Selby District Council SFRA

Settlement Sustainability Hierarchy: 

Primary Village

Riccall

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 are invited to 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
Riccall 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 accessibility to employment opportunities. No sites allocated for residential development. Proposals for redevelopment of PUL and residential conversions supported in principle.

Notes
In accordance with PPS 25 Functional Floodplains (Flood Zone 3c) are mapped to highlight areas where only water compatible development and land use is recommended. PPS 25 defines Flood Zone 3c as the flood with an annual probability of 1 in 20 (5% AEP) or greater. In the 7% flood outline has not yet been determined for all the main water within the District. The flood outline for Riccall is subject to further work, and a 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 3c (Functional Floodplain).
- Inside development limits and in developed areas, Flood Zone 3 is represented as Flood Zone 3c (High Risk), since existing built-up areas are unable to function as ‘natural floodplains’.

Flood Risk
Riccall predominantly falls within Flood Zone 1 (low risk of flooding) with only a small area (approximately 2% of the total area) in the western section of the Development Limit boundary falling within Flood Zone 2 and 3a. There is also evidence of sewer flooding, with three properties affected along Kiff Key Road and historical flooding incidents also in this western area. It is important to note there is a large area of medium (Flood Zone 2) and high flood risk (Flood Zone 3) to the west of the village and therefore any development proposed within the village should consider whether it has any impact on the areas outside the Development Limit boundary.

Key Consultees
- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Ouse and Derwent Internal Drainage Board

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
- Historical Flooding Incidents
- Sever Flooding Incidents
- Flood Warning Areas
- Flood Defences
- Canals/Navigations
- sewerage
- Designated Main River
- Reservoirs and other Inland Water Bodies
- Development Limit

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Scale at A3: 1cm = Approx 90m

Area in Zone 3

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>Area in Zone 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>FZ3b</td>
<td>FZ3a 100yr</td>
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<tr>
<td>---------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Area (ha)</td>
<td>51.5</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
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</tbody>
</table>

N/A: Not Applicable