

**Site Allocations Development Plan Document (SADPD)
PREFERRED OPTIONS**

South Milford

As set out in Issue A, the village can accommodate allocations to support 98 houses. This will require around 3.2 hectares of land based on a simple 30 dwellings per hectare basis. As set out in Issue A on page 11, some previous Local Plan sites were released which impacts upon this settlement.

In addition to South Milford's own allocation, there are insufficient sites in other Designated Service Villages so their allocated number may be redistributed which may result in greater numbers coming to South Milford if no additional sites are put forward. See Housing Pool on page 125 for details.

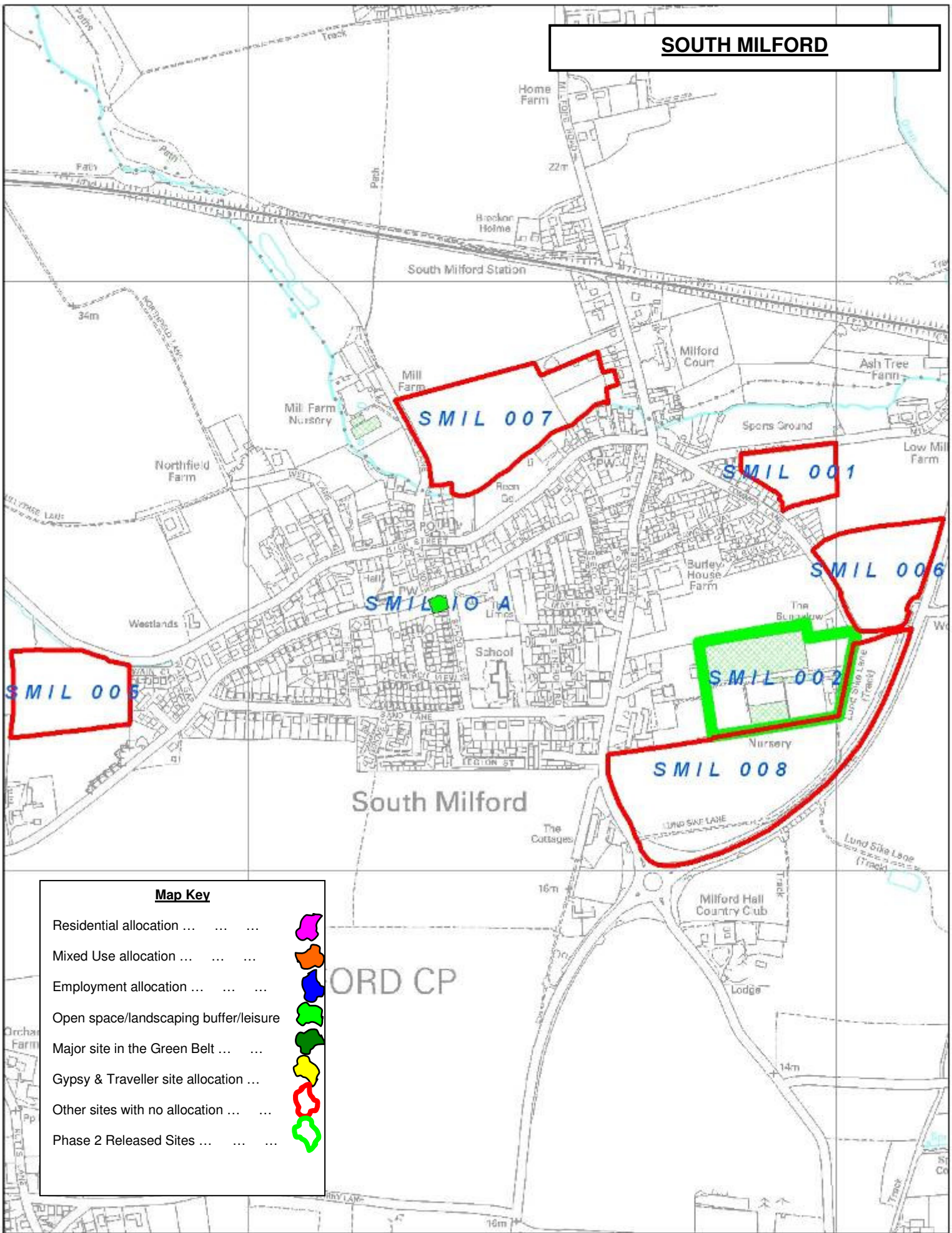
SMIL002 is sequentially the best site in South Milford as it lies inside the Limit to Development. The site has already been released as part of the 2005 Selby District Local Plan Phase 2 sites. The site also has considerable support from local residents both in 2005, and more recently through the Issues and Options consultation in 2011. The site is capable of accommodating 114 dwellings based on 30 dwellings per hectare, and so will absorb the entire South Milford allocation of 98 dwellings. Since the issues and options consultation, an application for 116 dwellings has been received by the Council and is pending consideration.

