Settlement Sustainability Hierarchy:

Selby Principal Town

Selby

Preliminary Core Strategy Assessment

Selby

In addition to Selby's twin settlements, the Selby urban area includes Selby Bridge, Osbaldeston, and the area between the River Ouse and the Selby bypass. Barby, placed together with residential and employment development in the north of Selby, is a Western Pinch.

Regional Spatial Strategy (RSS) - published May 2006

The RSS seeks to concentrate future growth in Selby, which is identified as a Principality Town. It is to identify Local Service Centres where local services should be retained and improved. Local needs for both market and affordable housing should be met and economic diversification encouraged.

Core Strategy Further Options Report, November 2000

In line with the RSS, Selby will be the focus for housing and economic growth and the provision of shopping, entertainment and other facilities. It is acknowledged that in order to reduce the amount and length of outlying commuting, the self-sufficiency of the District should be improved.

Local Development Framework

If development in the Selby urban area is considered to be the most sustainable way of addressing this issue, including both continued redevelopment of existing sites and new allocations. New housing sites will be encouraged close to the town centre and on sites adjacent to the bypass.

It is envisaged that up to two strategic housing sites in the form of sustainable urban extensions will be required, and one strategic employment site.

In addition to the strategic site, new housing will be accommodated on previously developed land and on other sites in Selby, plus greenfield sites in Barby, Drayton and Thorpe Willoughby, by allocating specific sites in the Selby Area Action Plan at a later date.

Local Plan (February 2000)

Selby is identified as the most sustainable settlement within the area providing a range of employment opportunities, shopping, leisure and other services to serve a wide catchment area. Provision for significant residential and employment expansion, including two major strategic housing sites, is anticipated. The Local Plan seeks to ensure that proposals are considered in the context of its formulation, and that proposals for development in the area that do not conform to the policies of the Framework are not selected for development allocations in adjoining parishes on the edge of Selby. Proposals for redevelopment of PCL and residential conversions supported in principle.

Notes

In accordance with Part V of the Planning and Compensation Act 1991, the following notes are made on the Framework as follows:

The draft Framework as a whole is subject to the duty to co-operate to secure an efficient and effective delivery of public services.

The Framework is subject to an independent Environmental Impact Assessment (EIA).

Consultation in relation to the Framework has been extensive and considered.

The Framework is subject to a Public Expiry Date Highways Statement, which includes details of highway proposals within the area.

No Natural Heritage Statement has been prepared for this Framework area. The public rights of Way would be determined subject to further consultation before the implementation of any development schemes.

Flood Risk

Large areas of Selby fall within medium (Flood Zone 2) and high (Flood Zone 3) flood risk areas, amounting to approximately 85% of the area within the Development Limit for Selby. Environment Agency proposed flood defences are present along the left and right banks of the River Ouse. These defences consist of both raised flood banks and reinforced flood walls. There are a number of smaller B21 managed watercourses which flow through the settlement which can potentially cause a flood risk. All flood risk areas within Selby are covered by the Environment Agency flood warning system.

There are a number of historical flood incidents within Selby, with the hospital and ambulance station being affected on occasions. There are no recorded incidents of severe flooding within the Development Limit.

Key Consultees

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Duke and Derwent Internal Drainage Board
- Selby Internal Drainage Board

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Scale at A1: 1cm = Approx 50m

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Flood Zone 2/3</th>
<th>Area in Zone 2</th>
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<tbody>
<tr>
<td>Selby</td>
<td>Flood Zone 2</td>
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<tr>
<td>Selby</td>
<td>Flood Zone 3</td>
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<td>Flood Defence</td>
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<td>5.4</td>
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<tr>
<td>% of Area</td>
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</tr>
<tr>
<td>Selby</td>
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<tr>
<td>Selby</td>
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</tr>
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<td>Flood Defence</td>
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</tbody>
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