

Selby District Council SFRA

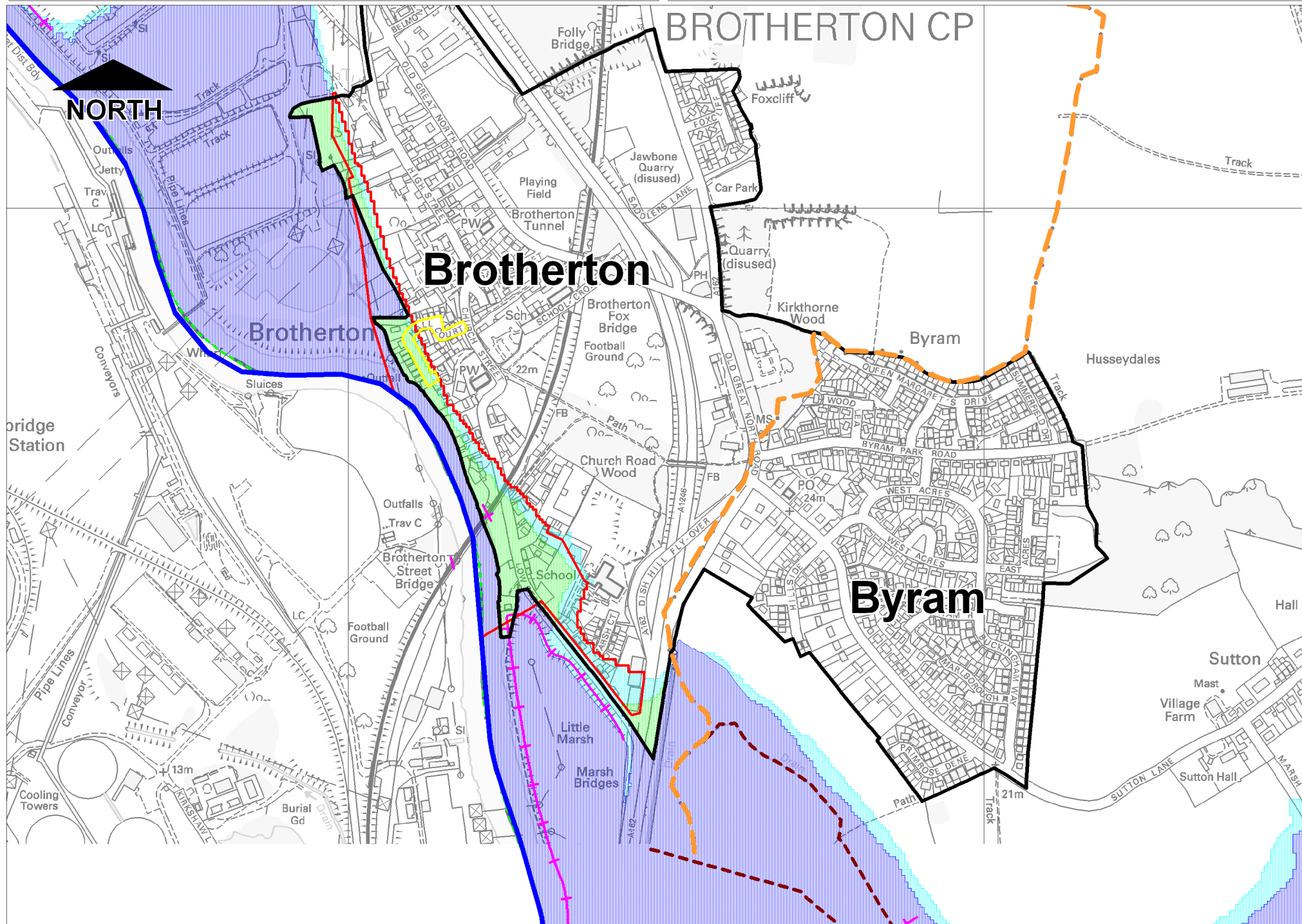


Settlement Sustainability Hierarchy:

Primary Villages

Brotherton/Byram

Preliminary Core Strategy Assessment



Development Strategy

Regional Spatial Strategy (RSS) - published May 2008

The RSS seeks to concentrate future growth in Selby, which is identified as a Principle Town. LDF's to identify Local Service Centres where local services should be retained and improved, local housing needs for both market and affordable housing should be met and economic diversification encouraged.

Local Development Framework Core Strategy Further Options Report, November 2008

Brotherton/Byram are identified as Primary Villages with scope for some limited residential development to help maintain the rural service network. This may include continued redevelopment of existing sites and new allocations.

Local Plan (February 2005)

Brotherton and Byram have a very close relationship. Jointly they provide a good range of facilities. The villages are close to employment opportunities in west and south Yorkshire, access to which has improved with upgrading of the A1 to motorway standard. Proposals for redevelopment of PDL and residential conversions supported in principle.

Notes

In accordance with PPS 25 Functional Floodplain (Flood Zone 3b) is mapped to highlight areas where only water-compatible development and land-use is recommended. PPS25 defines Flood Zone 3b as the flood with an annual probability of 1 in 20 (5% AEP) or greater. As the 5% flood outline has not yet been delineated for all the main rivers within the District boundary, the following conservative approach to delineating the functional floodplain has been agreed with the Environment Agency, until more detailed information is available.

- Outside development limits in undefended areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).

- Inside development limits and in defended areas, Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing built-up/defended areas are unable to function as 'natural floodplain'.

It should be noted that the 'assumed' extent of functional floodplain is insufficient for development control purposes. Further detailed investigation of prospective development sites within Flood Zone 3 will be required to establish the precise extent of functional floodplain (Flood Zone 3b), and the area defended to a standard of 1 in 20 annual probability (Flood Zone 3a). This work may be incorporated in site-specific FRA's.

Flood Risk

Brotherton - A strip of land along the western boundary of the village falls within Flood Zone 3a (High Risk) and Flood Zone 2 (Medium Risk). Flood defences are in place to the immediate south east of the Development Limits boundary and adjacent to the rail line. The remainder of the Development Limits boundary falls within a low flood risk area (Flood Zone 1), amounting to approximately 90% of the total area. There is also further evidence of historical flooding incidents in this area.

Byram - The entirety of the settlement Development Limits boundary falls within Flood Zone 1 (Low Risk).

Key Consultees

- Environment Agency Ridings 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	Parish Boundary
Flood Zone 3a - 100yr Floodplain	Flood Warning Areas	Reservoirs and other Inland Water Bodies	
Flood Zone 3b - Functional Floodplain	Flood Defences	Development Limit	

Scale at A3: 1cm = Approx 70m

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	Size of Settlement		Area in Zone 3				Area in Zone 2	
	Brotherton	Byram	FZ3b FFP		FZ3a 100yr		Brotherton	Byram
Area (ha)	50.0	28.5	N/A	0.0	3.4	0.0	5.6	0.0
% of Area			N/A	-	6.8	-	11.2	-