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 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

Tadcaster 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. Tadcaster is also seen as a place for potential economic growth, particularly knowledge-based employment.

**Local Plan (February 2005)**

The development strategy consolidates the town's role as a service centre rather than providing for major growth. One residential allocation and one employment allocation. Proposals for redevelopment of FCL and residential conversions supported in principle.

**Notes**

- In accordance with FPPS 25 Functional Floodplains (Zone 3b) is mapped to highlight areas where risk of significant development and land use is recommended. PPS20 defines Flood Zone 3b as the flood with an annual probability of 1 in 20 (0.5% AEP) or greater. As the 0.5% flood outline has not yet been determined for all the main rivers within the District boundary, the following conservative approach to delineating the functional floodplains has been agreed with the Environment Agency, until more detailed information is available.
- Outside development limits in undetermined areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).
- Inside development limits in flood affected areas Flood Zone 3 is represented as Flood Zone 3a (High Risk).

**Flood Risk**

The majority of the land within Tadcaster’s Development Limit falls within Flood Zone 1 (low risk of flooding). However there is a significant area of land (approximately 11% of the total area) at medium and high risk from flooding toward the centre of the Development Limits boundary alongside the River Wharfe. In addition there is historical evidence of flooding.

**Key Consultees**

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- North Wharfe Internal Drainage Board & South Wharfe Internal Drainage Board

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### Table

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Size of Settlement</th>
<th>Area in Zone 3</th>
<th>Area in Zone 2</th>
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<tbody>
<tr>
<td>Tadcaster</td>
<td>209.6</td>
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<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>FZ2b FFP</td>
<td>18.2</td>
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<tr>
<td></td>
<td></td>
<td>FZ3a 100yr</td>
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<td>% of Area</td>
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<td>N/A</td>
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