Selby District Council SFRA

Settlement Sustainability Hierarchy:

Primary Village

Camlesforth

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. LDfS is 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
Camlesforth 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 FDL and residential conversions supported in principle.

Notes
In accordance with PPS 25 Functional Floodplain (Flood Zone 3a) is mapped to highlight areas where only water compatible development and limited use is recommended. PPS25 defines Flood Zone 3a as the flood with an annual probability of 1 in 20 (0.05%) or greater. As the % flood outline has not yet been delineated for all the main rivers within the District boundaries, the following conservative approach to delineating the functional floodplain has been agreed with the Environment Agency, until more detailed work is carried out:
- Outside development limits in unstreamed areas Flood Zone 3a is represented as Flood Zone 3b (Functional Floodplain).
- inside development limits and in settled areas, Flood Zone 3a is represented as Flood Zone 3a (High Risk), since existing buildings (in settled areas) are unable to function as ‘natural floodplain’.

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 there is 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
- 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
- IDE Managed Watercourses
- Designated Main River
- Reservoirs and other Inland Water Bodies
- Development Limit

Scale at A3: 1cm = Approx 50m

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<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>FZ3b 6yr FFP</th>
<th>FZ3a 100yr</th>
<th>Area in Zone 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (ha)</td>
<td>34.4</td>
<td>N/A</td>
<td>28.4</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
<td>17.4</td>
<td>82.5</td>
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