Selby District Council SFRA

Brayton

Preliminary Core Strategy Assessment

Excludes residential and employment estates on the edge of Selby which are physically separate from Brayton 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. LPDP’s 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

Brayton 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)

Considered to have an excellent service base, and good access to employment opportunities by public and private transport. No sites allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

Legend

- Flood Zone 1 - <1 in 100yr Floodplain
- Flood Zone 2 - 100yr Floodplain & Approximate 100yr plus Climate Change Floodplain
- Flood Zone 3a - 100yr Floodplain
- Flood Zone 3b - Functional Floodplain
- Historical Flooding Incidents
- Sever Flood Incidents
- Flood Warning Areas
- Flood Defences
- Canals/Navigations
- Designated Main River
- Reservoirs and other Inland Water Bodies
- Development Limit
- IDB Managed Watersources

Scale at A:3 1cm = Approx 80m

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Brayton

Area (ha) 74.3
% of Area N/A

<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>FZ3b FFP</td>
<td>0.0</td>
<td>0.3</td>
</tr>
<tr>
<td>FZ3a 100yr</td>
<td>N/A</td>
<td>0.4</td>
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