Selby District Council SFRA

Settlement Sustainability Hierarchy:

Primary Village

Monk Fryston

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. LPD’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

Monk Fryston 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 2008)

Considered to have a good range of services and other facilities. One site allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

Notes
In accordance with FFGS 25 Functional Floodplain (Flood Zone 3c) is mapped to highlight areas where only minor development and land use is recommended. FFGS25 defines Flood Zone 3b as the flood with an annual probability of exceedance of 1 in 20. Flood Risk Management Strategy for Selby 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 undelimited areas Flood Zone 3c is represented as Flood Zone 3b (Functional Floodplain).
- Inside development limits and in defined areas Flood Zone 3c is represented as Flood Zone 3b (High Risk), since existing built-up/delimited areas are unable to function as natural floodplains.

It should be noted that the "assumed extent of functional floodplains is insufficient for development control purposes.

Further detailed investigation of prospective development sites within Flood Zone 3c will be required to establish the precise extent of functional floodplains (Flood Zone 3b), and the area referred to in the table of 1 in 20 annual probability (Flood Zone 3c). This work may be incorporated in site-specific PDRs.

Flood Risk
Monk Fryston predominately falls within Flood Zone 1 (low risk of flooding) with only small areas (approximately 3% of the total area) in the north eastern tip of the Development Limits boundary falling within Flood Zone 2 and 3a. However there is evidence of sewer flooding incidents in this area with three properties known to have flooded along Main Street.

Key Consultees
- Environment Agency Ridings and Dales Area
- Yorkshire Water Services Ltd
- Selby Internal Drainage Board

<table>
<thead>
<tr>
<th>Legend</th>
<th>Historical Flooding Incidents</th>
<th>Sever Flooding Incidents</th>
<th>Flood Warning Areas</th>
<th>Flood Defences</th>
<th>Canal/Navigations</th>
<th>Designated Main River</th>
<th>FFD Managed Watercourse</th>
</tr>
</thead>
</table>

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<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Area in Zone 3</th>
<th></th>
<th>Area in Zone 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FZ3b</td>
<td>FFP</td>
<td>100yr</td>
</tr>
<tr>
<td>Area (ha)</td>
<td>19.3</td>
<td>N/A</td>
<td>0.8</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
<td>N/A</td>
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