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. LDFs 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.

Note

In accordance with PPS 25 Functional Floodplain (Flood Zone 3c) is mapped to highlight areas where only non-competitive development and land uses is recommended. PPS 25 refers to Flood Zone 3a 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 underlined areas Flood Zone 3 is represented as Flood Zone 9 (Functional Floodplain).
- Inside development limits and in delineated areas Flood Zone 3 is represented as flood Zone 3 (High Risk), since existing built up/under developed areas should 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 3c), and the area defended to a standard of 1 in 20 annual probability (Flood Zone 9). This work may be incorporated in site-specific PPSs.

Flood Risk

Fairburn lies predominantly 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 and Flood Zone 3 (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

<table>
<thead>
<tr>
<th>Legend</th>
<th>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 - 10081855</th>
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</thead>
<tbody>
<tr>
<td>Flood Zone 1. &lt;1 in 100yr Floodplain (includes all areas outside FZ 1 &amp; 3c/3b)</td>
<td>Historical Flooding Incidents</td>
</tr>
<tr>
<td>Flood Zone 2. 100yr Floodplains &amp; Approximate 100yr plus Climate Change Floodplain</td>
<td>Severe Flooding Incidents</td>
</tr>
<tr>
<td>Flood Zone 3a. 100yr Floodplain</td>
<td>Flood Warning Areas</td>
</tr>
<tr>
<td>Flood Zone 3b. Functional Floodplain</td>
<td>Flood Defences</td>
</tr>
</tbody>
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Scale at A3: 1cm = Approx 70m

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Area in Zone 3</th>
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</thead>
<tbody>
<tr>
<td>Area (ha)</td>
<td>FZ3b</td>
</tr>
<tr>
<td>29.5</td>
<td>N/A</td>
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