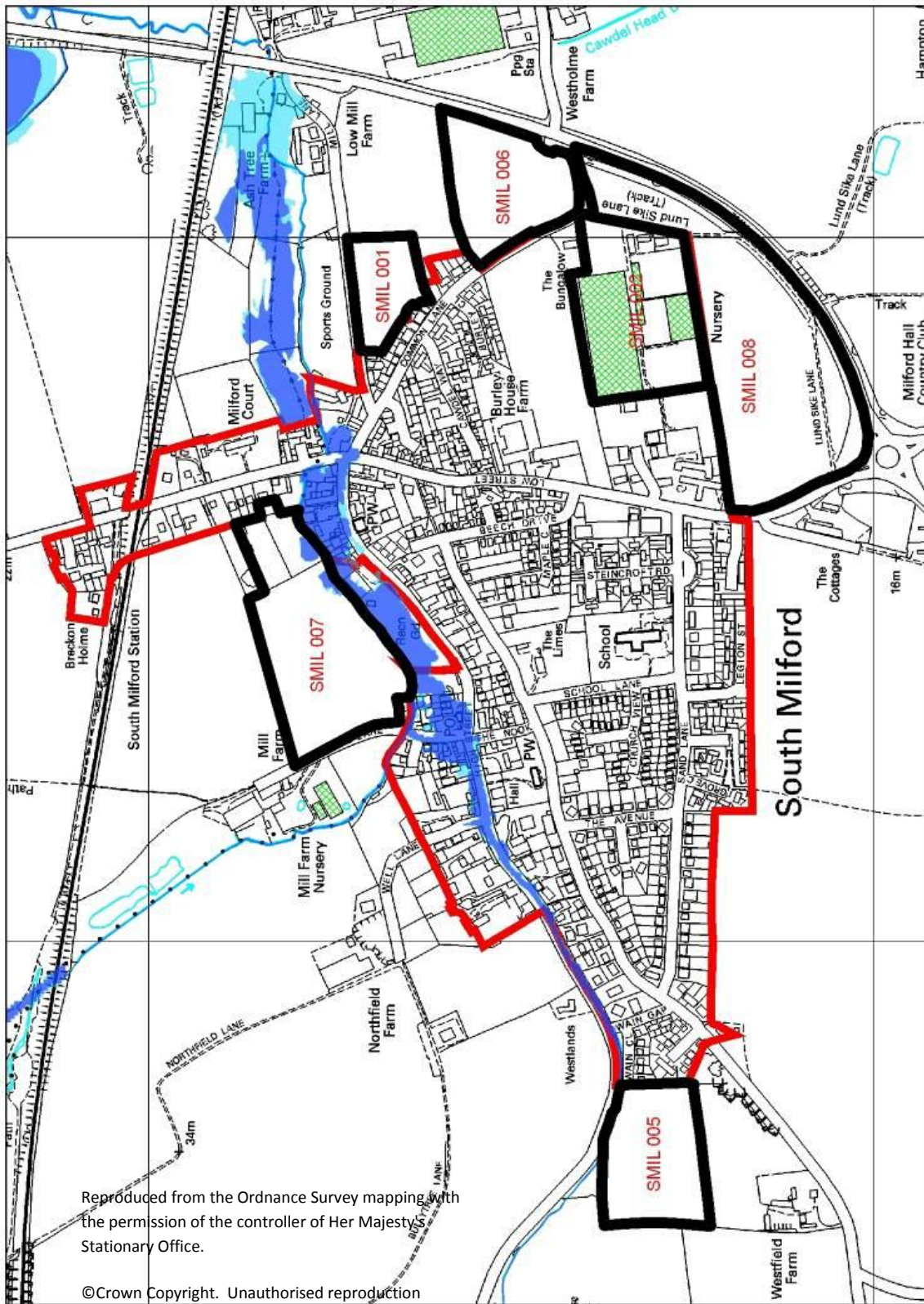


1.19 South Milford



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Land South of Mill Lane, South Milford

