably plan for the increased demand.

Settlements with an identified need for additional school capacity and health care, and which have a large proportion of allocations below the thresholds for education and healthcare contributions include:

- Selby;
- Appleton Roebuck (relevant to healthcare only as school has enough capacity. Only one site allocated but this is below threshold);
- Carlton;
- Cawood;
- Church Fenton;
- Fairburn;
- Monk Fryston and Hillam; and
- Riccall.

It is noted that the proposed site allocations do not fully meet the total housing needs, with a short fall of 69 sites. The following settlements have not currently been allocated enough sites to fulfil their housing allocation:

- Brotherton & Byram, short 32 houses due to lack of sites available;
- Cawood, short 17 houses due to Flood Zone 3 constraints; and
- Fairburn, short 20 houses due to Green Belt constraints and no suitable sites available at present without a Green Belt allocation.

As such, further sites or changes to the housing numbers on existing sites will need to be considered as part to the next version of the Site Allocation DPD. It should also be noted that further flood risk work may enable higher housing numbers to be allocated in Cawood and Fairburn, however this may also highlight sites where the housing numbers also need to be reduced due to flood constraints, thereby exacerbating the short fall of housing numbers.

Housing provision should be in areas that have employment opportunities accessible in the local area, preferably by sustainable modes of transport. A priority for the LDF is to reduce travel to work and particularly the need to travel outside the District, which will require the development of appropriate employment opportunities in Selby. The SA work has identified that the majority of sites will result in potential increases in the need to travel by car to employment, services and facilities. Further consideration is needed by SDC on how the additional traffic generation and demand for public transport will be mitigated and suitably plan for the increased demand.

It is considered appropriate that settlements with good public transportation links (predominately rail services but also short bus journeys) to Selby, Sherburn-in-Elmet, Tadcaster, Thorpe Willoughby and Hambleton, as well as York and Leeds, should also be allocated for higher housing and smaller scale employment to meet local needs, within the constraints of the settlements. For example, Barlby/Osgodby is in close proximity to Selby and is accessible by bus and cycle route. Similarly Church Fenton and South Milford have good rail access to Sherburn-in-Elmet which has existing employment offer and is proposed for new employment allocations. Eggborough has been identified by SDC as a suitable location on which to focus meeting local needs in the southern part of the District and this settlement has good access to Leeds.

The settlements of Brayton, Thorpe Willoughby and Hambleton have good access to services facilities within the settlements themselves as well as bus links between them and to Selby. Additionally, Thorpe Willoughby and Hambleton have low flood risk. Although land to the north, east and south of Brayton is in Flood Zone 2, land to the west is within Flood Zone 1. Therefore it is considered appropriate that higher levels of housing are considered within these settlements, along with some employment allocations, additional local services and facilities and transportation improvements.

The following site allocations were found to occur within approximately c.2km of the Natura 2000 sites:

- Land North of Kapuni, Green Lane, North Duffield (NDUF 003) (allocated for 15 dwellings). Located 1.1km to the east of Skipwith Common SAC and 1km to the west of Lower Derwent Valley Ramsar/SAC/SPA;
- East of York Road, North Duffield (NDUF 006) and Gothic Farm Main Street, North Duffield (NDUF IO D) (joint allocation for 29 units, allotments, play area and sports field). Located 1.5km to the west of Skipwith Common SAC and 0.35km to the west of Lower Derwent Valley Ramsar/SAC/SPA;
- Land between A19 and York Road, Riccall (RICC 002) (allocated for 13 dwellings). Located 1.9km to the west of Skipwith Common SAC;
- Land Rear of 31 York Road, Riccall (RICC 003) and Land North of Riccall (RICC 004) (joint allocation for mixed use, comprising 99 dwellings and light employment). Located 2.1km to the north west of Skipwith Common SAC;
- Dunelm Farm, Riccall (RICC 005) (allocated for 15 dwellings). Located 2.1km to the west of Skipwith Common SAC;
- Turnhead, York Road, Barlby (BARL 001) and Turnhead Farm, York Road, Barlby (BARL 002) (joint allocation for 156 dwellings). Located 2.1km to the south west of Skipwith Common SAC.

It is therefore recommended that recreational provision should be made in Riccall and Barlby to offset any recreational impact on the nearby designated sites. This could be achieved by the inclusion of

recreational open space to the land uses for proposed allocations or alternatively allocate an additional site.

Site allocations need to ensure preservation and enhancement of the form and character of the settlements. In addition, the settings of historical assets need to be protected in particular in Carlton, Cawood, Ricall, Sherburn, Tadcaster, Appleton, Church Fenton and Kellington settlements. This could be addressed by specific policies to support the site allocations.

It is considered appropriate as part of Site Allocations DPD that consideration should be given to allocations for protecting and enhancing the green infrastructure of the District, including setting aside additional areas with sensitive natural habitats as well as areas with landscape, amenity, biodiversity value and recreation potential.

The SA identified uncertainties in relation to pollution and greenhouse gas emissions. These issues depend on the site specific aspects as well as the proposals, and would therefore need to be considered further at planning application stage. Further, consideration should also be given to potential sites for low carbon and renewable infrastructure projects and to support the proposed growth in the District to ensure that greenhouse gas emissions can be minimised.

