### Settlement Sustainability Hierarchy:

### Designated Service Village

### Camblesforth

**Preliminary Core Strategy Assessment**

**Development Strategy**

**Regional Spatial Strategy (RSS) - Proposed Changes (September 2007)**

The RSS seeks to concentrate development in the Principal Town of Selby, with some development to meet local needs accommodated in Local Service Centre. Very limited development may also be acceptable in smaller settlements that are not designated Local Service Centre which have a good range of services.

**Draft Core Strategy - Preferred Options (Working Draft September 2007)**

Camblesforth is identified as a Designated Service Village with scope for the following forms of development inside defined development limits:

- Housing - 100% affordable housing schemes (on both Previously Developed Land (PDL) and greenfield sites) and redevelopment of PDL for mixed (market and affordable) housing. Small scale affordable housing may also be acceptable on sites immediately adjacent to development limits.
- Employment - small scale development to meet local need.

**Local Plan (February 2005)**

Considered to have a good level of services in close proximity to employment opportunities in Selby and Drax power station. One site allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

**Flood Risk**

The village falls within a flood risk area with approximately 80% of the Development Limit boundary area falling within Flood Zone 1 (Low Risk) and 20% in Flood Zone 1a (High Risk). The land surrounding the village also falls within Flood Zone 1a, and it is therefore important that applications for development within the Development Limit boundary consider whether it has any impact on flood risk or areas outside the Development Limit boundary.

**Key Consultees**

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

**Legend**

- Floodzone 1 - 1 in 100yr Floodplain (excludes areas outside FZ 1 & 1a)
- Flood Zone 1a - 100yr Floodplain (includes areas outside Floodplain 1 & 1a)
- Flood Zone 2 - 100yr Floodplain & approximate 100yr plus Climate Change Floodplain
- Flood Zone 2a - 100yr Floodplain
- Flood Zone 3b - Functional Floodplain
- Historic Flooding Incidents
- Present day Flooding Incidents
- Flood Warning Areas
- Flood Defences
- Reservoirs and other Inland Water Bodies
- Development Limit
- DB Managed Watercourses
- Canal/Navigations

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**Table: Size of Settlement**

<table>
<thead>
<tr>
<th>Area in Zone 3</th>
<th>FZ3b</th>
<th>FZ3a 100yr</th>
<th>Area in Zone 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size of Settlement</td>
<td>34.3</td>
<td>N/A</td>
<td>6.3</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
<td>18.4</td>
<td>81.6</td>
</tr>
</tbody>
</table>