**Selby District Council SFRA**

**Settlement Sustainability Hierarchy:**

**Primary Village**

**Barby Village**

**Preliminary Core Strategy Assessment**

Excludes Barby Bridge, Ousebank and the area between the River Ouse and the Selby Bypass which are physically separate from Barby Village, and which are considered as part of the Selby urban area.

**Development Strategy**

**Regional Spatial Strategy (RSS) - published May 2008**

The RSS seeks to concentrate future growth in Selby, which is identified as a Principle Town. LDFs to identify Local Service Centres where local services should be retained and improved, local housing needs for both market and affordable housing should be met and economic diversification encouraged.

**Local Development Framework Core Strategy Further Options Report, November 2008**

Barby Village is identified as one of 20 Primary Villages with scope for some limited residential development to help maintain the rural service network. This may include continued redevelopment of existing sites and new allocations.

**Local Plan (February 2005)**

Barby Village is considered to have an excellent service base and good accessibility to employment opportunities by both private and public transport. No sites are allocated for residential development. Proposals for redevelopment of PDL and residential conversions are supported in principle.

**Notes**

- In accordance with PPS25 Functional Floodplain (Flood Zone 3a) is mapped to highlight areas where only water compatible development and facilities is recommended. PPS25 defines Flood Zone 3a as the flood with an annual probability of 1% to 20% AEP, or greater. As the 5% flood outline has not yet been delivered for all the main rivers within the District boundary, the following conservative approach to delineating the functional floodplains has been agreed with the Environment Agency, until more detailed information is available.
- The FHLs are based on the Flood Zone 3a (Functional Floodplain) and should be considered subject to the considerations for development of Functional Floodplains (PPS25).
- The functional floodplain FHLs are shown as an area to be avoided or developed with caution and only if special skills, knowledge and resources are available.

**Flood Risk**

The south west area of Barby Village falls within Flood Zone 3a (High Risk). These areas are identified Flood Warning Areas. A small area of Barby Village falls within Flood Zone 2 (Medium Risk) and the remainder in Flood Zone 1 (Low Risk). Areas of Barby Village were affected by the November 2000 flood event. Substantial flood defences have been put in place on the banks of the River Ouse.

**Key Consultees**

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Ouse and Derwent Internal Drainage Board

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Area in Zone 3</th>
<th>Area in Zone 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FZ3b FFP</td>
<td>FZ3a 100yr</td>
</tr>
<tr>
<td>Area (ha)</td>
<td>60.4</td>
<td>7.0</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
<td>11.6</td>
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