Hambleton

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 Principal 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
Hambleton 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)
Two sites 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 3c) is mapped to highlight areas where only water compatible development and land use is recommended. PPS25 defines Flood Zone 3c as the flood with an annual probability of 1 in 20 (0.05 %) of greater. As the 7% flood outline has not yet been established for all the main rivers within the District, functional floodplain has been agreed with the Environment Agency, until more detailed information is available.

- Outside development limits in undeveloped areas Flood Zone 3c is represented as Flood Zone 3b (Functional Floodplain).
- Inside development limits and in developed areas Flood Zone 3c is represented as Flood Zone 3a (High Risk) since existing built-up areas are subject to flooding 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 areas within Flood Zone 3 will be required to establish the precise extent of functional floodplain (Flood Zone 3c), and the area defended to a standard of 1 in 20 annual probability (Flood Zone 3a). This work may be incorporated into site-specific PPA’s.

Flood Risk
All land within the Development Limit boundary of Hambleton village falls within Flood Zone 1 and therefore is at low risk of fluvial flooding. In addition no other sources of flooding have been identified in this area.

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>FZ3b FFP</td>
<td>48.0</td>
<td>N/A</td>
</tr>
<tr>
<td>FZ3a 100yr</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
<td>-</td>
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</tbody>
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Legend
- Flood Zone 1 - <1 in 100yr Floodplain (includes all areas outside FZ 2 & 3a/b)
- Flood Zone 2 - 100yr Floodplains & Approximate 100yr plus Climate Change Floodplain
- Flood Zone 3a - 100yr Floodplain
- Flood Zone 3b - Functional Floodplain
- Historical Flooding Incidents
- Sewer Flooding Incidents
- Flood Warning Areas
- Flood Defences
- Canals/Navigations
- Designated Main River
- IDE Managed Watercourses
- Reservoirs and other Inland Water Bodies
- Development Limit

Scale at A3: 1cm = Approx 60m