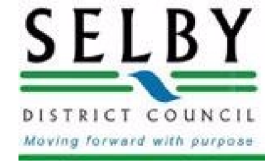


Selby District Council SFRA

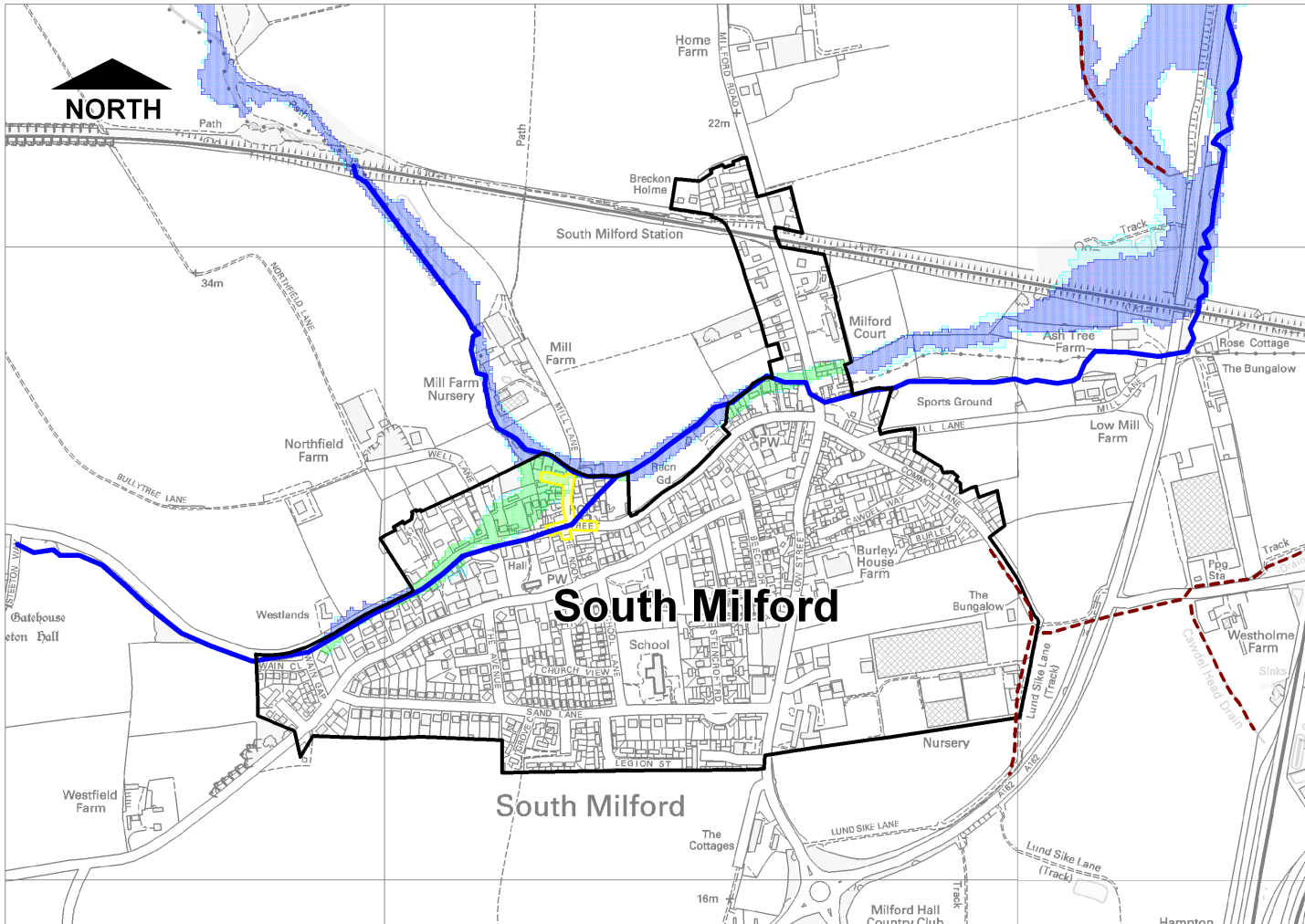


Settlement Sustainability Hierarchy:

Designated Service Village

South Milford

Preliminary Core Strategy Assessment



Development Strategy

Regional Spatial Strategy (RSS) - Proposed Changes (September 2007)

The RSS seeks to concentrate development in the Principal Town of Selby, with some development to meet local needs accommodated in Local Service Centre. Very limited development may also be acceptable in smaller settlements that are NOT designated Local Service Centre which have a good range of services.

Draft Core Strategy - Preferred Options (Working Draft September 2007)

South Milford is identified as a designated service village with scope for the following forms of development inside defined development limits
 Housing -100% affordable housing schemes (on both Previously Developed Land (PDL) and greenfield sites) and redevelopment of PDL for mixed (market and affordable) housing. Small scale affordable housing may also be acceptable on sites immediately adjacent to development limits.

Employment - small scale development to meet local need

Local Plan (February 2005)

Considered to have a very good range of services, infrastructure capacity, and access to employment opportunities. Two sites allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

Flood Risk

South Milford predominately falls within Flood Zone 1 (low risk of flooding) with only a small area (approximately 4% of the total area) along the northern boundary of the village falling within Flood Zone 2 and 3a. However in addition there is evidence of historical flood incidents. It is also important to note that there are areas of medium (Flood Zone 2) and high flood risk (Flood Zone 3) outside the Development Limits boundary of the village and therefore any development proposed within the village should consider whether it has any impact on the areas outside the Development Limit.

Key Consultees

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Selby Internal Drainage Board

Legend

Flood Zone 1 - <1 in 1000yr Floodplain (Includes all areas outside FZ 2 & 3a/3b)	Historical Flooding Incidents	Canals/Navigations	IDB Managed Watercourses
Flood Zone 2 - 1000yr Floodplain & Approximate 100yr plus Climate Change Floodplain	Sewer Flooding Incidents	Designated Main River	Reservoirs and other Inland Water Bodies
Flood Zone 3a - 100yr Floodplain	Flood Warning Areas	Development Limit	Flood Defences
Flood Zone 3b - Functional Floodplain			

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Scale at A3: 1cm = Approx 80m

	Size of Settlement	Area in Zone 3		
		FZ3b FFP	FZ3a 100yr	Area in Zone 2
Area (ha)	53.6	N/A	1.7	0.2
% of Area		N/A	3.2	0.4