10.3 Cumulative and In-Combination Effects

Consideration has been given to likely cumulative effects. The cumulative effects of a number of site allocations within each settlement have been reported within the settlement appraisal tables in Section 8 of this report. The main cumulative impacts at a settlement level relate to: adverse effects on flood risk, demand for school and healthcare (and lack of developer contributions), and traffic generation and demand for public transport.

At this District level the main adverse impacts relate to flood risk and nature conservation which are discussed below. Housing and employment would have a positive cumulative effect. However, as with the settlement level, traffic generation and demand for public transport demand and demand for education and health care (and lack of developer contributions) will also be an issue at the District level, with the potential for significant effects is suitable transport and social infrastructure is not provided by SDC.

10.3.1 Flood Risk

A number of sites currently being considered in the Site Allocations DPD are in Flood Zones 2 and 3. As stated above, these areas should be avoided and sequentially preferred sites should be selected wherever possible. If a number of sites are taken forward within Flood Zones 2 and 3 there would be a cumulative impact of worsening flood risk within the District. This would need to be properly quantified and mitigated. Therefore it is recommended that further strategic flood risk assessment work be undertaken to support the Site Allocations DPD. Any sites being taken forward for Flood Zones 3 or 2 need to be of sufficient size to accommodate necessary mitigation measures including flood plain compensation and SuDS. Further, such allocations need to be supported by carefully worded planning policies. Should off-site flood mitigation or alleviation works be proposed, then a mechanism for developer contributions needs to be implemented to that this infrastructure is in line with site allocations being brought forward.

10.3.2 Nature Conservation and Ecology

Given the size and location of the individual allocations proposed within the Site Allocations DPD, it is considered unlikely that any individually would have the potential to affect any of the Natura 2000 sites. When considering the proposed levels of housing to be provided in the Site Allocations DPD in

combination with housing allocations proposed on the strategic site within the Core Strategy and those of existing consented schemes, it is possible that there would be a small risk of impacts due to increase visitation and disturbance to the following sites:

- The Lower Derwent Valley SAC, Ramsar and SPA designations;
- Skipwith Common SAC; and
- The Humber Estuary SAC, Ramsar and SPA designations.

This issue has been considered in detail in the Appropriate Assessment work undertaken for the Site Allocations DPD and the Core Strategy. It is unlikely that any impacts arising from the implementation of the Site Allocations DPD (and impacts arising from in combination effects from other plans or projects) would have an adverse effect on the designated sites. It is considered unlikely that a large increase in numbers would visit the sites from the new housing and economic growth. This is because the majority of existing visitors are enthusiasts attracted by the sites biodiversity and not mass recreation that would be likely to attract a large increase in visitors. This can be partly mitigated through the provision of additional recreational open space within the District.

Any effects from an increase in visitors are likely to be confined to changes in the quality and extent of habitats and in the number and distribution of species that comprise the Natura 2000 designations, which could arise from an increase in visitor numbers to publicly accessible areas of the designations. Consultation with the Yorkshire Wildlife Trust and Natural England has shown that there is no current data on the visitor numbers for the Natura 2000 Sites, but it was thought that none of the designated sites are at saturation point. As such it is recommended that in order to monitor the future effects, further surveys and analysis of visitor numbers should be undertaken. Data relating to the condition of the Natura 2000 Sites should be included in SDC's Annual Monitoring Report.

11. Monitoring

The SEA Directive explicitly requires monitoring of the significant environmental effects of the implementation of the Core Strategy and Development Control DPDs. A monitoring system is being designed which will help to fulfil the following requirements:

- To provide baseline data for the next SA and to provide a picture of how the environment / sustainability criteria of the area are evolving;
- To monitor the significant effects or uncertainties of the plan; and
- To ensure that action can be taken to reduce / offset the significant effects of the plan.

Monitoring requirements have also resulted from the introduction of Annual Monitoring Reports (AMR), which have been introduced to track the performance of the Local Development Scheme and associated documents.

Where relevant, use will be made of these existing monitoring processes for the monitoring proposed as part of this SA, to avoid duplication of effort. The monitoring measures proposed in this section relate to the significant adverse effects and uncertainties that have been predicted to result from policy option implementation.

The monitoring programme itself will not commence until the Site Allocations DPD is adopted in 2012. By then the monitoring requirements may have changed, either as a result of changes to the DPD or due to other external influences on the baseline situation. In addition, SDC's AMR may be revised by the time the plan is adopted and this may influence the monitoring procedures proposed for the SA. In light of the changes that may arise prior to plan adoption. The monitoring proposals presented below should therefore be viewed as provisional.

A key aspect of the Site Allocations is delivery of housing and employment provision. SDC's AMR includes monitoring indicators to cover these aspects.

Table 36 sets out the indicators that are proposed to monitor the significant sustainability and environmental effects and uncertainties that have been predicted to arise on the implementation of the Site Allocations DPD. The monitoring proposals assume that the recommendations made in this document are to be incorporated.

