Selby District Council SFRA

Settlement Sustainability Hierarchy:

Selby: Principal Town

Barlby Bridge

Preliminary Core Strategy Assessment

In addition to Selby Town the Selby urban area includes Barlby Bridge, Oslovebank, and the area between the River Ouse and the Selby Bypass in Selby Parish, together with residential and employment development on the edge of Selby in Brayton Parishes.

Development Strategy

Regional Spatial Strategy (RSG) - Proposed Changes (September 2007)

The RSG seeks to concentrate development in Selby with emphasis on increasing additional job opportunities to support its Principal Town role. Selby is also identified as the focus of significant, but lower-scale growth of housing.

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

In line with the RSG, Selby will be the focus for new development in the District. It is acknowledged that, in order to reduce the amount and length of outwards commuting, the self-sufficiency of the District should be improved.

Located development in the Selby urban area is considered to be the most sustainable way of addressing this issue, and the strategy envisages the following:

- Housing: Main focus for market and affordable housing, with priority given to previously developed sites. In addition to planned allocations, proposals for redevelopment of previously Developed Land (PDL) for mixed market and affordable housing, and 100% affordable housing schemes (on both PDL and greenfield sites) will be supported.

- Employment: Main focus for employment development, particularly for business use close to the town centre and on sites adjacent to the bypass.

The Selby Area Action Plan will identify specific sites for both residential and economic development.

Local Plan (February 2008)

Selby is identified as the most sustainable settlement within the Plan area providing a range of employment opportunities, shopping, leisure and other services to serve a wider area.

- Development: Focus on providing significant residential and employment expansion, including two major residential allocations, and six employment allocations, plus four additional employment allocations in adjoining parishes on the edge of Selby. Proposals for redevelopment of PDL and residential conversions supported in principle.

Flood Risk

Large areas of Selby fall within medium (Flood Zone 2) and high (Flood Zone 3) flood risk areas, amounting to approximately 52% of the area within the Development Limit for Selby. Environment Agency owned flood defences are present along the left and right bank of the River Ouse. These defences consist of both raised flood banks and reinforced flood walls. Defences are in good condition and are maintained by the Environment Agency. The flood risk is due to high water levels in the River Ouse and high water tables, which can potentially cause a flood risk. All flood risk areas within Selby are covered by the Environment Agency flood warning system. There are a number of historical flood incidents within Selby, with the hospital and ambulance station being affected on occasions. There are no recorded incidents of sewer flooding within the Development Limit.

Key Consultations

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

Scale at A1: 1 cm = Approx 90m

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