A new site SMIL IO A has been submitted. The site is open space and allotments, and as such is unsuitable for market housing.

Other sites promoted in South Milford lie outside the Limit to Development in the Green Belt, and given the housing numbers can be accommodated on sequentially-preferable sites, there is no need to allocate further sites. Notwithstanding the above, SMIL001 has recently been developed for sports and leisure use, and is therefore allocated as Recreation Open Space.

SMIL001	Allocated for recreation/sport/leisure
SMIL002	Allocated for residential use (98 units) including some light commercial, live/work units. Site already released in Local Plan Phase 2.
SMIL005	Green Belt
SMIL006	Green Belt
SMIL007	Green Belt
SMIL008	Green Belt
SMIL IO A	Open space

SOUTH MILFORD



Map Key

- Residential allocation
- Mixed Use allocation
- Employment allocation
- Open space/landscaping buffer/leisure
- Major site in the Green Belt
- Gypsy & Traveller site allocation ...
- Other sites with no allocation
- Phase 2 Released Sites



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Thorpe Willoughby

As set out in Issue A, the village can accommodate allocations to support 133 houses. This will require around 4.4 hectares of land based on a simple 30 dwellings per hectare basis. As set out in Issue A on page 11, some previous Local Plan sites were released which impacts upon this settlement.

A number of sites have been put forward for allocations but can be discounted as they are outside the Limits of Development, including THWI002, THWI IO A, THWI007 and THWI005. THWI003 and THWI004 are constrained by flood risk and are therefore discounted.

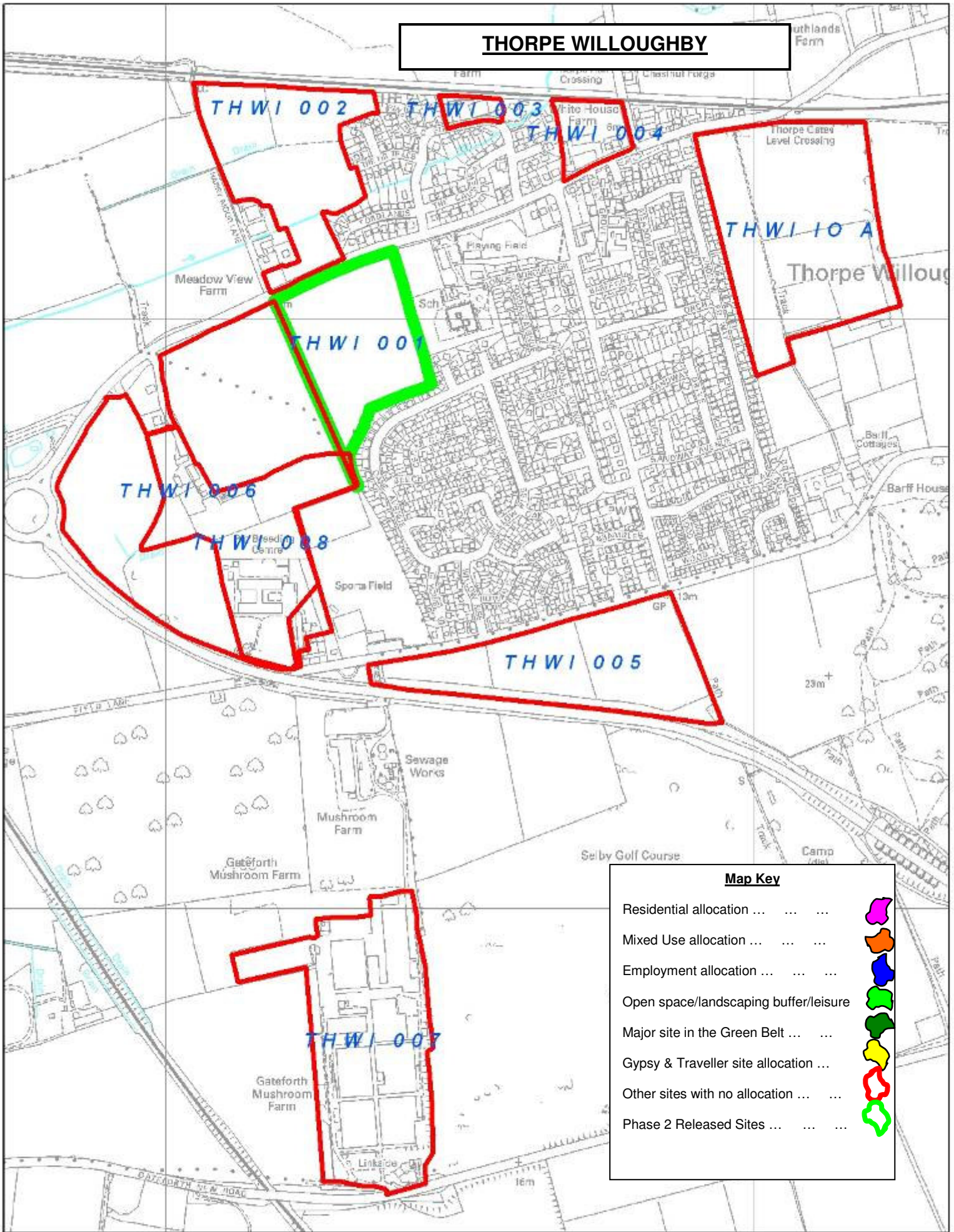
Respondents also note that THWI002 has poor drainage, is within the flood zone, while THWI007 and THWI005 have poor access. These sites also lie within Gateforth Parish, although this does not mean they cannot be allocated in the SADPD for Thorpe Willoughby Parish.

