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'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
Kellington 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 good service base. No sites allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

Notes
In accordance with PPS 25 Functional Floodplain. Flood Zone 3 is mapped to highlight areas where only water compatible development and landuse is recommended. PPS 25 defines Flood Zone 3 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 undelined areas Flood Zone 3 is represented as Flood Zone 3b (functional floodplain).
- Inside development limits and in defended areas Flood Zone 3a is represented as Flood Zone 3a (High Risk), since existing built-up-defended areas are capable to function as 'natural floodplain'.

It should be noted that the 'asessment' extent of functional floodplain is insufficient for development control purposes. Further detailed investigations 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 into site-specific PPDs.

Flood Risk
A sizeable proportion (approximately 60%) of land within the settlement of Kellington falls within Flood Zone 3a (High Risk). There is also a history of other sources of flooding in the area. The flood risk area of Kellington is covered by a flood warning area and flood defences form the northern boundary of the settlement.

Key Consultees
- Environment Agency Ridings Area
- Yorkshire Water Services Ltd
- Knottingly to Gowdall Internal Drainage Board

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Area in Zone 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>FZ3b FFP</td>
<td>FZ3a 100yr</td>
</tr>
<tr>
<td>Area (ha)</td>
<td>20.7</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Legend
- Flood Zone 1: <1 in 100yr Floodplain
- Flood Zone 2: 100yr Floodplain & Approximate 100yr plus Climate Change Floodplain
- Flood Zone 3a: 100yr Floodplain
- Flood Zone 3b - Functional Floodplain
- Historical Flooding Incidents
- Seven Flooding Incidents
- Designated Main River
- Reservoirs and other Inland Water Bodies
- Flood Defences
- Canals/Navigations
- Selby District Council Boundary
- DB Managed Watercourse

Reproduced from the Ordance Survey mapping with the permission of Her Majesty’s Stationery Office © Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings Selby District Council: 100018955

Scale at A3: 1cm = Approx 80m