Table 36: Monitoring Proposals to Assess Significant Adverse Effects and Uncertainties

Significant Effect/ Uncertain Effect	Monitoring Proposal
Recreational pressure and disturbance of designated Natura 2000 sites and wildlife/habitats.	<ul style="list-style-type: none"> • Visitor numbers to the publically accessible parts of the Natura 2000 sites within the District. • Condition of the Natura 2000 sites. • New recreational open space provision/contributions.
A small number of site allocations are located in Flood Zones 2 and 3.	<ul style="list-style-type: none"> • Number of dwellings approved through planning permissions received in Flood Zones 2 and 3. • Continued monitoring / updating of the District's Strategic Flood Risk Assessment (SFRA). • Number of approved developments which incorporate Sustainable Urban Drainage Systems for surface water disposal. • Frequency of fluvial flood events.
Provision of education and healthcare infrastructure	<ul style="list-style-type: none"> • Available additional capacity of primary and

Significant Effect/ Uncertain Effect	Monitoring Proposal
must be in line with housing delivery to avoid negative effects.	secondary schools within the District. <ul style="list-style-type: none"> • Available additional capacity of primary care providers within the District.
Suitable affordable housing may not be provided in some parts of the District because a number of sites are proposed to be allocated for less than 10 dwellings.	<ul style="list-style-type: none"> • Location and numbers of affordable housing units delivered.
Access to CLR facilities and the increased provision of recreational open space in the district.	<ul style="list-style-type: none"> • Leisure trips by mode of transport. • New recreational open space provision/contributions. • Amount in hectares of recreation open space in the District, per 1,000 population.
The effect of the allocated sites on contamination/pollution is unknown.	<ul style="list-style-type: none"> • Local air quality monitoring data. • Number of sites/ area of land affected by contamination brought back into use. • Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. • Number of pollution incidents in the District to water, air and land.
Additional pressure on public transport facilities.	<ul style="list-style-type: none"> • Public transport usage by type, and overcrowding.
Additional traffic generated by new housing and employment land uses.	<ul style="list-style-type: none"> • Road traffic growth levels in rural areas.

12. Next Steps in the SA

The publication of the Preferred Options Site Allocation DPD and associated SA Report signifies the start of a consultation process for this stage of the DPD preparation, whereby stakeholders and the public are given the opportunity to comment. After the Site Allocation DPD Preferred Options and this SA report have been consulted on, SDC will then consider the responses to the public participation and produce their Submission Draft Site Allocations DPD. Any significant changes made during this stage will need to be subject to further SA prior to adoption.

Once the document has been finalised, it will be formally published for 6 weeks before being submitted to the Secretary of State for independent examination. Once adopted, a Post Adoption SEA Statement will be prepared.

The purpose of the Post Adoption SEA Statement is to outline how the findings of the SA process have been taken into account during the preparation of the Site Allocations DPD and how sustainability considerations have been integrated in to the plan making process. As with the SA Report, the Post Adoption SEA Statement must be made available to the Statutory Environmental Bodies and also the public.

Glossary

Affordable Housing	Housing that is available to those whose housing needs are not met through the normal operation of the housing market by reason of cost. It may include housing for sale or rent.
BME	Black, Minority and Ethnic.
Brownfield/PDL	Previously Developed Land - A piece of previously developed land or buildings that is abandoned or underused and often environmentally contaminated, especially one considered as a potential site for redevelopment. Such redevelopment reduces pressure for the development of green field sites.
CLR	Culture, Leisure, Recreation.
Conservation Area	An area designated under the Planning (Listed Buildings And Conservation Areas) Act 1990 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.
Core Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
DPD	Development Plan Document – A Local Development Document which forms part of the statutory development plan, including the Core Strategy, Proposals Map and Area Action Plans.
DSV	Designated Service Villages - Replaces references to Primary Villages which were previously identified at Further Options Stage. Those villages considered to have the best overall level of sustainability on the basis of a number indicators examined in Background Paper No. 5 (Sustainability Assessment of Rural Settlements). They refer to larger, more sustainable villages which are considered capable of accommodating further sustainable growth.
GIS	Geographic Information System - A computer-based system whereby mapping and information are linked for a variety of uses, such as capturing data justifying Local Development Documents.
Greenbelt	Green Belt is undeveloped land which has been specifically designated for long-term protection. It is a nationally important designation. Green Belt land exists to prevent urban sprawl by keeping land free from development.
Greenfield	Land (or a defined site) usually farmland, that has not previously been developed.
Groundwater	An important part of the natural water cycle present underground, within strata known as aquifers.
LDF	Local Development Framework – the portfolio of Local Development Documents which sets out the planning policy framework for the District.
LDS	Local Development Scheme - a three year project plan setting out the Council's programme for the preparation of Local Development Documents, reviewed annually in the light of the Annual Monitoring Report.
Listed Building	A building included on a list of buildings of architectural or historic interest, compiled by the Secretary of State, under the Planning (Listed Buildings And Conservation Areas) Act 1990.
ODPM	Office of the Deputy Prime Minister.

