Selby District Council SFRA

Settlement Sustainability Hierarchy: Designated Service Village

Monk Fryston

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)
Monk Fryston 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 range of services and other facilities. One site allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

Flood Risk
Monk Fryston predominately falls within Flood Zone 1 (low risk of flooding) with only small areas (approximately 3% of the total area) in the north eastern tip of the Development Limits boundary falling within Flood Zone 2 and 3a. However there is evidence of sewer flooding incidents in this area with three properties known to have flooded along Main Street.

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

<table>
<thead>
<tr>
<th>Legend</th>
<th>Area in Zone 3</th>
<th>Size of Settlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood Zone 1 - &lt;1 in 1000yr Floodplain</td>
<td>0.2</td>
<td>N/A</td>
</tr>
<tr>
<td>Flood Zone 2 - 100yr Floodplain &amp; Approximate 100yr plus Climate Change Floodplain</td>
<td>0.8</td>
<td>N/A</td>
</tr>
<tr>
<td>Flood Zone 3a - 100yr Floodplain</td>
<td>27.5</td>
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</tr>
<tr>
<td>Flood Zone 3b - Functional Floodplain</td>
<td>2.9</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Scale at A3: 1cm = Approx 90m

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Area (ha) % of Area
27.5 | N/A | 0.8 | 0.2 | N/A | 2.9 | 0.7 |