

Selby District Council SFRA

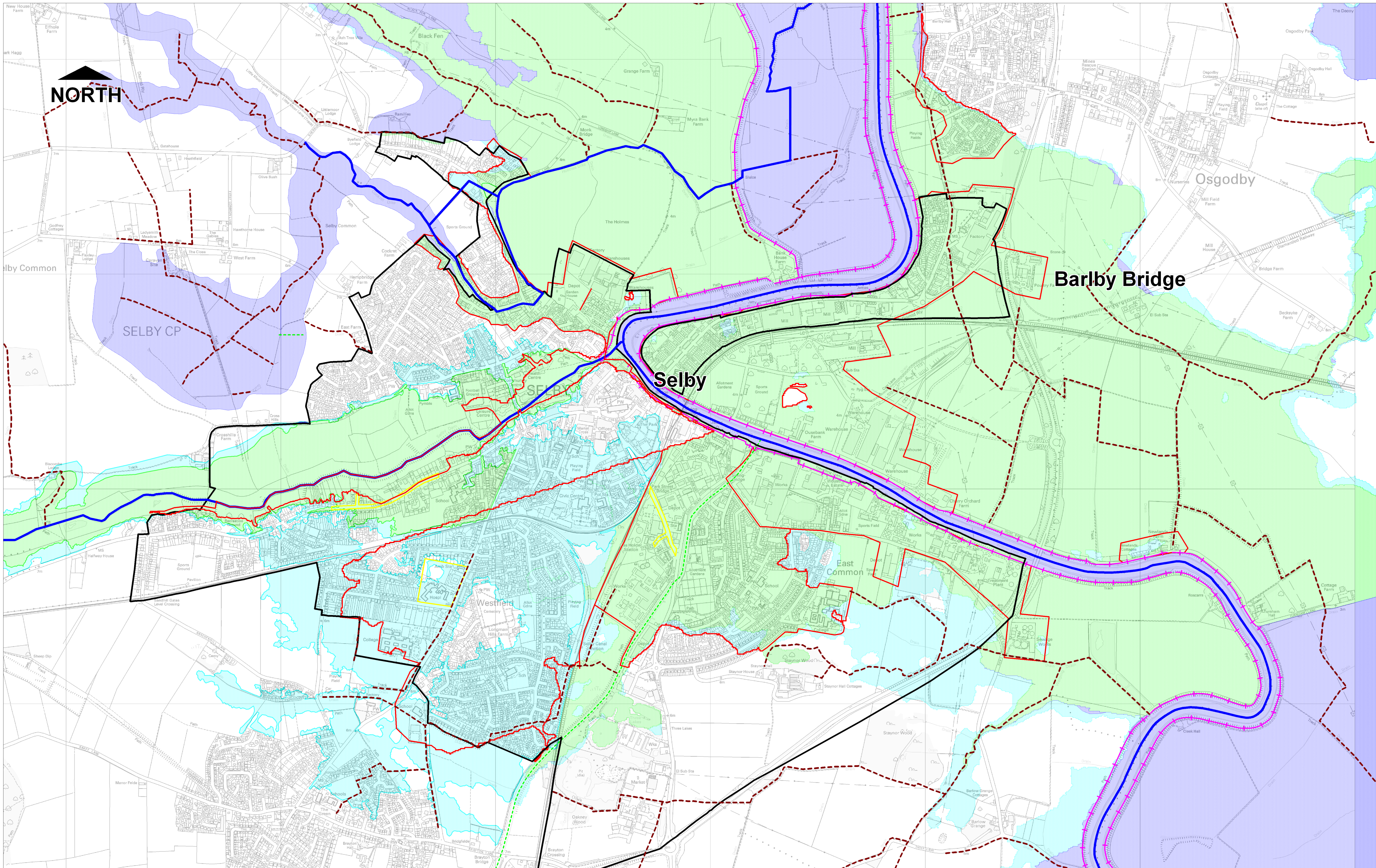


Settlement Sustainability Hierarchy:

Selby: Principal Town

Selby

Preliminary Core Strategy Assessment



Selby

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

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

In line with the RSS, Selby will be the focus for housing and economic growth and the provision of shopping, entertainment and other facilities. It is acknowledged that in order to reduce the amount and length of outward commuting, the self-sufficiency of the District should be improved.

Locating development in the Selby urban area is considered to be the most sustainable way of addressing this issue, including both continued redevelopment of existing sites and new allocations. New business uses will be encouraged close to the town centre and on sites adjacent to the bypass.

It is envisaged that up to two strategic housing sites in the form of sustainable urban extensions will be required, and one strategic employment site.

In addition to the strategic sites, new housing will be accommodated on previously developed land and other infill sites in Selby, plus greenfield sites in Barlby, Brayton and Thorpe Willoughby, by allocating specific sites in the Selby Area Action Plan at a later date.

Local Plan (February 2005)

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 wide catchment area. Provision for significant residential and employment expansion, including two major residential allocations and two 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.

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

Large areas of Selby fall within medium (Flood Zone 2) and high (Flood Zone 3) flood risk areas, amounting to approximately 66% of the area within the Development Limits 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. There are a number of smaller IDB managed watercourses which flow through the settlement 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 Consultees

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

Legend

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

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Scale at A1: 1cm = Approx 90m

Size of Settlement	Area in Zone 3				Area in Zone 2			
	FZ3b FFP		FZ3a 100yr		Selby	Barlby Bridge		
	Selby	Barlby Bridge	Selby	Barlby Bridge	Selby	Barlby Bridge		
Area (ha)	604.9	41.9	N/A	N/A	227.6	40.9	170.6	0.4
% of Area			N/A	N/A	38.0	99.0	28.4	1