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)**

Cawood 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)**

No sites allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

**Flood Risk**

Cawood has been significantly affected by flooding in the past. 70% of the village falls within Flood Zone 3a and 10% in Flood Zone 2. Consequently a large proportion of the village falls within a flood warning area.

Both banks of the River Ouse to the north of the village has flood defences in place.

**Key Consultees**

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

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**Table: Area in Zone 3**

<table>
<thead>
<tr>
<th>Size of Settlement</th>
<th>FZ3b</th>
<th>FZ3a 100yr</th>
<th>Area in Zone 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (ha)</td>
<td>46</td>
<td>N/A</td>
<td>32.7</td>
</tr>
<tr>
<td>% of Area</td>
<td>N/A</td>
<td>70.4</td>
<td>10.6</td>
</tr>
</tbody>
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