Therefore the sequentially preferable site is THWI001. The Council has allocated THWI001 for residential development for 133 dwellings, which will absorb the entire Thorpe Willoughby allocation. Taking account of local concerns, the site will also include a new road for access, and land set aside for school expansion. The recent release of Local Plan Phase 2 sites includes THWI001.

Two sites have also been considered between the village and the bypass for employment uses. THWI006 is in existing (albeit redundant) employment use, but it is surrounded by THWI008 and needs this land to enable future development. However, with the employment quantum being met elsewhere in Selby urban area, it is not considered necessary to allocate additional land here.

THWI001	Residential development for 133 units including new road potentially enabling access to THWI006 and THWI008 in the next plan period, land for school expansion. Already released in Local Plan Phase 2.
THWI002	Outside limit to development
THWI003	Flood Zone
THWI004	Flood Zone
THWI005	Outside limit to development
THWI006	Open Countryside
THWI007	Open Countryside
THWI008	Open Countryside
THWI IO A	Open Countryside

THORPE WILLOUGHBY



Map Key	
Residential allocation	
Mixed Use allocation	
Employment allocation	
Open space/landscaping buffer/leisure	
Major site in the Green Belt	
Gypsy & Traveller site allocation ...	
Other sites with no allocation	
Phase 2 Released Sites	