NGR: 449932 431667

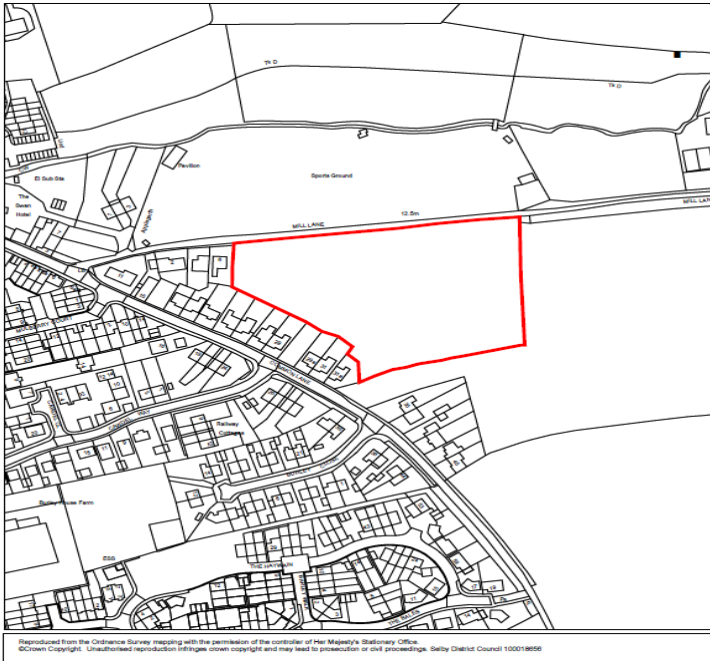
Site Area: 1.27 ha

Settlement Hierarchy: Designated Service Village

SMIL 001

Developable Area: 1.27 ha

SDC Yield Estimate: 44



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield and the current land use is agricultural. However due to South Milford's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	South Milford Railway Station is located approximately 500-600m to the north west of the site, providing services between Selby and Leeds. The nearest bus stop to the site is on Millford Road (approximately 200-300m to the north west of the site) which is serviced by a bus route between Selby and Leeds. The site is not connected to the highway and may require additional highway works including improvements and widening Mill Lane.	Yellow
Community Facilities	South Milford has multiple community facilities that include: <ul style="list-style-type: none"> • South Milford Post Office and General Store (approximately 600-700m to the west of the site); • Black Bull Inn Public House (approximately 200-300m to the west of the site); • The Swan Hotel (approximately 200-300m to the north west of the site); • Raj of India Restaurant (approximately 400-500m to the south west of the site); • St Mary's Church (approximately 700-800m to the west of the site); • The South Milford Surgery (approximately 300-400m to the north west of the site); and • Women's Institute Hall (approximately 600-700m to the west of the site). Higher levels of services in the neighbouring Local Service Centre of Sherburn-in-Elmet are accessible via public transport and by walking. South Milford Primary School is approximately 600m to the south west of the site, and Athelstan Primary School is located 1.2km north of the site. SDC has identified these schools as having additional capacity. Sherburn High School is located 1.5km to the north west of the site, which has an unknown capacity.	Green
Nature Conservation	There are no sites designated for nature conservation within 400m of the site; however Sherburn Willows SSSI is located approximately 1.5km to the north west of the site.	Green

Heritage	<p>The following heritage assets are in proximity to the site:</p> <ul style="list-style-type: none">• The Grade II Listed St Mary’s Church (located approximately 700-800m to the west of the site);• The Grade II Listed Inglenook Farmhouse (located approximately 800-900m to the west of the site); and• The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II Listed Steeton Hall (located approximately 1.5km to the west of the site).	
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SUSTAINABILITY APPRAISAL

Site Ref: SMIL 001

Site Name: Land South of Mill Lane, South Milford.

Site Size: 1.27ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to significantly stimulate the economy and employment opportunities in South Milford. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities including a garden centre, hotel and restaurants. There is good access to higher level services and employment opportunities in Selby and the Local Service Centre of Sherburn-in-Elmet. Therefore allocation of this site has the potential to minimise the need to travel and commute via car, so is in accordance with the SDCDCS objective. 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).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>South Milford Primary School is approximately 600-700m to the south west of the site, and Athelstan Primary School is located 1.2km north of the site. SDC has identified these schools as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. Additionally Sherburn High School is located 1.5km to the north west of the site, which has an unknown capacity.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the South Milford Surgery (according to NHS Choices) and is approximately 300-400m to the north west of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access 	-	<p>CLR facilities in close proximity to the site include a sports ground (approximately within 100m to the north of the site), a football pitch approximately 400-500m to the west of the site, an equipped play area approximately 300-400m to the west of the site and a basket ball court approximately 400-500m to the west of the site. Additional CLR facilities including Eversely Cricket Club, Skate Park, tennis courts and library in Sherburn-in-Elmet are accessible via public transport. Therefore,</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		<p>allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) located 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		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of South Milford. Therefore the site has the potential to support the vibrancy of the South Milford, and is unlikely to be isolated from the local community. Allocation of the site Allocation of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>South Milford Railway Station is located approximately 500-600m to the north west of the site; this provides services between Selby and Leeds. The nearest bus stop to the site is on Milford Road (approximately 200-300m to the north west of the site) which is serviced by a bus route between Selby and Leeds.</p> <p>South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities and facilities such as a garden centre, hotel, restaurants and car service station. 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).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well 	✓	<p>As aforementioned, the site has inadequate local services and access to higher level services in Sherburn-in-Elmet and Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is Grade 3 agricultural land; therefore allocation of this site is not encouraging the development on Brownfield sites. However because of South Milford's status as a Designated Service</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>designed and appropriate to its setting?</i></p> <ul style="list-style-type: none"> <i>Will it encourage the development of Brownfield sites?</i> 		<p>Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

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

<ul style="list-style-type: none"> <i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i> 	-	<p>The site is in proximity to the following designated heritage assets:</p> <ul style="list-style-type: none"> The Grade II Listed St Mary's Church (located approximately 700-800m to the west of the site); The Grade II Listed Inglenook Farmhouse (located approximately 800-900m to the west of the site); and The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II Listed Steeton Hall (located approximately 1.5km to the west of the site). <p>Any development at the site would need to take into consideration these sites and ensure there are no adverse effects on their settings.</p>
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13. A bio-diverse and attractive natural environment

<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	-	<p>The site not situated in or in close proximity to any designated nature conservation area. The site has minimal potential for wildlife due to the current land use being a ploughed field. The site is located within a Land Management Initiative. Sherburn Willows SSSI is located approximately 1.5km to the north west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The sites location within a rural setting and consideration of this should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The site is within 100-200m of a Selby Area Drainage Board Watercourse on Common Lane. Therefore precautionary measures should be implemented to ensure impacts to the waterway are prevented. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> 		
<ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> 		
<ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> 		

