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Officer Update Note

Selby and Ainsty Area Planning Committee – 8th April 2026

Item 1 – ZG2025/0983/OUTM –Outline planning application for the construction of up to 180 dwellings (Class C3) including access from Low Street (all other matters are reserved) at land at Low Street South Milford.

Additional Third Part Comments

A comment was received on the 7th April 2026 from a third party on the application, which was been circulated by Democratic Services to Committee.

Reference is made in the comments to an historic Appeal which the Objector has verbally confirmed to Officers was as far as he is aware in from prior to the consent issued for the adjacent site (Southlands).

The Council records have been re-checked and the only residential appeal showing on the system related to part of the Southlands site and was for 40 dwellings and was considered under Application ref 2007/1217/FUL. The Appeal was granted, but this was not developed as the later 2011/0563/FUL secured by Linden Homes for the Southlands development included this land.



The decision notice on the 2007/1217/FUL Appeal has been checked and the main issues considered by the Appeal was the “effect of the proposal on the character and appearance” of South Milford. There is no reference in the Appeal Decision letter to South Milford being “over developed”.

The Southlands development was consented in December 2012 following Committee consideration earlier that year, so the Council so since the referenced Appeal growth in the settlement has been supported.

Ultimately, even if the referenced Appeal had stated that the settlement was “overdeveloped” this would not change the position of Officers in terms of the current

application before you. The scheme has to be considered on its merits in the context of the policies in place at the time of determination, a full assessment of the scheme has been undertaken, and it is considered that the above does not change the recommendation of Officers.

Education Contributions

Since completion and publication of the Officer’s Report, updated figures based on the 2026/2027 multipliers have been provided by the Children’s and Young People Services which update the contribution figures set out in Paragraph 7.19 and Table 1 at Paragraph 10.148 of the Report.

As such, the Heads of Terms for the S106 in relation to the education elements are updated follows, with the updated figures are shown in **BOLD**:

<p>Primary Education Contribution</p>	<p>A financial contribution of up to £461,352.00 calculated at the time of any Reserved Matters Application in general accordance with the Council’s document “Developer Contributions for Education Policy” adopted July 2020 and more particularly in accordance with the following formula</p> $((A \times 25\%) - B) \times C$ <p>Where A is the number of dwellings with 2 or more bedrooms and B is the existing spare capacity and C cost multiplier £22,951 (2026/2027).</p> <p>Such sum shall be calculated in accordance with the formula and payable towards costs of providing educational facilities at South Milford Primary School and/or another primary school within the locality of the development and will be payable on a phased basis. (this is subject to the position noted in Paragraph 10.146 above to updating the figures)</p>
<p>Secondary Education Contribution</p>	<p>A financial contribution of up to £618,672.60 calculated at the time of any Reserved Matters Application in general accordance with the Council’s document “Developer Contributions for Education Policy” adopted July 2020 and more particularly in accordance with the following formula This is based on the following formula:</p> $((A \times 13\%) - B) \times C$ <p>Where A is the number of dwellings with 2 or more bedrooms and B is the spare capacity and C is the current cost multiplier £27,804 (2026/2027)</p> <p>Such sum shall be calculated in accordance with the formula above and payable towards costs of providing secondary educational facilities at Sherburn High School and/or another secondary school within the</p>

	<p>locality of the development and will be payable on a phased basis.</p> <p>(this is subject to the position noted in Paragraph 10.146 above to updating the figures)</p>
Special Educational Needs and Disabilities Contribution	<p>A financial contribution of up to £138,405.60 calculated at the time of any Reserved Matters Application in general accordance with the Council's document "Developer Contributions for Education Policy" adopted July 2020 and more particularly in accordance with the following formula This is based on the following formula:</p> $(A \times 1\%) \times C$ <p>Where A is the number of dwellings with 2 or more bedrooms and C is the current cost £76,892 (2026/2027).</p> <p>Such sum shall be calculated in accordance with the formula above and payable towards costs of providing educational facilities at Selby Special School and/or another school with Special Educational Needs and Disabilities provision serving the locality of the development and will be payable on a phased basis.</p> <p>(this is subject to the position noted in Paragraph 10.146 above to updating the figures)</p>
Early Years Contribution	<p>A financial contribution of up to £173,007.00 calculated at the time of any Reserved Matters Application in general accordance with the Council's document "Developer Contributions for Education Policy" adopted July 2020 and more particularly in accordance with the following formula</p> $((A \times 5\%) - B) \times C$ <p>Where A is the number of dwellings with 2 or more bedrooms and bedrooms and B is the existing spare capacity and C is the current cost multiplier £19,223 (2026/2027).</p> <p>Such sum shall be calculated in accordance with the formula above and payable towards costs of providing early years provision serving the locality of the development and will be payable on a phased basis.</p> <p>(this is subject to the position noted in Paragraph 10.146 above to updating the figures)</p>

Condition 07

The reference to e – h should be bullet points not alphabetical.

Highways Off Site Works and Condition 10

Since completion of the Officer's Report, discussions took place with the Applicant in relation to works to deal with existing flooding on the footpath between the site entrance and the BP Garage on Low Street. The need for works was identified in the Road Safety Audit Stage 1 provided in February 2026 and the Developer has following discussions with Officers agreed to pay for works to address the flooding which is expected to include

- Renewal of Gully pots.
- New connection with a trench at 0.5m in width.
- Connect both up to the existing drain and reinstate the trench.
- The construction on top would be possibly 110mm of base plus binder course as opposed to the full construction within the value provided.

It is considered that these works can be secured via condition and deliver under S278, as such an additional sub clause (**shown in bold below**) be added to Condition 10, so it reads as follows:

Off-site highway mitigation measures must be completed as indicated below:

- a. Footway works on Low Street prior to occupation of the first dwelling.*
- b. Crossing point on Low Street prior to occupation of the first dwelling.*
- c. Crossing improvement works in accordance with the submitted Transport Assessment for improved dropped kerb tactile paved crossings on school routes prior to the occupation of the first dwelling.*
- d. Highways works to address drainage issues on footway at Low Street as defined in the submitted Road Safety Audit Stage 1 at Section 3.1.2***

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit commissioned in accordance with NYCC protocol to be carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Reason: To ensure that the design is appropriate in the interests of the safety and convenience of highway users in accordance with Policy ENV1 of the Selby Local Plan (2005) and Policy SP19 of the Selby Core Strategy Local Plan (2012).

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