Selby District Council SFRA

Settlement Sustainability Hierarchy:

Primary Village

Ulleskelf

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. LDIP's to identify Local Service Centres where local services should be retained and improved.

Local Development Framework

Core Strategy Further Options Report, November 2008

Ulleskelf 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 redevelopement of existing sites and new allocations.

Local Plan (February 2005)

No sites allocated for residential development. Proposals for small scale redevelopment of FDL and residential conversions acceptable in principle.

In accordance with FPG 25 Functional Floodplain (Flood Zone 3b) is mapped to highlight areas where only water-compatible development and breaches are recommended. FPG 25 defines Flood Zone 3b as the flood with an annual probability of 1 in 50 (0.2% AEP) or greater. As the 5% flood outline has yet to be determined 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.

Flood Risk

Large areas of Ulleskelf fall within Flood Zone 2 (Medium Risk) and Flood Zone 3a (High Risk) amounting to approximately 85% of the area within the development limit for Ulleskelf. Environment Agency owned flood defences are present along the right bank of the River Wharfe and along the northern edge of the development limit. While there is a formal Environment Agency flood warning scheme for Ulleskelf, this does not cover all flood risk areas.

Key Consultants

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Knottingley to Gowdall Internal Drainage Board

Legend

- Flood Zone 1 - <1 in 100yr Floodplain
- Flood Zone 2 - 100yr Floodplain & Approximate 100yr +1 Climate Change Floodplain
- Flood Zone 3a - 10yr Floodplain
- Flood Zone 3b - Functional Floodplain
- Historical Flooding Incidents
- Sever Flooding Incidents
- Flood Warning Areas
- Flood Defences
- Canals/Navigations
- Designated Main River
- Reservoirs and other Inland Water Bodies
- Development Limit

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Scale at A3: 1cm = Approx 100m

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Area in Zone 3 FZ3b</th>
<th>Area in Zone 3 FZ3a 100yr</th>
<th>Area in Zone 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overall</td>
<td>17.7</td>
<td>N/A</td>
<td>6.5</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
<td>47.5</td>
<td>36.7</td>
</tr>
</tbody>
</table>

Notes

- Outside development limits in shaded areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).
- Outside development limits and in defended areas Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing built-up/deteriorated 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 PPSs.