Select District Council SFRA

Settlement Sustainability Hierarchy:  Primary Village

Church Fenton

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. LDP’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
Church Fenton 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)
No sites 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 3c) is shaded to highlight areas where only water compatible development and land use is recommended. PPS 25 defines Flood Zone 3c as the flood with an annual probability of 1 in 20 (0.5%) or greater. As the 7% flood outline has not yet been declared for all the main rivers within the District Council area, the functional floodplain has been agreed with the Environment Agency, until more detailed information is available.

- Outside development limits in undiked areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).
- Outside development limits in diked areas Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing backwatered areas are unable to function as natural floodplain.

It should be noted that the assumed 7% floodplain is insufficient for development control purposes. Further detailed investigation of proposed 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
Church Fenton predominantly falls within Flood Zone 1 (low risk of flooding) with only a small area (approximately 2% of the total area) in the eastern section of the Development Limit boundary falling within Flood Zone 2 and 3a. It should also be noted that there is a large area of medium (Flood Zone 2) and high flood risk (Flood Zone 3) to the west of the village from Carr Dyke and therefore any development proposed within the village should consider whether it has any impact on areas outside the Development Limit boundary.

Key Consultees
- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Selby 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>FZ3b</td>
<td>FFP</td>
<td>100yr</td>
</tr>
<tr>
<td>Area (ha)</td>
<td>15.3</td>
<td>N/A</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
<td>2.0</td>
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</tbody>
</table>

Legend
- Historical Flooding Incidents
- Canonical/Navigation
- IDB Managed Watercourse
- Flood Zone 1 - 1 in 1000yr Floodplain (Includes all areas outside FZ 2 & 3a/3b)
- Flood Zone 2 - 1000yr Floodplain & Approximate 100yr plus Climate Change Floodplain
- Flood Warning Areas
- Reservoirs and other Inland Water Bodies
- Development Limit

Scale at A3: 1cm = Approx 50m

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