**Site Allocations Development Plan Document (SADPD)
PREFERRED OPTIONS**

Ulleskelf

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

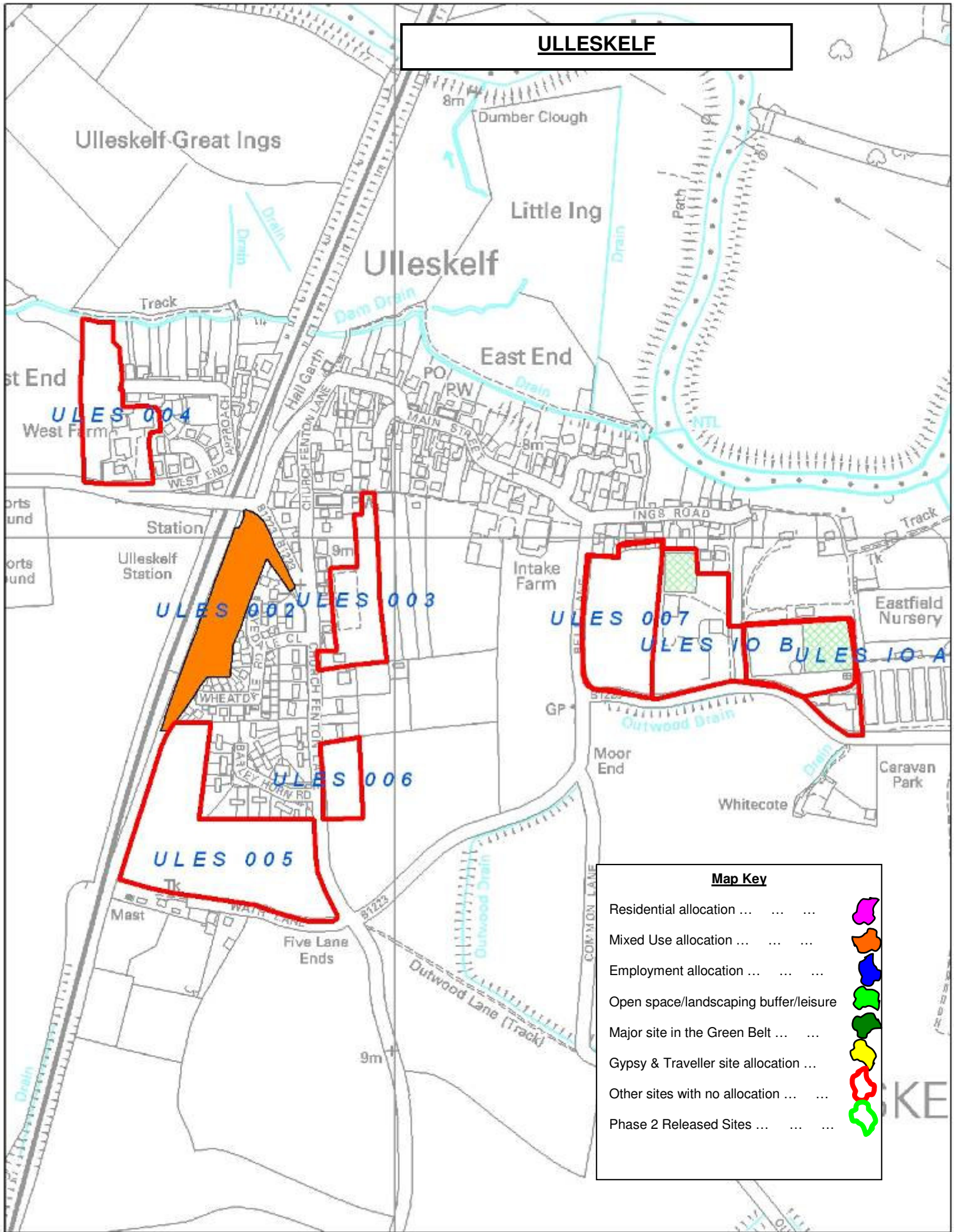
ULES002 lies inside the Limit to Development and is previously developed, so responders suggested additional parking for the railway and light industrial/office would be appropriate. The Council supports this and would add that live/work units may be appropriate in addition to those uses. As such it allocates the site for some car parking for the station, small scale light employment/ commercial use and residential use which may include some live/work units.









Responders to ULES004 note that the site falls within the flood plain and there is poor access, but part of the site also lies inside the Limit to Development. However, as the housing numbers have been accommodated there is no need to consider other land put forward for housing.

Residents noted that development of ULES003 would contradict the linear layout of the village, but that it could be used for recreational open space, but was considered dangerous due to the highway. ULES005 and ULES007 were considered to be large sites that would result in urban sprawl for the small village. Responders suggested limiting ULES006 to a small development and were keen for the character of the street to be preserved. ULES007 and ULES IO B that lies adjacent to it were supported for housing by the owners. All these sites are in the open countryside and are sequentially poor.

ULES002	Mixed use allocation Station and employment use, 15 residential units (including live/work units).
ULES003	Open countryside
ULES004	Part inside the limit to development part open countryside. No need for additional sites
ULES005	Open countryside
ULES006	Open countryside
ULES007	Open countryside
ULES IO A ULES IO B	ULES IO A forms a part of ULES IO B. Open countryside site

ULLESKELF



Map Key	
Residential allocation	
Mixed Use allocation	
Employment allocation	
Open space/landscaping buffer/leisure	
Major site in the Green Belt	
Gypsy & Traveller site allocation ...	
Other sites with no allocation	
Phase 2 Released Sites	

0 70 140 280 Meters



**Site Allocations Development Plan Document (SADPD)
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Housing Pool

Throughout the Designated Service Villages a range of potential development sites have been found. However in some villages, housing land is restricted by Flood Zone 3 and Green Belt. The methodology in Issue D on page 24 states how sites will be selected in such circumstances. However, there is a reasonable possibility that additional sites may come forward through the Preferred Options consultation (as has been the case at Issues and Options stage), so the Council would like to retain the flexibility in the Preferred Options to retain a village's housing numbers within that village, rather than allocate them elsewhere.