PPG	Planning Policy Guidance - Guidance documents which set out national planning policy.
PPS	Planning Policy Statement – Guidance documents which set out national planning policy. They are being reviewed and updated and are replacing PPGs.
PRoW	Public Right of Way - a highway over which the public have a right of access along the route.
Ramsar	Sites designated under the European Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
RSS	Regional Spatial Strategies – Guidance documents which set out regional planning policy. They are being reviewed and updated and are replacing RPGs.
SA	Sustainability Appraisal - A process by which the economic, social and environmental effect of a project, strategy or plan are assessed.
SAC	Special Area of Conservation - A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
SCG	Strategic Countryside Gap - Protect the setting and separate identity of settlements, and to avoid coalescence; retain the existing settlement pattern by maintaining the openness of the land; and retain the physical and psychological benefits of having open land near to where people live.
Scheduled Ancient Monument	A nationally important archaeological site included in the Schedule of Ancient Monuments maintained by the Secretary of State for the Environment under the Ancient Monuments and Archaeological Areas Act 1979.
SDC	Selby District Council.
SEA	Strategic Environmental Assessment - systematic method of considering the likely effects on the environment of policies, plans and programmes.
Secondary Villages	Less sustainable villages which are not suitable for planned growth but which historically have exhibited potential for absorbing infilling and other small scale development within development limits.
SFRA	Strategic Flood Risk Assessment.
SHLAA	Strategic Housing Land Availability Assessment.
SPA	Special Protection Area - Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
SSSI	Site of Special Scientific Interest - The best sites for wildlife and geological features in England as designated under the Wildlife and Countryside Act 1981.
SuDS	Sustainable Urban Drainage System - a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques.
Sustainable Development	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.



Appendix A - Requirements of the SEA Directive and Signposts within the SA Report

Appendix B – Site Appraisals

Appendix B.1 – Individual Site Appraisals Methodology

Site Appraisal Methodology

Appraisal tables have been produced for each of the proposed site allocation. Each appraisal table details the likely social, economic and environmental effects associated with implementing the proposed site for housing. At this stage the sites were assessed as housing allocations however, it should be noted that sites may be proposed for mixed use, employment or industrial uses in some suitable locations.

To aid the SA of the Site Allocation DPD a number of sources were used including several maps and plans from the following sources:

Baseline data and information sources used in initial SA included:

- GIS based on a search of the Multi-Agency Geographic Information for the Countryside (MAGIC) database (www.magic.gov.uk).
- Google Maps (<http://maps.google.co.uk/maps?hl=en&q=google&um=1&ie=UTF-8&sa=N&tab=wl>) and Multi Map (<http://www.multimap.com/>) including aerial photography and OS maps.
- Strategic Flood Risk Assessment (SFRA) maps, November 2008.
- North Yorkshire County Council: Where's My Nearest (<http://internetgis.northyorks.gov.uk/planaccessgui/planaccessquifebv2.htm>)
- Parish Service Maps provided from SDC.
- Sustrans maps (<http://www.sustrans.org.uk/map?searchKey=Search+our+mapping&searchType=search&Search=Find#461268,431931,3>)
- Access database of information for proposed site allocations provided by SDC.
- English Heritage: National Monuments Record, Images of England (<http://www.imagesofengland.org.uk/quicksearch/default.aspx>)
- NHS Choices (<http://www.nhs.uk/Pages/homepage.aspx>)

The Core Strategy DPD, Core Strategy SA Report and other background papers were also used as a point of reference, including:

- Selby District Consultation Draft Core Strategy February 2010 (http://www.selby.gov.uk/upload/Selby_District_Consultation_Draft_Core_Strategy_February_2010.pdf).
- Core Strategy Sustainability Appraisal Report February 2010 (http://www.selby.gov.uk/upload/SA_Report_16_February_2010.pdf).
- Selby SA Scoping Report, November 2005.
- Strategic Housing Land Availability Assessment (SHLAA) (http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1634).
- Core Strategy Background Paper No.6 Village Growth Potential, February 2010 (http://www.selby.gov.uk/upload/100218_Core_Strategy_Background_Paper_6.pdf).

SA Framework Used In Assessment

The following section presents the SA Framework, through which the Site Allocation DPD has been assessed. The SA objectives and indicators include the modifications made as a result of the consultation on the SA Scoping Report. The DPD was not tested against all of the SA Framework. Instead only a tailored selection of SA Framework objectives were selected, which are shown in Table 1.1A. SA Key objectives/Sub Objectives that have been omitted is because there is not enough available information at this stage to provide an accurate appraisal.