14. Minimal pollution levels

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

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

Land at Lund Syke Lane, South Milford

NGR: 449902, 431334

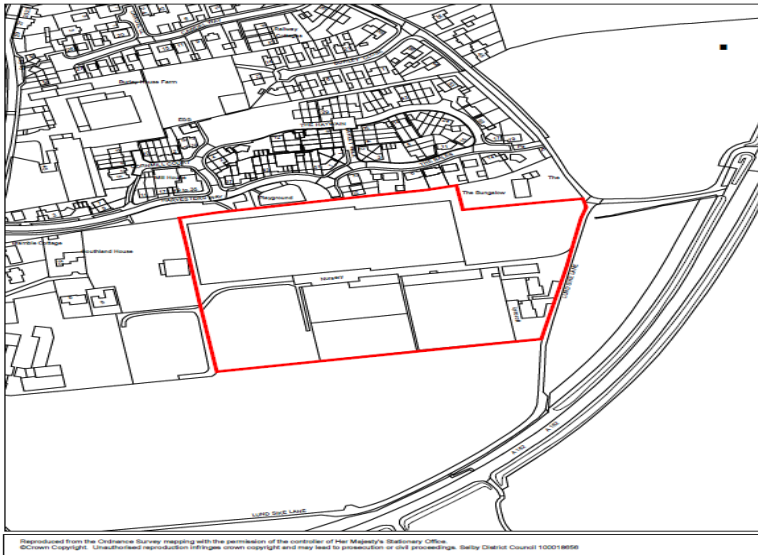
Site Area: 3.8 ha

Settlement Hierarchy: Designated Service Village

SMIL 002


Developable Area: 3.8 ha

SDC Yield Estimate: 133



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as mixture of Previously Developed Land (PDL) and Greenfield. The current land use is land for agriculture/plant nursery. However due to South Milford's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Green
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. A Selby Area Drainage Board Watercourse on Common Lane is located approximately 400-500m north of the site.	Green
Transport Access	South Milford Railway Station is located approximately 800-900m to the north west of the site; this provides services between Selby and Leeds. The nearest bus stop to the site is on Low Street (approximately 200-300m to the west of the site) which is serviced by a bus route between Selby and Leeds. The site is not connected to the highway so may require additional highway works including the widening of Mill Lane.	Yellow
Community Facilities	South Milford has multiple community facilities that include: <ul style="list-style-type: none"> • South Milford Post Office and General Store (approximately 600-700m to the north west of the site); • Black Bull Inn Public House (approximately 400-500m to the north west of the site); • The Swan Hotel (approximately 400-500m to the north west of the site); • Raj of India Restaurant (approximately 200-300m to the west of the site); • St Mary's Church (approximately 600-700m to the north west of the site); • The South Milford Surgery (approximately 500-600m to the north west of the site); and • Women's Institute Hall (approximately 500-600m to the North West of the site). Higher levels of services in the neighbouring Local Service Centre of Sherburn-in-Elmet are accessible via public transport and by walking. South Milford Primary School is approximately 400-500m to the west of the site, and Athelstan Primary School is located 1.5km north of the site. SDC has identified these schools as having additional capacity.	Green
Nature Conservation	There are no sites designated for nature conservation within 400m of the site; however Sherburn Willows SSSI is located approximately 1.5km to the north west of the site.	Green
Heritage	<ul style="list-style-type: none"> • The site is in proximity to the following heritage assets: • The Grade II Listed St Mary's Church (located approximately 600-700m to the north west of the site); • The Grade II Listed Inglenook Farmhouse (located approximately 700-800m to the north 	Green

	<p>west of the site); and</p> <ul style="list-style-type: none">• The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II Listed Steeton Hall (located approximately 1.5km to the north west of the site).	
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SUSTAINABILITY APPRAISAL

Site Ref: SMIL 002

Site Name: Land at Lund Syke Lane, South Milford.

Site Size: 3.8ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in South Milford. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities including a garden centre, hotel and restaurants. 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, so is in accordance with the SDCDCS objective. 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).</p>
SOCIAL		
3 Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>South Milford Primary School is approximately 400-500m to the west of the site, and Athelstan Primary School is located 1.5km north of the site. SDC has identified these schools as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. Additionally Sherburn High School is located 1.8km to the north west of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the South Milford Surgery (according to NHS Choices) and is approximately 500-600m to the north west of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? 	-	<p>CLR facilities in close proximity to the site include a sports ground (approximately 400-500m to the north of the site), a football pitch approximately 500-600m to the north west of the site, an equipped play area approximately 500-600m to the north west of the site and a basket ball court approximately 500-600m to the north west of the site. Additional CLR facilities including Eversely Cricket Club, Skate Park, tennis courts and library in Sherburn-in-Elmet are accessible via public transport. Therefore, allocation of this site is likely to increase non-car based access to CLR activities.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		<p>Due to the scale of the site, there is limited potential to provide some facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) located 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		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of 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.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>South Milford Railway Station is located approximately 800-900m to the north west of the site; this provides services between Selby and Leeds. The nearest bus stop to the site is on Low Street (approximately 200-300m to the west of the site) which is served by a bus route between Selby and Leeds.</p> <p>South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities and facilities such as a garden centre, hotel, restaurants and car service station and sales. 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. The scale of the development at this site may stimulate improvements to or additional public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well 	✓	<p>As aforementioned, the site has inadequate local services and access to higher level services in Sherburn-in-Elmet and Selby. Therefore, allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a mixture of PDL and Greenfield. The current land use is for Grade 3 agricultural land and land for plant nurseries, therefore allocation of this site is not encouraging the development on Brownfield sites. However because of</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>designed and appropriate to its setting?</i></p> <ul style="list-style-type: none"> <i>Will it encourage the development of Brownfield sites?</i> 		<p>South Milford'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 building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings

<ul style="list-style-type: none"> <i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i> 	-	<p>The site is in proximity to the following heritage assets and their settings:</p> <ul style="list-style-type: none"> The Grade II Listed St Mary's Church (located approximately 600-700m to the north west of the site); The Grade II Listed Inglenook Farmhouse (located approximately 700-800m to the north west of the site); and The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II Listed Steeton Hall (located approximately 1.5km to the north west of the site). <p>Therefore, any development at the site may need to take into consideration these sites to minimise adverse impacts on these features, and maximise preservation and enhancement of these features.</p>
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13. A bio-diverse and attractive natural environment

<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	-	<p>The site not situated in or in close proximity to any designated nature conservation area. 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. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>The site is located within a Land Management Initiative. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The sites location within a rural setting and consideration of this should be given to incorporating features into the design to ensure there is no significant loss of landscape character and quality.</p>
<ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> 		
<ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> 		
<ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> 		