As such it has created a "housing pool" where those units that are unable to be allocated within a specific Designated Service Village are placed pending further sites being submitted. These are:

From	Units	Reason for entering the pool
Brotherton & Byram	32	Lack of sites available
Cawood	17	Flood Zone 3 risk
Fairburn	20	Green Belt – but no suitable sites available at present which will necessitate a Green Belt allocation

Based on existing known sites in the Designated Service Villages, the Council has undertaken the Issue D methodology and identified the locations where these displaced units may be allocated. This involves moving units between Designated Service Villages in order to avoid Green Belt and Flood Zone 3 areas, or simply as there is insufficient land. If no additional sequentially-preferable sites are submitted through the Preferred Options consultation process, then the Council will distribute the housing pool as follows:

Brotherton & Byram:

Brotherton has 32 units in the Housing Pool due to a lack of available sites in the settlement. The SADPD must consider alternative sites in the same housing market sub-area which includes the following DSVs:

- Church Fenton
- Fairburn
- Monk Fryston & Hillam
- South Milford.

Church Fenton is not constrained by Green Belt, but there are no sites within the Limit to Development beyond the DSV's own allocated numbers. Fairburn is equally constrained by Green Belt.

South Milford has just one site inside the limit to development capable of accommodating 114 dwellings at 30dph. South Milford's own allocation is for 98 dwellings, therefore it can also accommodate 16 of Brotherton's allocation.

Monk Fryston & Hillam are constrained by Green Belt, but the major allocation there is capable of accommodating more than Monk Fryston & Hillam's quantum of housing. As such 16 of Brotherton & Byram's quantum may be

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transferred to Monk Fryston & Hillam if no further sites come forward in Brotherton & Byram.

Cawood

Cawood is constrained by flood risk and as such there are 17 units in the Housing Pool. The SADPD must consider alternative sites in the same housing market sub-area which includes the following DSVs:

- Riccall: capacity on allocated sites to accommodate some of Cawood's housing allocation, but on FZ2 site.
- North Duffield: capacity on allocated sites to accommodate some of Cawood's housing allocation on FZ1 site.

Therefore, the remainder of Cawood's housing allocation (17 units) will be transferred to North Duffield if no sequentially-preferable sites in Cawood come forward.

Fairburn

Fairburn is constrained by Green Belt and as such the SADPD must consider alternative sites in

- Brotherton & Byram
- Church Fenton
- Monk Fryston & Hillam
- South Milford.

Brotherton & Byram is equally constrained through a lack of sites. Church Fenton is not constrained by Green Belt, but there are no sites within the Limit to Development beyond the DSV's own allocated numbers. Monk Fryston & Hillam are constrained by Green Belt, and there are no sites inside the Limit to Development beyond the DSV's own allocated numbers and a possible pool transfer of 16 units from Brotherton & Byram means that these DSV's may not accept Fairburn's allocation as well.

South Milford has just one site inside the limit to development capable of accommodating 114 dwellings at 30dph. South Milford's own allocation is for 98 dwellings, therefore it can accommodate 16 of Brotherton's allocation. This means that there is no further capacity to accommodate any of Fairburn's allocation in South Milford on the basis of Green Belt. Therefore, a Green Belt allocation must be made in Fairburn.

Continuing the SADPD's approach to Green Belt allocations, the Council considers that the site that is least visually intrusive is FRBN IO B. It is contained well within the existing quarry site, flanked by dense vegetation and the earthworks associated with the realignment of the A1 dual carriageway.

Of the other sites in the Green Belt, FRBN002 would form a logical rounding off, but is less well contained by landform and planting. FRBN003 is open and forms an obvious intrusion into the Green Belt. FRBN005 is also an open agricultural field with no natural boundary to the development, and thus no screening. Although it rounds off the village, it is not screened or sheltered and so development would be an obvious intrusion into the Green Belt without on-the-ground boundary features to contain it. FRBN004 and neighbouring FRBN IO A are also highly visible and obtrusive extensions into the countryside, and several note concerns for wildlife on the Fairburn Ings.

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It is considered therefore that FRBN IO B is the most suitable site and may be allocated for 20 dwellings.

Summary

The above sets out how the Council will allocate if no sequentially preferable sites come forward through the consultation process. If additional sites come forward in Brotherton & Byram, Cawood or Fairburn then the methodology may be used to reassess and reconsider the allocations above.

