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. LDPs 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

Escrick 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 small scale redevelopment of PDL and residential conversions acceptable in principle.

Notes

In accordance with BRG 25 Functional Floodplain (Flood Zone 3b) is mapped to highlight areas where only water compatible development and leisure is recommended. FPDZ3 is defined by Flood Zone 3b as the flood with an annual probability of 1 in 20 (5% ARR) 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 built-up developed 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 PDA's.

Flood Risk

There are areas of Flood Zone 2 (Medium Risk) and Flood Zone 3a (High Risk) in the central section of the village and immediately outside the village development limit boundary to the east and west. There is also evidence of sewer flooding incidents within the village, with one property known to flood along Carr Lane.

Key Consultees

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Osce and Derwent Internal Drainage Board

Size of Settlement

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Area in Zone 3</th>
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<tbody>
<tr>
<td></td>
<td>FZ3b</td>
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<tr>
<td>Area (ha)</td>
<td>32.8</td>
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<tr>
<td>% of Area</td>
<td>N/A</td>
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