14. Minimal pollution levels

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

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

Land at High Street, South Milford

NGR: 448695 431304

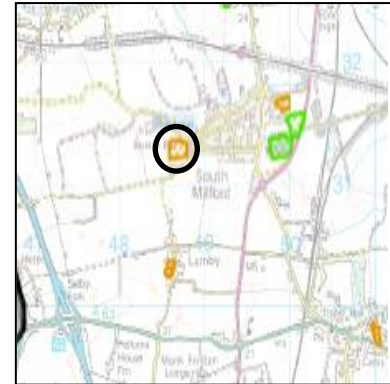
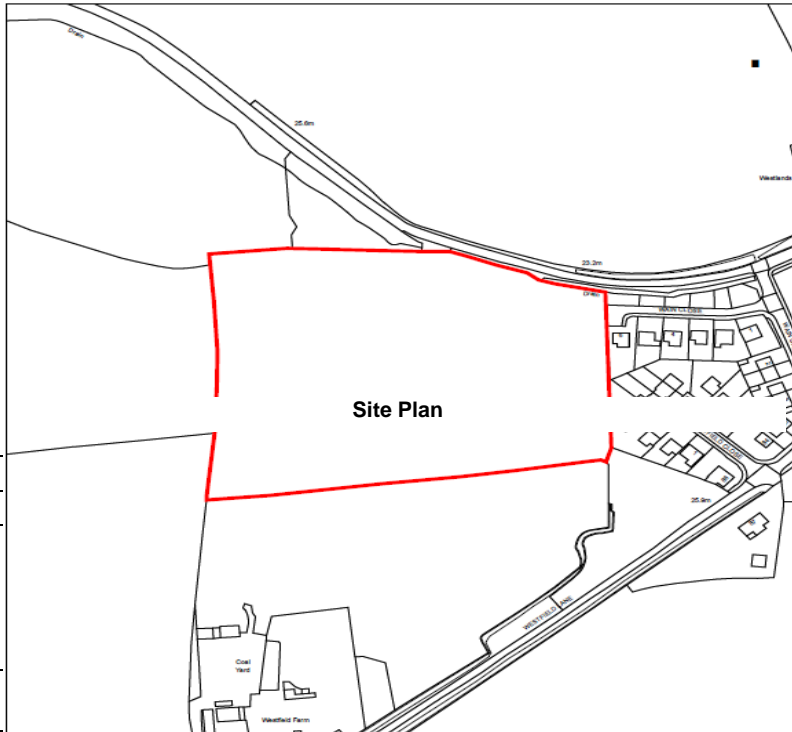
Site Area: 2.6 ha

Settlement Hierarchy: Service Village

SMIL 005

Developable Area: 2.6 ha

SDC Yield Estimate: 91



		Flag
	<p>on (ALC). The site is within a d as Greenfield and the current Milford's status as a Designated s a suitable settlement type for</p> <p>s a minimal risk of flooding. The</p>	Yellow
	<p>km to the north west of the site;</p>	Yellow
ACCESS	<p>his provides services between Selby and Leeds. The nearest bus stop to the site is on Wain Gap (approximately 100-200m to the west of the site) which is serviced by a bus route between Selby and Leeds.</p> <p>The site abuts the highway, but additional highway works may be required including the widening of White Cote Lane.</p>	Yellow
Community Facilities	<p>South Milford has multiple community facilities that include:</p> <ul style="list-style-type: none"> • South Milford Post Office and General Store (approximately 500-600m to the north east of the site); • Black Bull Inn Public House (approximately 1km to the east of the site); • The Swan Hotel (approximately 600-700m to the north east of the site); • Raj of India Restaurant (approximately 1km to the east of the site); • St Mary's Church (approximately 500-600m to the north east of the site); • The South Milford Surgery (approximately 1km to the north east of the site); and • Women's Institute Hall (approximately 600-700m to the north east of the site). <p>Higher levels of services in the neighbouring Local Service Centre of Sherburn-in-Elmet are accessible via public transport.</p> <p>South Milford Primary School is approximately 700-800m to the east of the site, and Athelstan Primary School is located 1.6km north east of the site. SDC has identified these schools as having additional capacity. Sherburn High School is located 1.7km to the north east of the site, which has an unknown capacity.</p>	Green
Nature Conservation	<p>There are no sites designated for nature conservation within 400m of the site; however Sherburn Willows SSSI is located approximately 1.2km to the north of the site.</p>	Green
Heritage	<p>The site is in proximity to the following heritage assets:</p> <ul style="list-style-type: none"> • The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II Listed Steeton Hall (located approximately 300-400m to the north west of the site); • The Grade II Listed St Mary's Church (located approximately 500-600m to the north east of the site); and • The Grade II Listed Inglenook Farmhouse (located approximately 400-500m to the north east of the site). 	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: SMIL 005

Site Name: Land at High Street, South Milford.

Site Size: 2.6ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	✓	<p>The site is located on Grade 2 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in South Milford. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities including a garden centre, hotel and restaurants, and good access to higher level services and employment opportunities in Selby and the Local Service Centre of Sherburn-in-Elmet. Therefore allocation of this site has the potential to minimise the need to travel and commute via car, so is in accordance with the SDCDCS objective. 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).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>South Milford Primary School is approximately 700-800m to the east of the site, and Athelstan Primary School is located 1.6km north east of the site. SDC has identified these schools as having additional capacity. SDC has identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the South Milford Surgery (according to NHS Choices) and is approximately 1km to the north east of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in 	-	<p>CLR facilities in close proximity to the site include a sports ground (approximately 1.2km to the north east of the site), a football pitch approximately 800-900m to the north east of the site, an equipped play area approximately 900m-1km to the north east of the site and a basket ball court approximately 900m-1km to the north east of the site. Additional CLR facilities including the Eversely Cricket Club, Skate Park, tennis courts and library in Sherburn-in-Elmet are accessible via public transport. Allocation of this site is unlikely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited to provide some facilities on site to address the shortfall of recreational open</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>recreational open space in the district?</i></p> <ul style="list-style-type: none"> <i>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i> 		<p>space in the district.</p> <p>There are no Public Rights of Way (PRoW) located 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		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	-	<p>The site is on the western outskirts of South Milford. Therefore the site is unlikely to support the vibrancy of the settlement, and could potentially be isolated from the local community. Allocation of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	✓	<p>South Milford Railway Station is located approximately 1.1km to the north west of the site; this provides services between Selby and Leeds. The nearest bus stop to the site is on Wain Gap (approximately 100-200m to the west of the site) which is serviced by a bus route between Selby and Leeds.</p> <p>South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities and facilities such as a garden centre, hotel, restaurants and car service station. 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).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of</i> 	✓	<p>As aforementioned, the site has local services and access to higher level services in Sherburn-in-Elmet and Selby. Therefore, allocation 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 2 agricultural land; therefore allocation of this site is not encouraging the development on Brownfield sites. However because of South Milford'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</p>

SA OBJECTIVE	EFFECT	COMMENTARY
Brownfield sites?		locality.