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Other discounted sites

The following sites were also promoted for allocations

Site Reference Number	Site Name	Council response
X 001	Stillingfleet Mine	See Issue H on page 55
X 002	Wistow Mine	See Issue H on page 55
X 004	Land Adjacent Milton Place	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 005	West of Selby Road, Wistow	
X 006	Land between Field Lane and Lordship Lane, Wistow	
X 007	Land north of Garman Carr Lane, Wistow	
X 008	Milford Hotel, Peckfield	
X 009	Former Boot and Shoe	
X 010	Former Papyrus works	Major Site in the Green Belt (see page 29)
X 011	Hazelwood Castle and farm	Major Site in the Green Belt (see page 29)
X 012	Saw Wells, Barkston Ash	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 013	Ings Lane, Beal	
X 014	Land off Hull Road, Cliffe	
X 015	New Oak Farm, Cambelsforth	
X 016	Pakwood Farm	
X 017	Meadowfield Farm, Cambelsforth	
X 018	Paddock at 38 Wrights Lane	
X 019	Former Little Chef	
X 020	Weeland Road and Station Road	
X 021	Land at Scathingwell Park, Barkston Ash	
X 022	Land East of Mill Lane, Barlow	
X 023	Land at Oak Tree Nursery, Barlow	
X 024	Land at School Farm, Barlow	
X 025	Land at Common Road and Mill Lane, Barlow	
X 026	Land North of Haddlesey Road	
X 027	Burn Airfield	See Issue K on page 61
X 028	Land Adjacent Poplar House, Burn	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 029	Burn Grange Farm, Burn	
X 030	Land at Camela Lane, Camblesforth	
X 032	Land at Camblesforth Hall, Camblesforth	
X 033	Land West of Camblesforth Hall, Camblesofrth	
X 034	Land at Camblesforth Hall, Adjacent A1041	
X 035	Land North of A1041, Camblesforth	
X 036	Land at Plum Tree Cottage	
X 037	Land at East Garth Cottages	
X 038	Land at North View	
X 039	Land Rear of Sycamore House,	
X 040	Land at Haymoor House, South Duffield	
X 041	Land at Turnham Lane, Cliffe	
X 042	Land at Station Lane, Cliffe	
X 043	Land adjacent White House, Cliffe	
X 044	Land at Willow Cottage, South Duffield	
X 045	Mansion House, Drax	
X 046	Land at 107 Main Road, Drax	
X 047	Land West of Escrick	
X 048	Land at Skipwith Road	
X 049	Land at Junction of Station Road and West Common	

