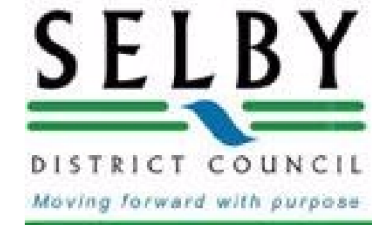


# Selby District Council SFRA

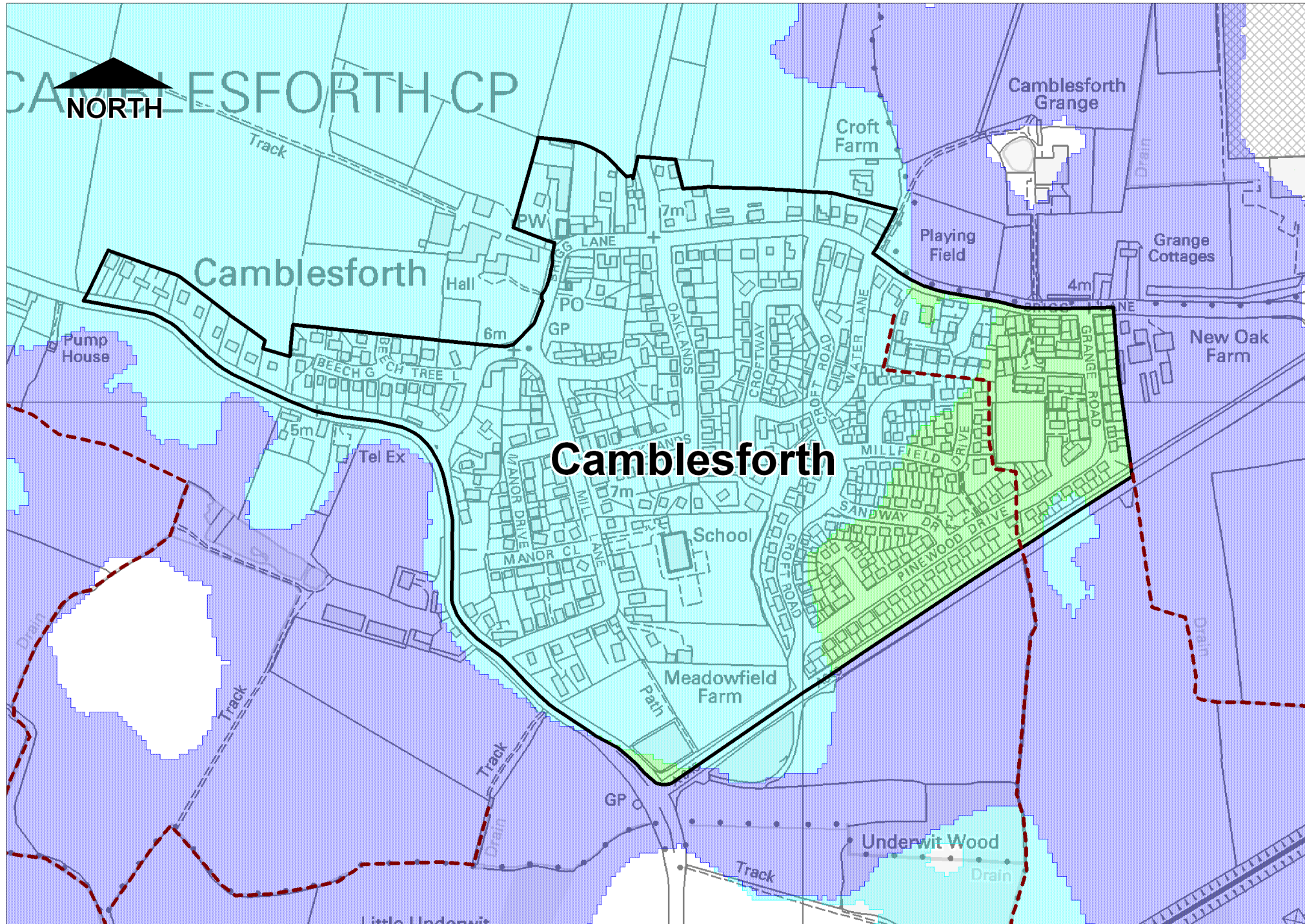


Settlement Sustainability Hierarchy:

Primary Village

Camblesforth

Preliminary Core Strategy Assessment



**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. LDF'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**

Camblesforth 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 a good level of services in close proximity to employment opportunities in Selby and Drax power station. One site allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

**Notes**

In accordance with PPS 25 Functional Floodplain (Flood Zone 3b) is mapped to highlight areas where only water-compatible development and land-use is recommended. PPS25 defines Flood Zone 3b as the flood with an annual probability of 1 in 20 (5% AEP) or greater. As the 5% flood outline has not yet been delineated for all the main rivers within the District boundary, the following conservative approach to delineating the functional floodplain has been agreed with the Environment Agency, until more detailed information is available.

- Outside development limits in undefended areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).
- Inside development limits and in defended areas, Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing built-up/defended areas are unable to function as 'natural floodplain'.

It should be noted that the 'assumed' extent of functional floodplain is insufficient for development control purposes. Further detailed investigation of prospective development sites within Flood Zone 3 will be required to establish the precise extent of functional floodplain (Flood Zone 3b), and the area defended to a standard of 1 in 20 annual probability (Flood Zone 3a). This work may be incorporated in site-specific FRA's.

**Flood Risk**

The village falls within a flood risk area with approximately 80% of the Development Limit boundary area falling within Flood Zone 2 (Medium Risk) and 20% in Flood Zone 3a (High Risk). The land surrounding the village also falls within Flood Zone 2 and 3a, it is therefore important that applications for development within the Development Limit boundary consider whether it has any impact on flood risk on areas outside the Development Limit boundary.

**Key Consultees**

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

**Legend**

|  |   |  |                               |  |                       |  |  |
|--|---|--|-------------------------------|--|-----------------------|--|--|
|  | Floodzone 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 Zone 3b - Functional Floodplain   |  | Flood Defences                |  |                       |  |  |

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Scale at A3: 1cm = Approx 50m

|           | Size of Settlement | Area in Zone 3 |            | Area in Zone 2 |
|-----------|--------------------|----------------|------------|----------------|
|           |                    | FZ3b FFP       | FZ3a 100yr |                |
| Area (ha) | 34.4               | N/A            | 6.0        | 28.4           |
| % of Area |                    | N/A            | 17.4       | 82.5           |