

# Selby District Council SFRA

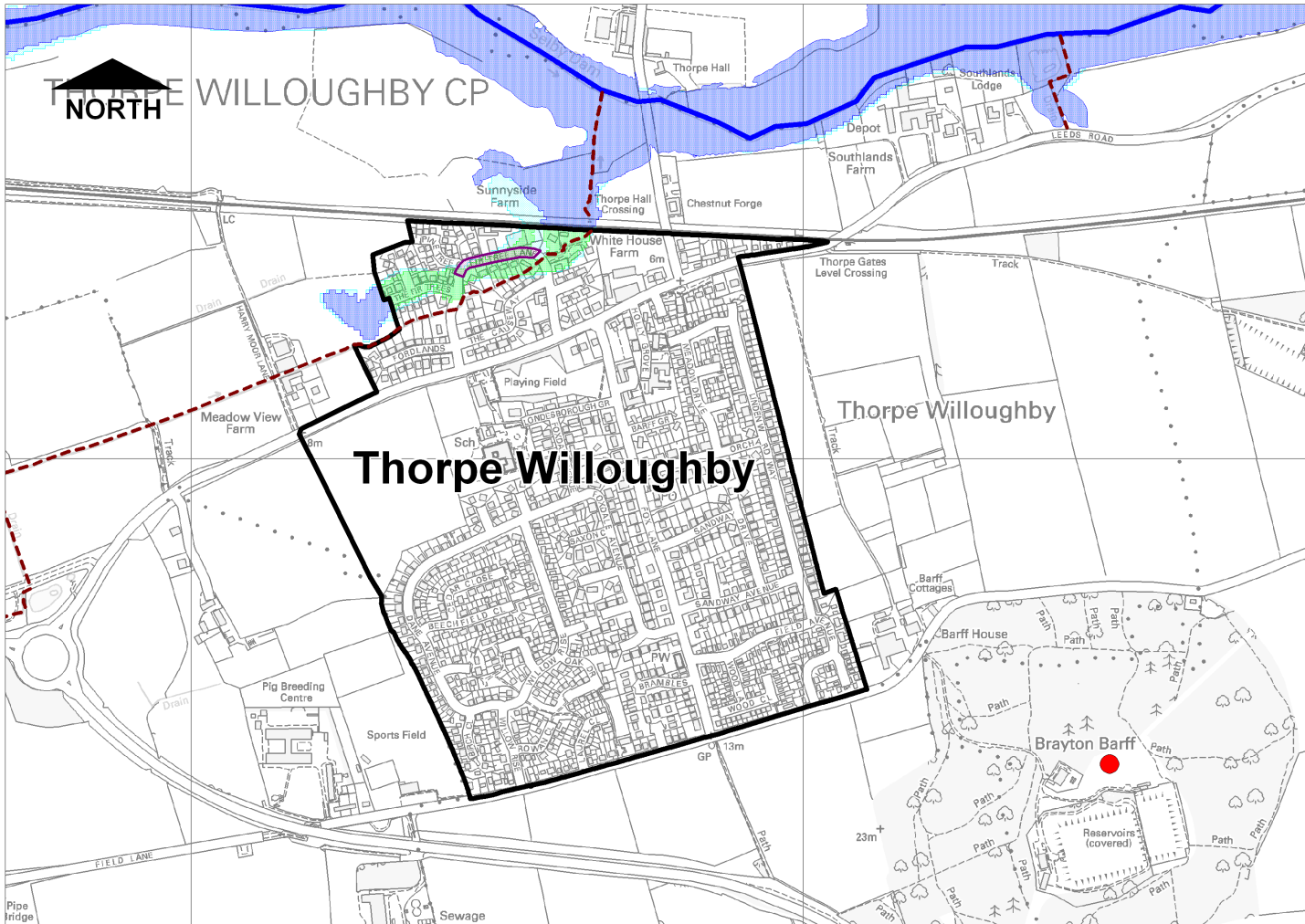


## Settlement Sustainability Hierarchy:

## Designated Service Village

## Thorpe Willoughby

### 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 Centres. Very limited development may also be acceptable in smaller settlements that are NOT designated Local Service Centres which have a good range of services.

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

Thorpe Willoughby 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 access to employment opportunities by public and private transport. One site allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

#### Flood Risk

Thorpe Willoughby predominately falls within Flood Zone 1 (low risk of flooding) with only a small area (approximately 4% of the total area) to the north of the village falling within Flood Zone 2 and 3a. However in addition there is evidence of sewer flooding incidents in this area, with two properties known to have flooded on Fir Tree Lane. It is also important to note there is an area of medium (Flood Zone 2) and high flood risk (Flood Zone 3) to the immediate north of the Development Limit boundary of Thorpe Willoughby and therefore any development proposed within the village should consider whether it has any impact on the areas outside the Development Limit.

#### Key Consultees

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

#### Legend

Flood Zone 1 - <1 in 1000yr Floodplain (Includes all areas outside FZ 2 & 3a/3b)	Historical Flooding Incidents	Canals/Navigations	IDB Managed Watercourses
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 Zone 3b - Functional Floodplain	Flood Defences		

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)	59.3	N/A	1.9	0.2
% of Area		N/A	3.2	0.3