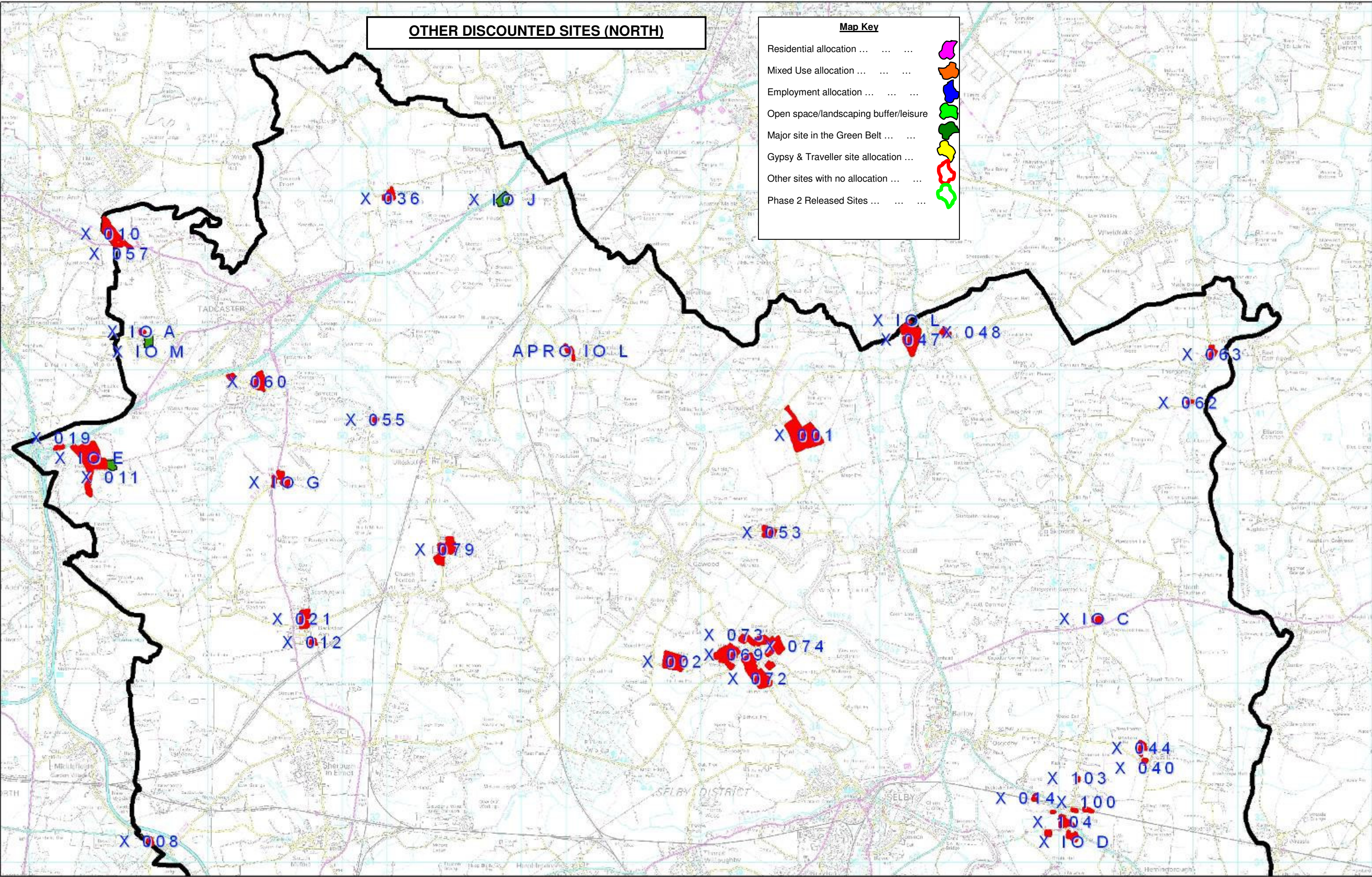
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Site Reference Number	Site Name	Council response
X 050	Land North of Station Road	
X 051	Land at Heck Lane	
X 052	Land at Yew Tree Farm, Main Street, Kelfield	
X 053	Land At Kelfield Road, Kelfield	
X 054	Land At Main Street, Kelfield	
X 055	Land at Kirby Wharfe	
X 056	Land at Woodlands	
X 057	Land South of Papyrus Villas	
X 059	Refuse Tip, Weedling Gate	
X 060	Land off Church Lane, Stutton	
X 061	The Engine Works, Thorganby	
X 062	Land adjacent Ings View Farm, Thorgandby	
X 063	Land adjacent West Cottingwith House, Thorgandby	
X 064	Land at Towton Grange, Towton	
X 065	Land at Towton Hall	
X 066	Land adjacent the Avenue, West Haddlesey	
X 067	Land At Westfield Farm	
X 068	Land South of Station Road, Wistow	
X 069	Land at Woodlands House, Long Lane, Wistow	
X 070	Land South of Manor House Farm, Wistow	
X 071	Land at Willowside, Cawood Road, Wistow	
X 072	Land at Selby Road, Wistow	
X 073	Land at Selby Road, Wistow	
X 074	Land At Garman Carrs Lane, Wistow	
X 075	Land Rear of the Grange, Wistow	
X 076	Land at Manor Farm, Womersley	
X 077	Lumby Court, Lumby	
X 078	Land at Hall Farm	
X 079	Church Fenton Airbase	See Issue K on page 61
X 100	Oxon Lane, Cliffe	No allocation – site is not related to the Principle Town, Local Service Centres or Designated Service Village. No special circumstances or developments are identified to alter the Council’s view that an allocation is unnecessary or inappropriate.
X 101	Land off Sutton Lane, Byram cum Sutton	
X 102	Drax Power Station Land	
X 103	Yew Tree Farm, Cliffe	
X 104	Bon Accord Farm, Cliffe	
X IO A	Toulston Cottage	
X IO B	Blackwood Pig Farm east	
X IO C	Blackwood Pig Farm West	
X IO D	Manor House Cliffe	
X IO E	Land at Hazlewood Castle	
X IO F	Bon Accord Farm, Main Street, Cliffe	
X IO G	Land east of The Close, Towton	
X IO H	Land at Green Lane, Cliffe	

OTHER DISCOUNTED SITES (NORTH)

Map Key

- Residential allocation
- Mixed Use allocation
- Employment allocation
- Open space/landscaping buffer/leisure
- Major site in the Green Belt
- Gypsy & Traveller site allocation ...
- Other sites with no allocation
- Phase 2 Released Sites

