

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to South Milford. General policies applicable throughout the Plan area are set out in Part One of the Local Plan.
- 1.2 Baseline data referred to generally reflects the situation at the time the Deposit Plan was published (July 1997) unless specifically updated through modifications to the Plan or through factual changes consequent to modifications to the proposals map, such as additional recreation space and/or amenity space.

2. LOCATION

- 2.1 South Milford straddles both sides of the A162, and is situated one mile to the south of Sherburn in Elmet.

3. FORM AND CHARACTER

- 3.1 South Milford was originally an agrarian settlement. The traditional linear core of the village extends along High Street, from which modern estate development has extended outwards.

4. HOUSING AND POPULATION

- 4.1 The 1991 Census revealed a Parish population level of 1,732 persons resident, a significant increase on the 1981 census figure of 1,589 persons.
- 4.2 In 1997 the approximate dwelling stock numbered 755 dwellings in South Milford Parish (including Lumby).
- 4.3 From mid 1981 to mid 1997 there were 170 dwellings completed in South Milford Parish (including Lumby).

5. EMPLOYMENT

- 5.1 While a small number of jobs are available in local services, principal employment opportunities are found in Sherburn in Elmet, Castleford or Leeds.

6. SERVICES AND FACILITIES**Shops and Associated Services**

- 6.1 The village has a very good range of facilities including a general store and post office, restaurant, garage and car showroom and hairdressers. There are 3 public houses, 2 village halls and a doctor's surgery. Additional restaurant and children's leisure facilities are located just outside the village at South Milford roundabout.

Education

- 6.2 There is a Primary School in the village.

Recreation

- 6.3 Recreational open space facilities are located both in the eastern and western halves of the village, comprising a grassed kickabout area and modern equipped play area, and a cricket/football field. The level of provision appears acceptable for a settlement this size. There are allotments on Westfield Lane.

Public Transport

- 6.4 South Milford is served by regular bus services to Selby, Leeds, Tadcaster and York and less regular services to Pontefract and Castleford. The village is also served by a railway station (in Sherburn in Elmet Parish) which provides services to Selby, Leeds and Hull. Services to Sheffield, Scarborough, York and Selby are available from Sherburn in Elmet station.

Public Utilities

- 6.5 The village is served by public foul and surface water sewer systems. There is spare capacity with regard to sewage treatment and water supply.

7. STRATEGY

Constraints

- 7.1 The village is inset within the West Yorkshire Green Belt. Development to the east is constrained by the Sherburn bypass whilst to the west much of the village is surrounded by best and most versatile agricultural land.

Commitments

- 7.2 As at 31 March 1997 there were planning permissions for an additional 64 dwellings in South Milford Parish (including Lumby) (including 3 conversions). The principal site is:

Location	Area (Ha)	Dwellings
Low Farm	0.64	29

Development Strategy

- 7.3 South Milford has a very good range of services and infrastructure capacity to sustain further growth. However, whilst the physical form of the village also suggests it could accommodate additional development without detriment to its basic character, opportunities for expansion have been restricted by Green Belt considerations.
- 7.4 The construction of the A162 bypass, combined with a significant increase in the scale of the District-wide housing requirement, represent significant changes in circumstance since the Green Belt boundaries were defined in 1984. South Milford has a number of locational advantages over alternative locations including access to public transport and employment opportunities. It is therefore proposed to modify the existing Green Belt boundaries in order to cater for an element of short term growth between Low Street and Common Lane.
- 7.5 One housing allocation with a total capacity of 225 dwellings has been identified. The boundaries of the allocation follow well defined physical features within which future development would provide a well integrated and compact pattern of development.

Significant additional development is considered inappropriate in view of the comprehensive proposals and major investment proposed at Sherburn in Elmet.

