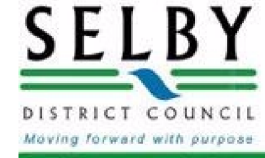


Selby District Council SFRA

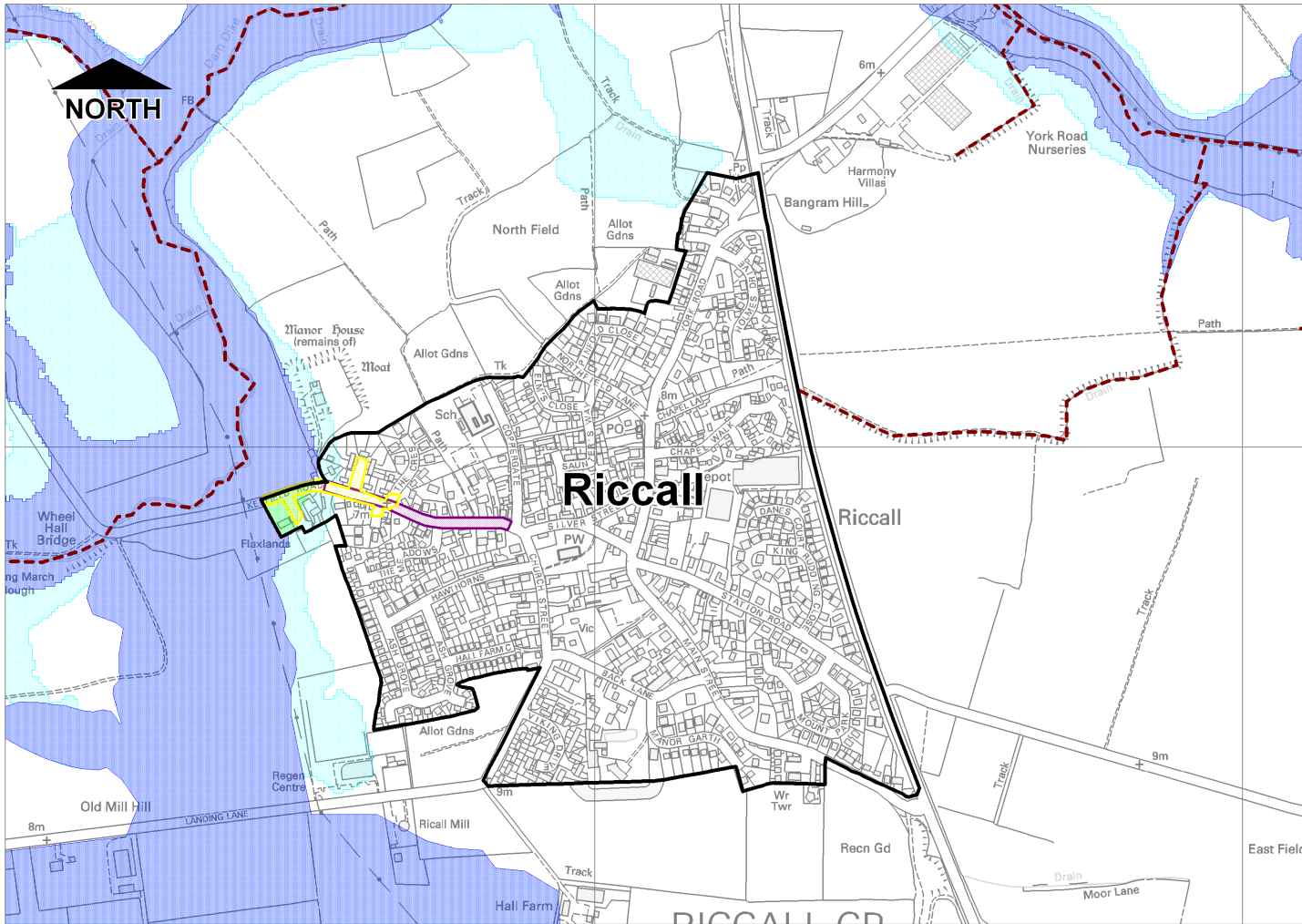


Settlement Sustainability Hierarchy:

Designated Service Village

Riccall

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)

Riccall 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 an excellent service base and good accessibility to employment opportunities. No sites allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

Flood Risk

Riccall predominately 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 Kelfield 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
- Ouse and Derwent Internal Drainage Board
- Yorkshire Water Services Ltd

Legend

| | | | | | | | |
|--|---|--|-------------------------------|--|-----------------------|--|--|
| | Flood Zone 1 - <1 in 1000yr Floodplain (Includes all areas outside FZ 2 & 3a/3b) | | Historical Flooding Incidents | | Canals/Navigations | | IDB Managed Watercourse |
| | Flood Zone 2 - 1000yr Floodplain & Approximate 100yr plus Climate Change Floodplain | | Sewer Flooding Incidents | | Designated Main River | | Reservoirs and other Inland Water Bodies |
| | Flood Zone 3a - 100yr Floodplain | | Flood Warning Areas | | Development Limit | | Flood Defences |
| | Flood Zone 3b - Functional Floodplain | | | | | | |

Scale at A3: 1cm = Approx 80m

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| | Size of Settlement | Area in Zone 3 | | Area in Zone 2 |
|-----------|--------------------|----------------|------------|----------------|
| | | FZ3b FFP | FZ3a 100yr | |
| Area (ha) | 51.4 | N/A | 0.4 | 0.5 |
| % of Area | | N/A | 0.8 | 1.0 |