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. LDP’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 FDL and residential conversions supported in principle.

Notes
In accordance with FRP 25 (Functional Floodplain (Flood Zone 3)) is mapped to highlight areas where only water-compatible development and infrastructure is recommended. FRP 25 (Ares) Flood Zone 3 is the flood with an annual probability of 1 in 20% (AEP) or greater. As the 5% flood outflow has not yet been delivered for all the main towns 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 undeveloped 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 3b (High Risk), since existing built-up defended areas are unable to function as ‘natural floodplains’

It should be noted that the examples above of floodplain management are intended for development control purposes. Further detailed investigation of prospective development sites within Flood Zone 3 will be required to establish the precise level of flood risk/defences (Flood Zone 3b), and the area defended against a 1 in 20 annual probability (Flood Zone 3).

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 Fr 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

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Area in Zone 3</th>
<th>Area in Zone 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FZ3b</strong> FFP</td>
<td>1.5</td>
<td>0.3</td>
</tr>
<tr>
<td><strong>FZ3a</strong> 100yr</td>
<td>N/A</td>
<td>5.1</td>
</tr>
<tr>
<td><strong>% of Area</strong></td>
<td>N/A</td>
<td>0.6</td>
</tr>
</tbody>
</table>

Area (ha) 59.3

Legend
- Flood Zone 1 <1 in 100yr Floodplain
- Flood Zone 2 - 100yr Floodplain & Approximate 100yr plus Climate Change Floodplain
- Flood Zone 3a - 100yr Floodplain
- Flood Zone 3b - Functional Floodplain

(Flooding related to ever rising river levels)

(Canal/Navigation)

(DD Managed Watercourses)

(Historical Flooding Incidents)

(Sever Flooding Incidents)

(Flood Warning Areas)

(Flood Defences)

(Reservoirs and other inland Water Bodies)

(Development Limit)

Reproduced from the Ordinance Survey mapping with the permission of Her Majesty’s Stationary Office. © Crown Copyright

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Selby District Council - 100018956

Scale A3: 1cm = Approx 80m