- 7.6 However, in the light of the circumstances outlined in the reasoned justification to Policy H2, particularly the need to control the release of land in a managed way which does not create long-term commitments in advance of information on the future land requirements, which will be included in the forthcoming Regional Spatial Strategy, only a part of the land allocated off Low Street is included in Phase 1 up to December 2006. It is considered that the part of the allocation closest to the village can be undertaken in a self-contained manner, with the release of the remainder of STM/1 phased beyond 2006 subject to the housing land requirement established in the Regional Spatial Strategy and through annual monitoring of housing completions.
- 7.7 The ribbon of residential development which extends along Low Street as far as the Leeds-Selby railway line (much of which is located in Sherburn in Elmet parish), is also proposed to be excluded from the Green Belt. This is intended to rectify the anomalous situation where a small part of the acknowledged built up area was previously affected by Green Belt notation. The small cluster of development immediately north of the railway (within Sherburn in Elmet Parish) has also been excluded from the Green Belt and incorporated within Development Limits. The important open gap between South Milford and Sherburn in Elmet will continue to be safeguarded through Green Belt designation.
- 7.8 In addition, proposals for residential development on brownfield sites within the defined Development Limits, may be acceptable in accordance with POLICY H6.

8. POLICIES AND PROPOSALS

Housing Allocation STM/1:

STM/1A Land Between Low Street and Common Lane (North)

- 8.1 3.2 hectares of land between Low Street and Common Lane is allocated for residential development, which will provide for about 96 new dwellings.
- 8.2 The site comprises an open field on the south-eastern edge of the village and north of a large area of glasshouses.
- 8.3 Access can be taken from Low Street with the creation of suitable junction arrangements. An emergency access should be provided onto Common Lane and provision should be made for access to the remainder of the STM/1 allocation on the glasshouse area to the south.
- 8.4 As regards foul drainage, provision has been made by North Yorkshire County Council for foul drainage to be taken beneath the Sherburn in Elmet/South Milford bypass. Development of this site will require the developer to provide the necessary off-site sewer connections to this pipe to the point of discharge of the Yorkshire Water Services Pumping Station approximately 180 metres to the east of the bypass.
- 8.5 Surface water drainage may be possible into the existing Selby Area Drainage Board watercourse on Common Lane.
- 8.6 Water supply may require off-site mains, and site improvements to local distribution mains.

- 8.7 The District Council will expect a high standard of perimeter landscaping especially along the eastern boundary of the site. The opportunity to create pedestrian and cycle access between Low Street and Common Lane should also be exploited.
- 8.8 In view of the local need for affordable housing as evidenced by the Council's 1999 Housing Needs Survey and the suitable characteristics and location of this site, it is considered realistic to negotiate for a target of 18 affordable units for local people, out of the site total of 96. This is in line with government advice contained in PPG3 (Housing 2000), Circular 6/98 (Planning and Affordable Housing) and in accordance with POLICY H4 (Affordable Housing). The number, mix and type of affordable housing units will be a matter for negotiation between the developer(s) and the Local Planning Authority at the time of a planning application. The exact requirements will depend on local housing market conditions and will take account of any up-to-date information on need.
- 8.9 In addition to satisfying the requirements of relevant planning policies, proposals will be expected to comply with the provisions of an up-to-date development brief, which should cover both elements of the STM/1 allocation. The production of a development brief is considered to be appropriate in order to provide further guidance, which will ensure a comprehensive approach to the development of the allocation, which is in multi-ownership and included in different release phases. The brief will also ensure that the development fully integrates with the surrounding uses and the village as a whole.

STM/1A Land off Low Street, South Milford, as defined on the Inset Proposals Map, is allocated for residential development in Phase 1 of the Plan in accordance with POLICY H2. Proposals must make provision for:

- 1) Vehicular access to be taken from Low Street, with provision of appropriate junction arrangements;**
- 2) Vehicular access to allocation STM/1B;**
- 3) The establishment of a permanent landscaped eastern boundary;**
- 4) The incorporation of amenity space and footpath links as an integral element in the layout securing pedestrian and cycle access between Low Street and Common Lane;**
- 5) The incorporation of noise amelioration measures, if necessary, to meet the requirements of an approved noise assessment undertaken at the developer's expense; and**
- 6) A mix of dwellings, including a target of 18 affordable units, for both rent and sale, in accordance with POLICY H4.**

STM/1B Land Between Low Street and Common Lane (South)

- 8.10 4.2 hectares of land between Low Street and Common Lane is allocated for residential development, which will provide for about 127 new dwellings.
- 8.11 The site comprises an area largely occupied by glasshouses. It abuts the first phase of allocation STM/1 to the north, and should be integrated with it through the provisions of an overall development brief. Green Belt abuts the southern boundary.
- 8.12 Access can be taken from Low Street via Phase 1 of allocation STM/1. An emergency access should be provided onto Common Lane.

