Selby District Council SFRA

Settlement Sustainability Hierarchy: Primary Village

Eggborough

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 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
Eggborough 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 very good service base and accessibility to employment opportunities. Three sites allocated for residential development and one for employment development. Proposals for redevelopment of FDL and residential conversions supported in principle.

Notes
In accordance with PPS 25 Functional Floodplain (Flood Zone 3c) is mapped to highlight areas where only minor or limited development and land use accommodation is accommodated. Flood Zone 3b can be identified with an annual probability of 1 in 20 (5% AEP) or greater. As the 5% flood outline has not yet been delivered 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 undeveloped areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).
- Inside development limits and in developed areas, Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing building blocks in developed areas are exposed to flood in recent 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 deferred to a standard of 1 in 20 annual probability (Flood Zone 3c). This work may be incorporated in site-specific PDRs.

Flood Risk
The greater proportion of Eggborough falls within Flood Zone 1, with only a very small proportion falling in Flood Zone 3a (0.8% of the total area). However, there have been sewer flooding incidents in the past, with one known property being affected along Water Lane which should also be considered with regard to flood risk.

Key Consultees
- Environment Agency Ridings Region
- Yorkshire Water Services Ltd
- West Internal Drainage Board

<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></td>
<td>FZ3b FFP</td>
<td>FZ3a 100yr</td>
</tr>
<tr>
<td>Area (ha)</td>
<td>72.5</td>
<td>0.3</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
<td>0.4</td>
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