Table B1: SA framework and justification for selected objectives

Key Objectives/Sub-Objectives	✓	Justification for Exclusion
ECONOMIC		
1.0 Good quality employment opportunities available to all		
1.1 Will it provide employment opportunities that match and enhance the needs and skills of the local workforce?		The majority of Site Allocations are for residential purposes only, so cannot be assessed. The employment allocation and options are very broad at the moment and therefore an assessment against these objectives is not possible at this stage. However, economic effects have been tested against
1.2 Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?	✓	
1.3 Will it promote or support equal employment opportunities?		This information is not readily available. The majority of Site Allocations are for residential purposes only, so cannot be assessed.
1.4 Will it promote healthy working lives (including health and safety at work, work-life/home-life balance, healthy workplace policies and access to occupational health)?		
1.5 Will it offer employment opportunities to disadvantaged groups (including people with mental health problems, disabilities and people from ethnic minority groups)?		
1.6 Will it ensure employment opportunities are accessible by public transport?	✓	
2 Conditions which enable business success, economic growth and investment		
2.1 Will it increase the amount of employment land in the District?		This information is not readily available. The majority of Site Allocations are for residential purposes only, so cannot be assessed.
2.2 Will it encourage rural diversification?		
2.3 Will it encourage diversification of traditional industries?		

Key Objectives/Sub-Objectives	Justification for Exclusion
2. Will it maximise local skills? 4	
2. Will it enable investment and business development? 5	
2. Will it enhance competitiveness through advice, and/or support? 6	
2. Will it set up and support local and regional supply chains? 7	This information is not readily available. The majority of Site Allocations are for residential purposes only, so cannot be assessed.
2. Will it increase investment in plant, machinery and research and development (R&D)? 8	
2. Will it support community-based businesses and/or support local self-help schemes e.g. credit unions? 9	
2. Will it encourage the growth of the tourism sector, including green tourism businesses and initiatives? 10	
SOCIAL	
3 Education and training opportunities to build skills and capacities	This information is not readily available or unknown.
3.1 Will it ensure an adequate number of school places within the District? ✓	
3.2 Will it promote lifelong learning and widening participation in lifelong learning activities?	This information is not readily available or unknown.
3.3 Will it provide appropriate on-the-job training? 3	
3.4 Will it improve levels of basic skills and/ or information/communication technology (ICT)? 4	
3.5 Will it support the voluntary sector and/ or promote volunteering? 5	
3.6 Will it ascertain skills/ skills training gaps and/ or promote specialised training for areas in transition? 6	
3.7 Will it build the confidence, self-esteem and capacity of individuals? 7	
3.8 Will it provide high quality vocational skills? 8	
4 Conditions and services to engender good health	This information is not readily available or unknown.
4.1 Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? ✓	

Key Objectives/Sub-Objectives		✓	Justification for Exclusion
4.2	Will it improve the quality and integration of health services?		This information is not readily available or unknown.
4.3	Will it promote positive health and prevent ill-health?		
5	Safety and security for people and property		This cannot be assessed at this stage of the DPD allocation process.
5.1	Will it reduce crime through design measures?		
5.2	Will it address the causes of crime and/ or reduce crime through intervention?		
5.3	Will it reduce fear of crime?		
5.4	Will it reduce causes of accidents (including measures to reduce road accidents such as speed restrictions and traffic calming)?		
6	Vibrant communities to participate in decision-making		This cannot be assessed at this stage of the DPD allocation process.
6.1	Will it build social and community capital, capacity and confidence?		
6.2	Will it increase community participation in activities?		
6.3	Will it support the voluntary sector and/ or promote volunteering?		
6.4	Will it devolve decision-making to communities, where appropriate?		
6.5	Will it support civic engagement?		
6.6	Will it encourage supportive personal and community networks?		
6.7	Will it improve and increase community facilities?		
7	Culture, leisure and recreation activities available to all?		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
7.1	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?	✓	
7.2	Will it increase non-car-based access to CLR activities?	✓	
7.3	Will it increase participation in CLR activities by tourists and local people?		This is determined as fully as possible in another SA

Key Objectives/Sub-Objectives		✓	Justification for Exclusion
7.4	Will it provide support for CLR providers and/or creative industries?		objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
7.5	Will it preserve, promote and enhance local culture and heritage?		
7.6	Will it improve access and affordability of CLR facilities which engender health, quality of life and learning?		
7.7	Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?	✓	
7.8	Will it address the shortfall in recreational open space in the District?	✓	
8	Quality housing available to everyone		This cannot be assessed at this stage of the DPD allocation process.
8.1	Will it provide appropriate housing for local needs?	✓	
8.2	Will it increase housing provision in the main District centres of Selby, Tadcaster and Sherburn-in-Elmet?		The Site Allocations DPD considers sites in other settlements and therefore this objective is not considered suitable.
8.3	Will it make housing available to all, including people in need (taking into account requirements of location, size, type and affordability)?		These are detailed matters which cannot be assessed at this stage of the DPD allocation process.
8.4	Will it enable people to obtain and maintain tenancies?		
8.5	Will it improve the quality of housing stock (increase safety and security, reduce unfit housing, improve accessibility for people with disabilities)?		
8.6	Will it improve the energy efficiency and insulation in housing to reduce fuel poverty and ill-health?		
8.7	Will it increase use of sustainable design and sustainable building materials in construction?	✓	
8.8	Will it reduce the number of empty and difficult to let properties?		This cannot be assessed at this stage of the DPD allocation process.
9	Local needs met locally		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation

Key Objectives/Sub-Objectives		✓	Justification for Exclusion process.
9.1	Will it provide direct support for local traders and suppliers through advice, information and training?		The majority of Site Allocations are for residential purposes only, so cannot be assessed.
9.2	Will it support the formation, maintenance and use of local and regional supply chains for goods and services?		
9.3	Will it ensure that essential services (e.g. health services and shops) and resources to serve communities are available within reasonable non-car based travelling distance?		
9.4	Will it support the vibrancy of town and village centres?	✓	
9.5	Will it investigate information/communication technology (ICT) links to connect geographically remote and disadvantaged groups to services and resources?		This cannot be assessed at this stage of the DPD allocation process.
9.6	Will it support and encourage sharing of information/resources and co-operative ways of working?		
ENVIRONMENTAL			
10	A transport network which maximises access whilst minimising detrimental impacts		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
10.1	Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. by improving public transport)?	✓	
10.2	Will it provide/improve/promote information about alternatives to car-based transport?		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
10.3	Will it support less use as well as more efficient use of cars (e.g. car sharing)?		
10.4	Will it improve access to opportunities and facilities for all groups?	✓	
10.5	Will it make the transport/ environment attractive to non-car users (e.g. pedestrians and cyclists)?	✓	
10.6	Will it encourage freight transfer from road to rail?		This is determined as fully as possible in another SA

Key Objectives/Sub-Objectives		✓	Justification for Exclusion
10 .7	Will it encourage employers to develop green travel plans for staff travel to/from work and at work?		objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process or is beyond the scope of this SA report.
11	A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
11 .1	Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	✓	
11 .2	Will it improve the resource efficiency of buildings (water, waste, energy, density, use of existing buildings, designing for a longer lifespan)?		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
11 .3	Will it prevent inappropriate development in flood zones?		
11 .4	Will it increase the use of sustainable urban drainage (which reduces run-off and improves water quality)?		
11 .5	Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
11 .6	Will it ensure new development is well designed and appropriate to its setting?	✓	
11 .7	Will it support local distinctiveness?		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
11 .8	Will it encourage high quality design in new buildings?		
11 .9	Will it encourage the development of Brownfield sites?	✓	
12	Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
12	Will it preserve or enhance the character,	✓	

Key Objectives/Sub-Objectives		✓	Justification for Exclusion
.1	appearance or setting of Conservation Areas?		
12 .2	Will it preserve or, where appropriate, enhance the special character or appearance of Listed Buildings and structures or their settings?	✓	
12 .3	Will it preserve or enhance the character, appearance or setting of Historic Parks and Gardens?	✓	
12 .4	Will it preserve or enhance archaeological sites and their settings?	✓	
12 .5	Will it protect and/ or enhance the character, appearance or setting of the Registered Battlefield or prejudice the potential for its interpretation?	✓	
12 .6	Will it conserve and manage locally important buildings and townscapes?	✓	
12 .7	Will it conserve and manage distinctive historic landscapes?	✓	
12 .8	Will it provide for increased access to, and understanding of, the historic environment?	✓	
13	A bio-diverse and attractive natural environment		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
13 .1	Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?	✓	
13 .2	Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?	✓	
13 .3	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?	✓	
13 .4	Will it increase understanding of ways to create new environmental assets and restore wildlife habitats?		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
13 .5	Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?		
13 .6	Will it increase the quality and quantity of woodland cover in appropriate locations using native species?		

Key Objectives/Sub-Objectives		✓	Justification for Exclusion	
13 .7	Will it protect and enhance the District's rivers?			
13 .8	Will it promote, educate and raise awareness of the enjoyment and benefits of the natural environment and biodiversity and promote access to wildlife on appropriate sites?			
14	Minimal pollution levels		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.	
14 .1	Will it clean up contaminated land to the appropriate standard?	✓		
14 .2	Will it reduce air pollution from current activities and the potential for such pollution?	✓		
14 .3	Will it reduce water pollution from current activities and the potential for such pollution?	✓		
14 .4	Will it reduce noise pollution from current activities and the potential for such pollution?	✓		
14 .5	Will it reduce light pollution from current activities and the potential for such pollution?		This cannot be assessed at this stage of the DPD allocation process.	
14 .6	Will it raise awareness about pollution and its effects?			
14 .7	Will it provide support, advice and encouragement for the business sector to reduce pollution?			
14 .8	Will it promote innovative and less harmful uses of potential pollutants?			
14 .9	Will it include measures and research to identify and reduce pollution?			
14 .10	Will it reduce the risk of pollution incidents and environmental accidents?			
15	Reduce greenhouse gas emissions and a managed response to the effects of climate change			This cannot be assessed at this stage of the DPD allocation process.
15 .1	Will it reduce greenhouse gas emissions from transport?	✓		
15 .2	Will it reduce methane emissions from agriculture, landfills and past and present mining activities?	✓		
15 .3	Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?	✓		