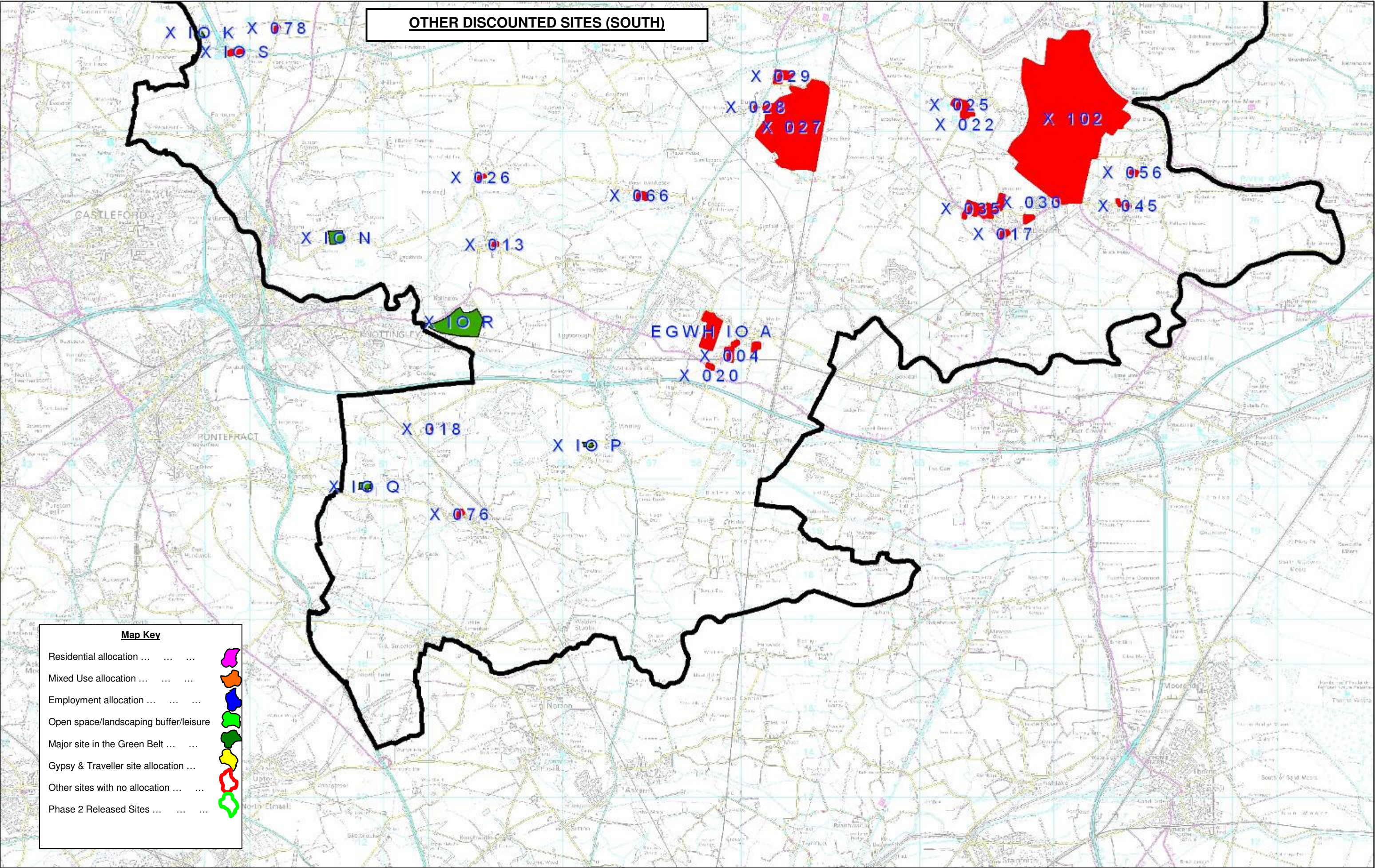


0 1,150 2,300 4,600 Meters



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OTHER DISCOUNTED SITES (SOUTH)



Map Key

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- Major site in the Green Belt
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- Phase 2 Released Sites

0 1,150 2,300 4,600 Meters



**Site Allocations Development Plan Document (SADPD)
PREFERRED OPTIONS**

The SADPD Preferred Options may be viewed and downloaded at

www.selby.gov.uk/SADPD

If you would like to comment on the Site Allocation Development Plan Document, please write to

Policy and Strategy Team
Selby District Council
Doncaster Road
SELBY
YO8 9FT

Or e-mail

LDF@selby.gov.uk

All comments **MUST** be made by 5pm on **2nd December 2011** if they are to be considered.

For an informal discussion about the SADPD, please telephone **01757 705 101**. Please note however that any comments made verbally and not followed up in writing will not be considered.

You must supply your details for your comment to be valid. All comments received will be put in to a public register, and made available on our website where others may see your personal identifying details.