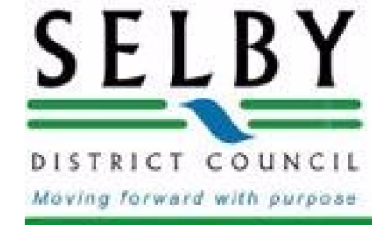


# Selby District Council SFRA

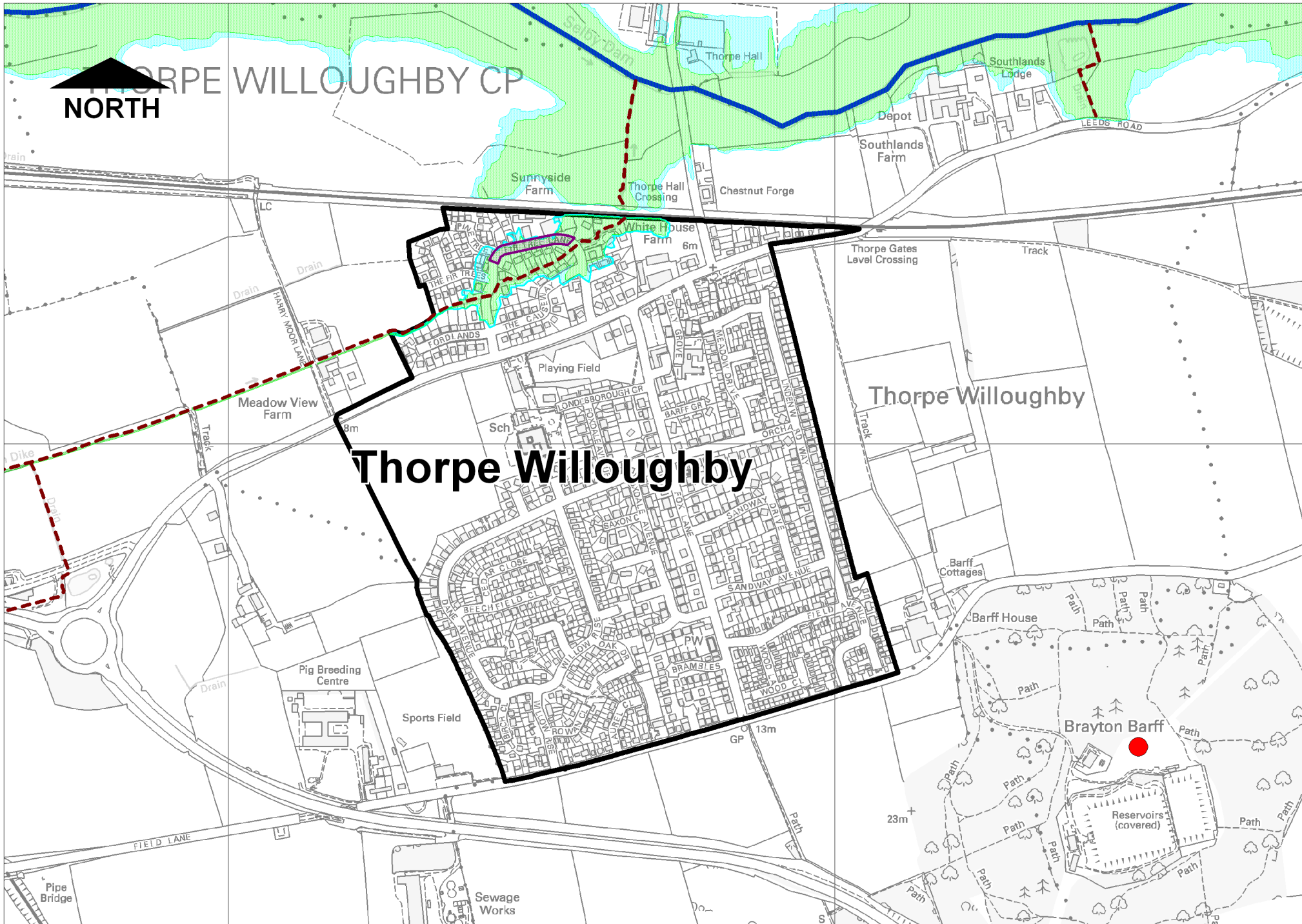


## Settlement Sustainability Hierarchy:

## Designated Service Village

## Thorpe Willoughby

### 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. LDF'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

Thorpe Willoughby 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 an excellent service base, and good access to employment opportunities by public and private transport. One site 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 3b) is mapped to highlight areas where only water-compatible 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 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 undefended areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).

- Inside development limits and in defended areas, Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing built-up/defended areas are unable to function as 'natural floodplain'.

It should be noted that the 'assumed' extent of functional floodplain is insufficient for development control purposes. Further detailed investigation 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 in site-specific FRA's.

#### Flood Risk

Thorpe Willoughby predominately falls within Flood Zone 1 (low risk of flooding) with only a small area (approximately 4% of the total area) to the north of the village falling within Flood Zone 2 and 3a. of Town Dike. However in addition there is evidence of sewer flooding incidents in this area, with two properties known to have flooded on Fir Tree Lane. It is also important to note there is an area of medium (Flood Zone 2) and high flood risk (Flood Zone 3) to the immediate north of the Development Limit boundary of Thorpe Willoughby and therefore any development proposed within the village should consider whether it has any impact on the areas outside the Development Limit.

#### Key Consultees

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

#### Legend

	Flood Zone 1 - <1 in 1000yr Floodplain (Includes all areas outside FZ 2 & 3a/3b)		Historical Flooding Incidents		Canals/Navigations		IDB Managed Watercourses
	Flood Zone 2 - 1000yr Floodplain & Approximate 100yr plus Climate Change Floodplain		Sewer Flooding Incidents		Designated Main River		Reservoirs and other Inland Water Bodies
	Flood Zone 3a - 100yr Floodplain		Flood Warning Areas		Development Limit		Flood Defences
	Flood Zone 3b - Functional Floodplain						

Scale at A3: 1cm = Approx 80m

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	Size of Settlement	Area in Zone 3		Area in Zone 2
		FZ3b FFP	FZ3a 100yr	
Area (ha)	59.3	N/A	1.5	0.3
% of Area		N/A	5.1	0.6