Key Objectives/Sub-Objectives		✓	Justification for Exclusion
15 .4	Will it increase energy efficiency in all sectors?		This cannot be assessed at this stage of the DPD allocation process.
15 .5	Will it research and monitor the likely effects of climate change and provide evidence and advice on the predicted consequences for affected areas and sectors?		
15 .6	Will it plan and implement adaptation measures for the likely effects of climate change?		
15 .7	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		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
16 .1	Will it reduce risk from flooding?	✓	
16 .2	Will it direct development away from flood risk areas?	✓	
16 .3	Will it prevent inappropriate development in flood zones?	✓	
17	Prudent and efficient use of resources		This is determined as fully as possible in another SA objective/sub-objective. Any further appraisal cannot be completed at this stage of the DPD allocation process.
17 .1	Will it increase efficiency in water, energy and raw material use?		This cannot be assessed at this stage of the DPD allocation process.
17 .2	Will it develop renewable energy/ resources?		
17 .3	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield sites)?	✓	
17 .4	Will it increase prevention, reuse, recovery and recycling of waste?		This cannot be assessed at this stage of the DPD allocation process.
17 .5	Will it increase awareness and provide information on resource efficiency and waste?		
17 .6	Will it reduce use of non-renewable resources?		
17 .7	Will it ensure that new development exists within the constraints of the District's water resource?	✓	



Appendix C – Core Strategy Strategic Site Appraisals

Appendix D – Sustainability Consideration of Discounted Sites

Table D.1: Sustainability Consideration of Discounted Sites

Site Name and Reference Number	Comment on Sustainability Issues
X 001 Stillingfleet Mine	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, the Core Strategy has considered the employment use of mines and therefore no allocation is necessary in the Site Allocations DPD.
X 002 Wistow Mine	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, the Core Strategy has considered the employment use of mines and therefore no allocation is necessary in the Site Allocations DPD.
X 004 Land Adjacent Milton Place	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 005 West of Selby Road, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 006 Land between Field Lane and Lordship Lane, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 007 Land north of Garman Carr Lane, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 008 Milford Hotel, Peckfield	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 009 Former Boot and Shoe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Nature Conservation and Proximity to Services and Employment.
X 010 Former Papyrus Works	This site has planning permission and is therefore no longer available for future allocation.
X 011 Hazelwood Castle and farm	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 012 Saw Wells, Barkston Ash	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 013 Ings Lane, Beal	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 014 Land off Hull Road, Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 015 New Oak Farm, Cambelsforth	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, the site is at high risk of flooding.
X 016 Pakwood Farm	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 017 Meadowfield Farm, Cambelsforth	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 018 Paddock at 38 Wrights Lane	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.

Site Name and Reference Number	Comment on Sustainability Issues
X 019 Former Little Chef	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 020 Weeland Road and Station Road	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 021 Land at Scathingwell Park, Barkston Ash	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 022 Land East of Mill Lane, Barlow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 023 Land at Oak Tree Nursery, Barlow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 024 Land at School Farm, Barlow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 025 Land at Common Road and Mill Lane, Barlow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 026 Land North of Haddlesey Road	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 027 Burn Airfield	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. Part of the site is at high risk of flooding. In addition, The site is currently used by Burn Gliding Club which is widely used by residents and so offers leisure and recreation facilities.
X 028 Land Adjacent Poplar House, Burn	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 029 Burn Grange Farm, Burn	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 030 Land at Camela Lane, Camblesforth	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 032 Land at Camblesforth Hall, Camblesforth	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 033 Land West of Camblesforth Hall, Camblesforth	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 034 Land at Camblesforth Hall, Adjacent A1041	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 035 Land North of A1041, Camblesforth	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 036 Land at Plum Tree Cottage	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 037 Land at East Garth Cottages	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.

Site Name and Reference Number	Comment on Sustainability Issues
X 038 Land at North View	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 039 Land Rear of Sycamore House	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 040 Land at Haymoor House, South Duffield	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 041 Land at Turnham Lane, Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 042 Land at Station Lane, Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 043 Land adjacent White House, Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 044 Land at Willow Cottage, South Duffield	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 045 Mansion House, Drax	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 046 Land at 107 Main Road, Drax	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 047 Land West of Escrick	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 048 Land at Skipwith Road	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 049 Land at Junction of Station Road and West Common	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 050 Land North of Station Road	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 051 Land at Heck Lane	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 052 Land at Yew Tree Farm, Main Street, Kelfield	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 053 Land At Kelfield Road, Kelfield	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 054 Land At Main Street, Kelfield	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 055 Land at Kirby Wharfe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 056 Land at Woodlands	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and

Site Name and Reference Number	Comment on Sustainability Issues
	Employment. In addition, part of the site is at high risk of flooding.
X 057 Land South of Papyrus Villas	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 059 Refuse Tip, Weedling Gate	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 060 Land off Church Lane, Stutton	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 061 The Engine Works, Thorganby	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 062 Land adjacent Ings View Farm, Thorgandby	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 063 Land adjacent West Cottingwith House, Thorgandby	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 064 Land at Towton Grange, Towton	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 065 Land at Towton Hall	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 066 Land adjacent the Avenue, West Haddlesey	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 067 Land At Westfield Farm	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 068 Land South of Station Road, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 069 Land at Woodlands House, Long Lane, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 070 Land South of Manor House Farm, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 071 Land at Willowside, Cawood Road, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 072 Land at Selby Road, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 073 Land at Selby Road, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 074 Land At Garman Carrs Lane, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 075 Land Rear of the Grange, Wistow	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.