- 8.13 As regards foul drainage, provision has been made by North Yorkshire County Council for foul drainage to be taken beneath the Sherburn in Elmet/South Milford bypass. Development of this site will require the developer to provide the necessary off-site sewer connections to this pipe to the point of discharge of the Yorkshire Water Services Pumping Station approximately 180 metres to the east of the bypass.
- 8.14 Surface water drainage may be possible into the existing Selby Area Drainage Board watercourse on Common Lane.
- 8.15 Water supply may require off-site mains, and site improvements to local distribution mains.
- 8.16 The District Council will expect a high standard of perimeter landscaping especially along the eastern and southern boundaries of the site. The opportunity to create pedestrian and cycle access between Low Street and Common Lane should also be exploited.
- 8.17 In view of the local need for affordable housing as evidenced by the Council's 1999 Housing Needs Survey and the suitable characteristics and location of this site, it is considered realistic to negotiate for a target of 24 affordable units for local people, out of the site total of 127. This is in line with government advice contained in PPG3 (Housing 2000), Circular 6/98 (Planning and Affordable Housing) and in accordance with POLICY H4 (Affordable Housing). The number, mix and type of affordable housing units will be a matter for negotiation between the developer(s) and the Local Planning Authority at the time of a planning application. The exact requirements will depend on local housing market conditions and will take account of any up-to-date information on need.
- 8.18 In addition to satisfying the requirements of relevant planning policies, proposals will be expected to comply with the provisions of an up-to-date development brief, which should be prepared in advance of the release of the first phase of the STM/1 allocation (STM/1A). The production of a development brief is considered to be appropriate in order to provide further guidance, which will ensure a comprehensive approach to the development of the complete allocation, which is in multi-ownership and included in different release phases. The brief will also ensure that the development fully integrates with the surrounding uses and the village as a whole.

STM/1B Land off low street, South Milford, as defined on the Inset Proposals Map, is allocated for residential development in Phase 2 of the Plan, in accordance with POLICY H2. Proposals must make provision for:

- 1) Vehicular access to be taken from Low Street, with provision of appropriate junction arrangements;**
- 2) Integration of the internal highway layout with allocation STM/1A;**
- 3) The establishment of permanently landscaped eastern and southern boundaries;**
- 4) The incorporation of amenity space and footpath links as an integral element in the layout securing pedestrian and cycle access between Low Street and Common Lane;**
- 5) The incorporation of noise amelioration measures, if necessary, to meet the requirements of an approved noise assessment undertaken at the developer's expense; and**

6) A mix of dwellings, including a target of 24 affordable units, for both rent and sale, in accordance with POLICY H4.

Environment:

- 8.19 South Milford is situated at the edge of an attractive area of undulating countryside associated with the belt of limestone extending through the western part of the Plan area. The landscape quality of the area is acknowledged in the Plan through the designation of a Locally Important Landscape Area within which additional controls are proposed to ensure that a high quality of development is achieved (POLICY ENV15). The extent of the Locally Important Landscape Area is shown on the Proposals Map and the precise boundary around South Milford is shown on the Inset Proposals Map.
- 8.20 In South Milford four areas of visually important open space have been identified, namely: land around St Mary's Church; land to the east of the telephone exchange on Low Street; land east of Church Hall; High Street; and the graveyard, Westfield Lane. These areas, are defined on the Inset Proposals Map and will be protected in accordance with POLICY ENV29.

Recreation:

- 8.21 The recreation areas north of High Street and north of Mill Lane and the allotments on Westfield Lane will be safeguarded in accordance with POLICY RT1.