

Selby District Council SFRA

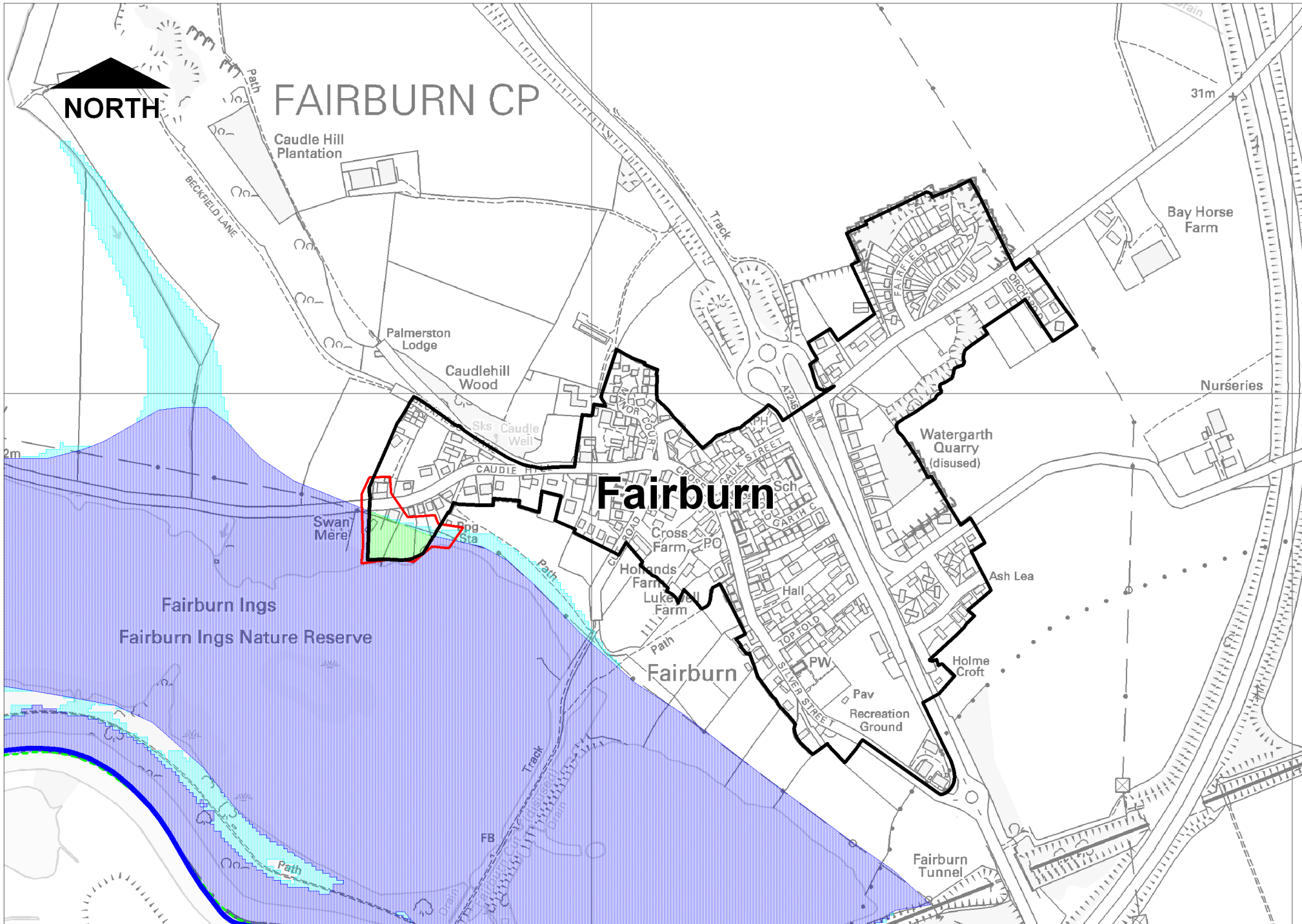


Settlement Sustainability Hierarchy:

Primary Village

Fairburn

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. LDF'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

Fairburn 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)

Two residential allocations to the north of the settlement to be deleted and the land to be taken out of the Development Limits and included in the Green Belt.

Notes

In accordance with PPS 25 Functional Floodplain (Flood Zone 3b) is mapped to highlight areas where only water-compatible development and land-use is recommended. PPS25 defines Flood Zone 3b as the flood with an annual probability of 1 in 20 (5% AEP) or greater. As the 5% flood outline has not yet been delineated 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 undefended areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).

- Inside development limits and in defended areas, Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing built-up/defended 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 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

Fairburn lies predominately within Flood Zone 1 (Low Risk) with only a small area (approximately 1.5%) to the west of the development limit falling within Flood Zone 2 (Medium Risk) and Flood Zone 3a (High Risk) of the River Aire. To the immediate south of the Development Limit lies Fairburn Ings Nature Reserve which is also utilised as a washland to control flood levels on the River Aire.

Key Consultees

- Environment Agency Ridings Area
- Yorkshire Water Services Ltd

Legend

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

Scale at A3: 1cm = Approx 70m

Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Selby District Council: 100018656

	Size of Settlement	Area in Zone 3		Area in Zone 2
		FZ3b FFP	FZ3a 100yr	
Area (ha)	29.5	N/A	0.4	0.1
% of Area		N/A	1.4	0.3