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

<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	?	<p>The site is in proximity to the following conservation areas or designated heritage assets areas and their settings:</p> <ul style="list-style-type: none"> The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II Listed Steeton Hall (located approximately 300-400m to the north west of the site); The Grade II Listed St Mary's Church (located approximately 500-600m to the north east of the site); and The Grade II Listed Inglenook Farmhouse (located approximately 400-500m to the north east of the site). <p>Any development at the site would need to take into consideration these sites to minimise adverse impacts on these features, and maximise preservation and enhancement of these features.</p>
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13. A bio-diverse and attractive natural environment

<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	?	<p>The site is not situated in or in close proximity to any designated nature conservation area. The site has minimal potential for wildlife due to the current land use being a ploughed field. The site is located within a Land Management Initiative. Sherburn Willows SSSI is located approximately 1.2km to the north of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The sites location within a rural setting and consideration of this should be given to incorporating features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>A main river is located at the site's northern boundary; therefore precautionary measures should be implemented to ensure impacts to the waterway are prevented. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		

14. Minimal pollution levels

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

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

Land at Common Lane, South Milford

SMIL 006

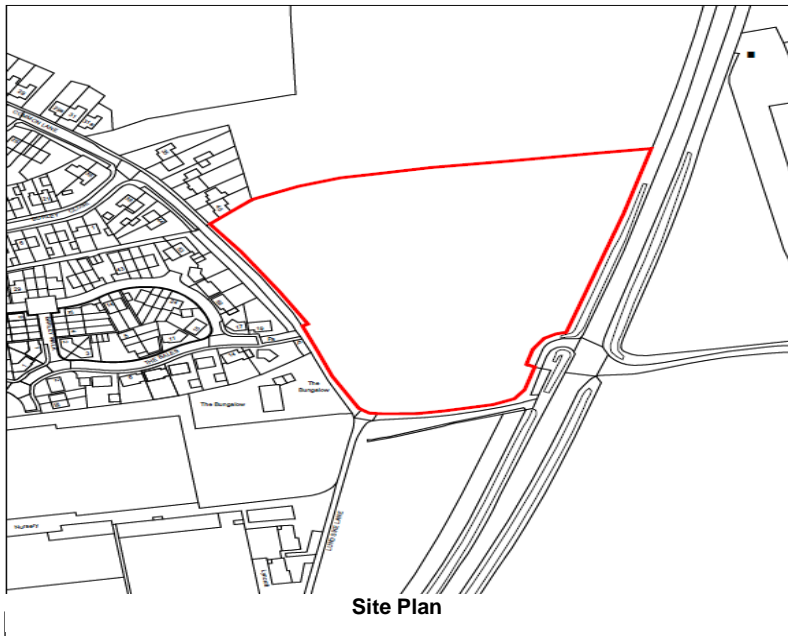
NGR: 450061 431511

Site Area: 2.67 ha

Settlement Hierarchy: Service Village

Developable Area: 2.67 ha

SDC Yield Estimate: 93



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 agricultural land classification. The site is within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield and the current land use is agricultural. However due to South Milford's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Green
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. A Selby Area Drainage Board Watercourse on Common Lane is located approximately 200-300m to the north of the site.	Green
Transport Access	South Milford Railway Station is located approximately 700-800m to the north west of the site; this provides services between Selby and Leeds. The nearest bus stop to the site is on the High Street (approximately 400-500m to the north west of the site) which is served by a bus route between Selby and Leeds. The site abuts the highway network however may require additional works including the widening of Common Lane.	Yellow
Community Facilities	South Milford has multiple community facilities that include: <ul style="list-style-type: none"> • South Milford Post Office and General Store (approximately 700-800m to the north west of the site); • Black Bull Inn Public House (approximately 400-500m to the north west of the site); • The Swan Hotel (approximately 400-500m to the north west of the site); • Raj of India Restaurant (approximately 400-500m to the south west of the site); • St Mary's Church (approximately 800-900m to the west of the site); • The South Milford Surgery (approximately 500-600m to the north west of the site); and • Women's Institute Hall (approximately 700-800m to the west of the site). Higher levels of services in the neighbouring Local Service Centre of Sherburn-in-Elmet are accessible via public transport. South Milford Primary School is approximately 600-700m to the south west of the site, and Athelstan Primary School is located 1.4km north west of the site. SDC has identified these schools as having additional capacity. Sherburn High School is located 1.7km to the north west of the site.	Green
Nature Conservation	There are no sites designated for nature conservation within 400m of the site; however Sherburn Willows SSSI is located approximately 1.6km to the north west of the site.	Green
Heritage	The site is in proximity to the following heritage assets: <ul style="list-style-type: none"> • The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II 	Green

	<p>Listed Steeton Hall (located approximately 1.7km to the west of the site);</p> <ul style="list-style-type: none">• The Grade II Listed St Mary's Church (located approximately 800-900m to the west of the site); and• The Grade II Listed Inglenook Farmhouse (located approximately 900-1km to the west of the site).	
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SUSTAINABILITY APPRAISAL

Site Ref: SMIL 006

Site Name: Land at Common Lane, South Milford.

