Selby District Council SFRA

Settlement Sustainability Hierarchy:

Local Service Centre

Sherburn in Elmet

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 Prime Town. LDPs are 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

Sherburn in Elmet is identified as a Local Service Centre providing services and facilities for people living in the surrounding local area.

Provision will be made for additional market and affordable housing to meet local needs through an allocations DPD. Further support for local employment opportunities will be provided through the renewal and intensification of existing employment uses.

Local Plan (February 2005)

Considered to provide an excellent range of employment opportunities, local shopping, leisure and community facilities. Provision for continued residential and employment growth to take advantage of the infrastructure and other investment, which has already taken place. One major residential allocation and three employment allocations. Proposals for redevelopment of PDL and residential conversions supported in principle.

Notes

In accordance with PPS25 Functional Floodplain (Flood Zone 3b) is mapped to highlight areas where only small comparators development and land use is recommended. PPS25 defines Flood Zone 3b as the flood with an annual probability of 1 in 20 (5% AEP) or greater. As the 5% flood outline has not yet been determined for all the 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 undated areas Flood Zone 3a is represented as Flood Zone 3b (Functional Floodplain).
- Inside development limits and/or identified areas Flood Zone 3a is represented as Flood Zone 3b (High Risk), since existing built-up areas are unlikely to flood as "natural floodplain".

It should be noted that the "assumed" extent of functional floodplain is insufficient for development control purposes. Further detailed investigations of possible development sites within Flood Zone 3a will be required to establish the extent of risk involved. This work will be required within a time-frame of 1 in 20 annual probability (Flood Zone 3a). This work may be incorporated into site-specific SFDAs.

Flood Risk

Sherburn predominately falls within Flood Zone 1 (low risk of flooding) with only a small area (approximately 6% of the total area) in the eastern section of the Development Limit boundary falling within Flood Zone 2 and 3a. There is also evidence of sewer flooding with one property affected along Low Street. It is also important to note there is a large area of medium (Flood Zone 2) and high flood risk (Flood Zone 3) to the west of the village and therefore any development proposed within the village should consider whether it has any impact on areas outside the Development Limit boundary.

Key Consultees

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

Legend

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

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Selby District Council - 100018955

Size of Settlement

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<th>Size of Settlement</th>
<th>Area in Zone 3</th>
<th>Area in Zone 2</th>
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<tbody>
<tr>
<td>FZ3b FFP</td>
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<tr>
<td>FZ3a 100yr</td>
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Area (ha)

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<thead>
<tr>
<th>Area (ha)</th>
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