Selby District Council SFRA

Settlement Sustainability Hierarchy:   Primary Village

Hemingbrough

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 economic diversification encouraged.

Local Development Framework

Core Strategy Further Options Report, November 2008

Hemingbrough 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.

Notes

- In accordance with PPS2, Functional Floodplain (Flood Zone 2a) is mapped to highlight areas where only water-compatible development and landscaping is recommended. FFODS defines Flood Zone 3b as the flood with an annual probability of 1 in 20 (5%) 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 undefended 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 2 will be required to establish the precise extent of functional floodplain (Flood Zone 3b), and the area delineated to a standard of 1 in 20 annual probability (Flood Zone 3a). This work may be incorporated in site specific PPRs.

Flood Risk

Hemingbrough predominately falls within Flood Zone 1 (low risk of flooding) with only small areas (approximately 2% of the total area) in the northern and south western tips of the Development Limit boundary, falling within Flood Zone 2 and 3a. However land immediately to the west of the Development Limit boundary is in a high flood risk area.

Key Consultees

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Ouse and Derwent 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>48</td>
<td>FZ3b FFP</td>
<td>0.4 0.9</td>
</tr>
<tr>
<td>% of Area</td>
<td>FZ3a 100yr</td>
<td>0.8 1.9</td>
</tr>
</tbody>
</table>

Legend

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

Scale at A3: 1cm = Approx 70m

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