Site Size: 2.67ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in South Milford. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities including a garden centre, hotel and restaurants and 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, so is in accordance with the SDCDCS objective. 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).</p>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>South Milford Primary School is approximately 600-700m to the south west of the site, and Athelstan Primary School is located 1.4km north west of the site. SDC has identified these schools as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. Additionally Sherburn High School is located 1.7km to the north west of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the South Milford Surgery (according to NHS Choices) and is approximately 500-600m to the north west of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>CLR facilities in close proximity to the site include a sports ground (approximately 300-400m to the north west of the site), a football pitch approximately 600-700m to the north west of the site, an equipped play area approximately 500-600m to the north west of the site and a basket ball court approximately 500-600m to the north west of the site. Additional CLR facilities including Eversely Cricket Club, Skate Park, tennis courts and library in Sherburn-in-Elmet are accessible via public transport. Allocation of this site is likely to increase non-car based access to CLR activities.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		<p>Due to the scale of the site there is limited potential to provide some facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) located 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		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✗	<p>The site is on the outskirts of South Milford. Therefore is unlikely to support the vibrancy of the settlement. Allocation of the site would provide some limited enlightenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>South Milford Railway Station is located approximately 700-800m to the north west of the site; this provides services between Selby and Leeds. The nearest bus stop to the site is on the High Street (approximately 400-500m to the north west of the site) which is serviced by a bus route between Selby and Leeds.</p> <p>South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities and facilities such as a garden centre, hotel, restaurants and car service station. 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.</p> <p>Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of 	-	<p>As aforementioned, the site has local services and access to higher level services in Sherburn-in-Elmet and Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is Grade 3 agricultural land; therefore allocation of this site is not encouraging the development on Brownfield sites. However because of South Milford'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</p>

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

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

<ul style="list-style-type: none"> <i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i> 	-	<p>The site is in proximity to the following conservation areas or designated heritage assets, areas and their settings:</p> <ul style="list-style-type: none"> The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II Listed Steeton Hall (located approximately 1.7km to the west of the site); The Grade II Listed St Mary's Church (located approximately 800-900m to the west of the site); and The Grade II Listed Inglenook Farmhouse (located approximately 900m-1km to the west of the site). <p>Any development at the site would need to take into consideration these sites so they can minimise adverse impacts on these features, and maximise preservation and enhancement of these features.</p>
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13. A bio-diverse and attractive natural environment

<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	?	<p>The site not situated in or in close proximity to any designated nature conservation area. The site has minimal potential for wildlife due to the current land use being a ploughed field. The site is located within a Land Management Initiative. Sherburn Willows SSSI is located approximately 1.6km to the north west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The sites location within a rural setting and consideration of this should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>A Selby Area Drainage Board Watercourse on Common Lane is located approximately 200-300m to the north of the site. Therefore precautionary measures should be implemented to ensure impacts to the waterway are prevented. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> 		
<ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> 		
<ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> 		

14. Minimal pollution levels

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

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>current activities and the potential for such pollution?</i></p> <ul style="list-style-type: none"> <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i> 		The proximity of the Maltings' Organic Treatment works 500-600m to the south east of the site, has the potential to reduce the site's suitability for residential development due to air quality and odour issues.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	?	Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas. A Selby Area Drainage Board Watercourse on Common Lane is located approximately 200-300m to the north of the site.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	*	The site is within a Greenbelt. SDC classifies the land as Greenfield and the current land use is Grade 3 agricultural. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

North of Recreation Ground, South Milford

NGR: 449454 431707

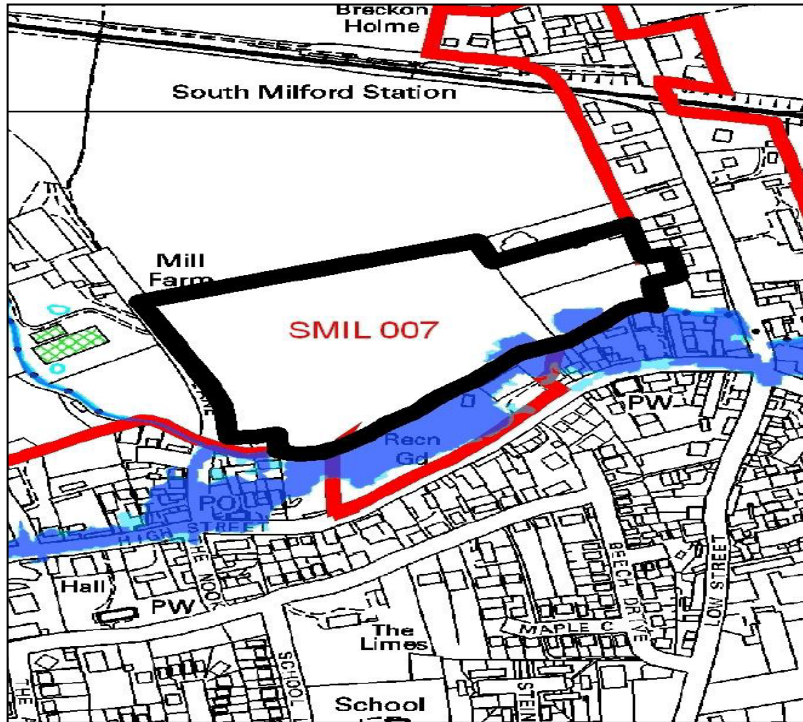
Site Area: 4.63 ha

Settlement Hierarchy: Designated Service Village

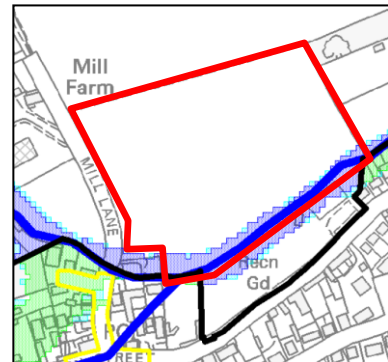
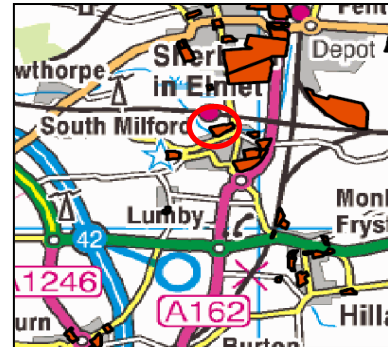
SMIL 007

