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 Principal Town. LPDs 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

Carlton 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 service base and located reasonably close to employment opportunities. Two sites allocated for residential development.

Proposals for redevelopment of PDL and residential conversions supported in principle.

**Note**

In accordance with PPS 25 Functional Floodplain (Flood Zone 3b) is mapped to highlight areas where only water-compatible development and agriculture is recommended. PPS25 defines Flood Zone 3b as the flood with an annual probability of 1 in 20,000 (0.005% or greater). As such it is flood risk that is no longer calculated for any of the many areas within the District with Functional Floodplains has been agreed with the Environment Agency, until more detailed information is available.

- Outside development limits in undeveloped areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).
- Inside development limits in undeveloped areas Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing flood-prone 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 defined to a standard of 1 in 20 annual probability (Flood Zone 3a). This work may be incorporated in site-specific PPDs.

**Flood Risk**

The western side of Carlton falls within Flood Zone 3a (High Risk) and is covered by a flood warning system. There is evidence of historical flooding incidents in Carlton.

42% of the village is in Flood Zone 3a and 3% in Flood Zone 2.

**Key Consultees**

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

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**Legend**

- Flood Zone 1 - <1 in 1000yr Floodplain (includes all areas outside FZ 2 & 3a/3b)
- Flood Zone 2 - 100yr Floodplain & Approximate 100yr plus Climate Change Floodplain
- Flood Zone 3a - 100yr Floodplain
- Flood Zone 3b - Functional Floodplain
- Historical Flooding Incidents
- Severe Flooding Incidents
- Flood Warning Areas
- Flood Defences
- Canals/Navigations
- IDE Managed Watercourse
- Designated Main River
- Reservoirs and other Inland Water Bodies
- Development Limit

Scale at A3: 1 cm = Approx 65m

**Table**

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Area in Zone 3</th>
<th>Area in Zone 2</th>
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</thead>
<tbody>
<tr>
<td><strong>Carlton</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>Area (ha)</strong></td>
<td>48.4</td>
<td>N/A</td>
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<tr>
<td><strong>% of Area</strong></td>
<td>N/A</td>
<td>20.6</td>
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<tr>
<td></td>
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