Site Name and Reference Number	Comment on Sustainability Issues
X 076 Land at Manor Farm, Womersley	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 077 Lumby Court, Lumby	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 078 Land at Hall Farm	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 079 Church Fenton Airbase	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, Church Fenton remains operational with the RAF.
X 100 Oxon Lane, Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 101 Land off Sutton Lane, Byram cum Sutton	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 102 Drax Power Station Land	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X 103 Yew Tree Farm, Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X 104 Bon Accord Farm, Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X IO A Toulston Cottage	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment. In addition, part of the site is at high risk of flooding.
X IO B Blackwood Pig Farm east	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X IO C Blackwood Pig Farm West	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X IO D Manor House Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X IO E Land at Hazlewood Castle	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X IO F Bon Accord Farm, Main Street, Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X IO G Land east of The Close, Towton	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.
X IO H Land at Green Lane, Cliffe	The site is in a rural location and therefore performs poorly against sustainability objectives relating to Transport, Nature Conservation and Proximity to Services and Employment.

services

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- energy & environmental
- secondment & outsourcing
- structural engineering
- transport planning

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- communication & technology
- conservation / historic
- education
- energy
- government & defence
- healthcare
- highways
- hotels
- industrial
- marine
- rail
- residential
- retail
- sports & leisure
- transportation
- urban regeneration
- waste
- water

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- birmingham
- brentwood
- bristol
- cardiff
- cirencester
- derby
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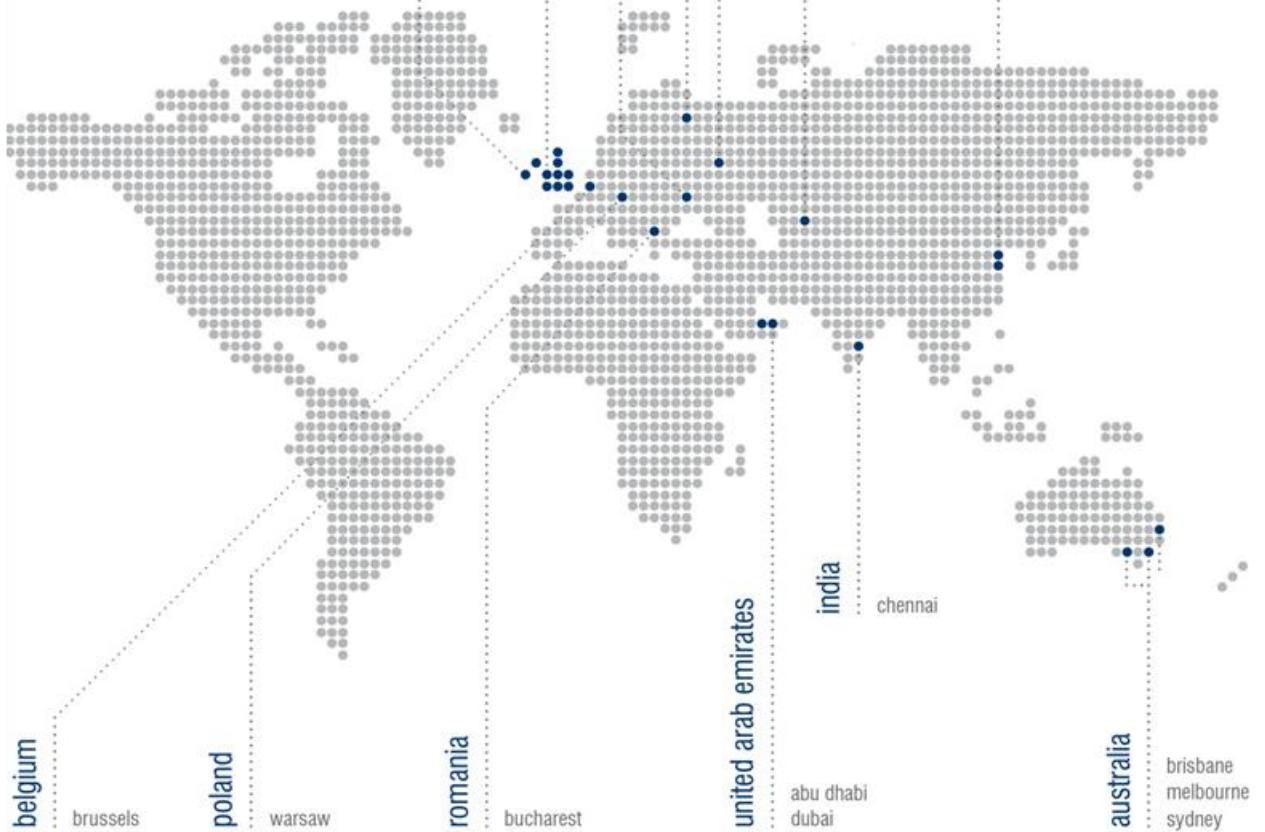
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