Developable Area: 4.63 ha

SDC Yield Estimate: 162



Site Plan



Strategic Flood Risk Assessment
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield and the current land use is agricultural. However due to South Milford's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The majority of the site is classified as Flood Zone 1 so there is a minimal risk of flooding. However, a Selby Area Drainage Board Watercourse on Common Lane along the southern boundary of the site and so a proportion of this boundary is in a Flood Zone 3b and is an active flood plain.	
Transport Access	South Milford Railway Station is located approximately 300-400m to the north of the site; this provides services between Selby and Leeds. The nearest bus stop to the site is by the South Milford Post Office (approximately 200-300m to the south of the site) which is serviced by a bus route between Selby and Leeds. The site is connected to the highway via Mill Lane.	
Community Facilities	South Milford has multiple community facilities that include: <ul style="list-style-type: none"> • South Milford Post Office and General Store (approximately 200-300m to the south of the site); • Black Bull Inn Public House (approximately 300-400m to the south of the site); • The Swan Hotel (approximately 300-400m to the east of the site); • Raj of India Restaurant (approximately 400-500m to the south of the site); • St Mary's Church (approximately 300-400m to the south of the site); • The South Milford Surgery (approximately 100-200m to the east of the site); and • Women's Institute Hall (approximately 200-300m to the south of the site). Higher levels of services in the neighbouring Local Service Centre of Sherburn-in-Elmet are accessible via public transport and by walking. South Milford Primary School is approximately 400-500m to the south west of the site. SDC has identified this school as having additional capacity.	

Nature Conservation	There are no sites designated for nature conservation within 400m of the site; however Sherburn Willows SSSI is located approximately 1.5km to the north west of the site.	
Heritage	The Grade II Listed St Mary's Church is located approximately 300-400m to the south of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: SMIL 007

Site Name: North of Recreation Ground, South Milford.

Site Size: 4.63 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	-	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development, there is some potential to stimulate the economy and employment opportunities in South Milford. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. South Milford is classified as a Designated Service Village and therefore has some local employment opportunities including a garden centre, hotel and restaurants, and 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, so is in accordance with the SDCDCS objective. 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).</p>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>South Milford Primary School is approximately 400-500m to the south west of the site. SDC has identified this school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the South Milford Surgery (according to NHS Choices) and is approximately 100-200m to the east of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>South Milford have extensive CLR facilities, those in close proximity to the site include an equipped play area and basket ball court that are adjacent to the southern boundary of the site. There is also a sports ground with attached football and cricket ground, approximately 400-500m to the east. Additional CLR facilities including those in Sherburn-in-Elmet such as Sherburn Eversely Cricket Club, Skate Park, tennis courts and library are accessible via public transport. Therefore allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is some potential to provide some facilities onsite to address the shortfall of recreational open space in the district.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		<p>There are no Public Rights of Way (PRoW) located 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		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of South Milford and 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.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>South Milford Railway Station is located approximately 300-400m to the north of the site; this provides services between Selby and Leeds.</p> <p>The nearest bus stop to the site is by the South Milford Post Office (approximately 200-300m to the south of the site) which is serviced by a bus route between Selby and Leeds.</p> <p>South Milford is classified as a Designated Service Village and therefore has some local employment opportunities and facilities such as a garden centre, hotel, restaurants and car service station. As a result, there is likely to be the need for commuting to neighbouring settlements or out commuting however 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).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of 	-	<p>As aforementioned, the site has adequate local services and access to higher level services in Sherburn-in-Elmet and Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is Grade 3 agricultural land, therefore allocation of this site is not encouraging development on Brownfield sites. However because of South Milford'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</p>

SA OBJECTIVE	EFFECT	COMMENTARY
Brownfield sites?		locality.

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

<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	?	The Grade II Listed St Mary's Church is located approximately 300-400m to the south of the site. Any development at the site would need to take this heritage asset into consideration and ensure no adverse effect on its setting.
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13. A bio-diverse and attractive natural environment

<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	?	<p>The site not situated in or in close proximity to any designated nature conservation area. The site has minimal potential for wildlife due to the current land use being a ploughed field. The site is located within a Land Management Initiative. Sherburn Willows SSSI is located approximately 1.5km to the north west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The sites location within a rural setting and consideration of this should be given to incorporating features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The site is adjacent to a Selby Area Drainage Board Watercourse on Common Lane. Therefore precautionary measures should be implemented to ensure impacts to the waterway are prevented. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		

14. Minimal pollution levels

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

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

Land between Nurseries and Bypass, South Milford

SMIL 008

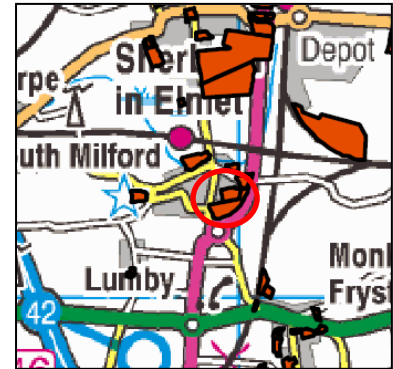
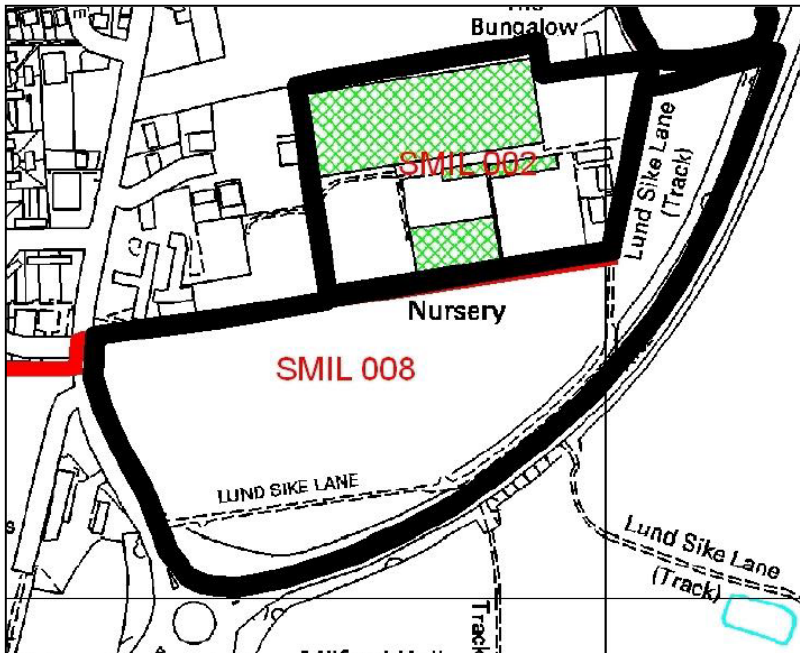
NGR: 449809 431160

Developable Area: 7.67 ha

Site Area: 7.67 ha

SDC Yield Estimate: 268

Settlement Hierarchy: Designated Service Village



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield and the current land use is agricultural. However due to South Milford's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	
Transport Access	South Milford Railway Station is located approximately 800-900m to the north west of the site; this provides services between Selby and Leeds. The nearest bus stop to the site is on Low Street (approximately 200-300m to the west of the site) which is serviced by a bus route between Selby and Leeds. The site is connected to the highway via Low Street.	
Community Facilities	<p>South Milford has multiple community facilities that include:</p> <ul style="list-style-type: none"> • South Milford Post Office and General Store (approximately 600-700m to the north west of the site); • Black Bull Inn Public House (approximately 400-500m to the north west of the site); • The Swan Hotel (approximately 400-500m to the north west of the site); • Raj of India Restaurant (approximately 200-300m to the west of the site); • St Mary's Church (approximately 600-700m to the north west of the site); • The South Milford Surgery (approximately 500-600m to the north west of the site); and • Women's Institute Hall (approximately 500-600m to the North West of the site). <p>Higher levels of services in the neighbouring Local Service Centre of Sherburn-in-Elmet are accessible via public transport.</p> <p>South Milford Primary School is approximately 400-500m to the west of the site, and Athelstan Primary School is located 1.5km north of the site. SDC has identified these schools as having additional capacity. Additionally Sherburn High School is located 1.8km to the north west of the site.</p>	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site; however Sherburn Willows SSSI is located approximately 1.5km to the north west of the site.	
Heritage	<p>The site is in proximity to the following heritage assets:</p> <ul style="list-style-type: none"> • The Grade II Listed St Mary's Church (located approximately 600-700m to the north 	

	<p>west of the site);</p> <ul style="list-style-type: none">• The Grade II Listed Inglenook Farmhouse (located approximately 700-800m to the north west of the site); and• The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II Listed Steeton Hall (located approximately 1.5km to the north west of the site).	
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SUSTAINABILITY APPRAISAL

Site Ref: SMIL 008

Site Name: Land between Nurseries and Bypass, South Milford.

Site Size: 7.67 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is likely to stimulate the economy and employment opportunities in South Milford. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities including a garden centre, hotel and restaurants, and 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, so is in accordance with the SDCDCS objective. Due to the scale and location of the site, there is the potential that additional strain would be put upon the existing public transport facilities. Therefore, this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>South Milford Primary School is approximately 400-500m to the west of the site, and Athelstan Primary School is located 1.5km north of the site. SDC has identified these schools as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. Additionally Sherburn High School is located 1.8km to the north west of the site, which has an unknown capacity.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the South Milford Surgery (according to NHS Choices) and is approximately 500-600m to the north west of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access 	✓	<p>CLR facilities in close proximity to the site include a sports ground (approximately 400-500m to the north of the site), a football pitch approximately 500-600m to the north west of the site, an equipped play area approximately 500-600m to the north west of the site and a basket ball court approximately 500-600m to the north west of the site. Additional CLR facilities including those in Sherburn-in-Elmet such as Sherburn Eversely Cricket Club, Skate Park, tennis courts and library are</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>to CLR activities?</i></p> <ul style="list-style-type: none"> <i>Will it address the shortfall in recreational open space in the district?</i> <i>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i> 		<p>accessible via public transport. Therefore allocation of this site is likely to increase non-car based access to CLR activities. Due to the scale of the site, there is some potential to provide facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) located 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		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✓	<p>The site is in close proximity to the centre of South Milford and therefore the site has the potential to support the vibrancy of the settlement, and is unlikely to be isolated from the local community.</p> <p>Allocation of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	✓	<p>South Milford Railway Station is located approximately 800-900m to the north west of the site; this provides services between Selby and Leeds. The nearest bus stop to the site is on Low Street (approximately 200-300m to the west of the site) which is serviced by a bus route between Selby and Leeds.</p> <p>South Milford is classified as a Designated Service Village and therefore has reasonable local employment opportunities and facilities such as a garden centre, hotel, restaurants and car service station. 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).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> 	✓	<p>As aforementioned, the site has adequate local services and access to higher level services in Sherburn-in-Elmet and Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is Grade 3 agricultural land; therefore allocation of this site is not</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 		<p>encouraging the development on Brownfield sites. However, because of South Milford'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 building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	<p>The site is in close proximity to the following designated heritage assets:</p> <ul style="list-style-type: none"> The Grade II Listed St Mary's Church (located approximately 600-700m to the northwest of the site); The Grade II Listed Inglenook Farmhouse (located approximately 700-800m to the northwest of the site); and The Grade I, and Scheduled Monument, Gatehouse to Steeton Hall, and the Grade II Listed Steeton Hall (located approximately 1.5km to the north west of the site). <p>Any development at the site may need to take into consideration these sites to ensure not adverse effects on their setting.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? Will it protect and enhance the District's rivers? 	?	<p>The site not situated in or in close proximity to any designated nature conservation area. Also the site has minimal potential for wildlife due to the current land use being a ploughed field. The site is located within a Land Management Initiative. Sherburn Willows SSSI is located approximately 1.5km to the north west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not in close proximity (within 400m) to any rivers.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? Will it reduce air pollution from current activities and the potential for such pollution? 	?	<p>SDC hold no records of potential or known contamination and/or pollution. As a result the effect of the site on contamination is unknown.</p> <p>It is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on contamination and pollution is unknown, however draft Core Strategy Policy CP16 requires new</p>

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