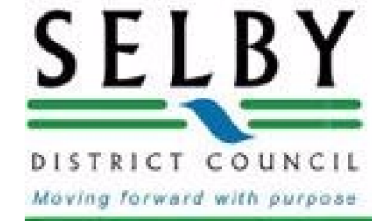


Selby District Council SFRA

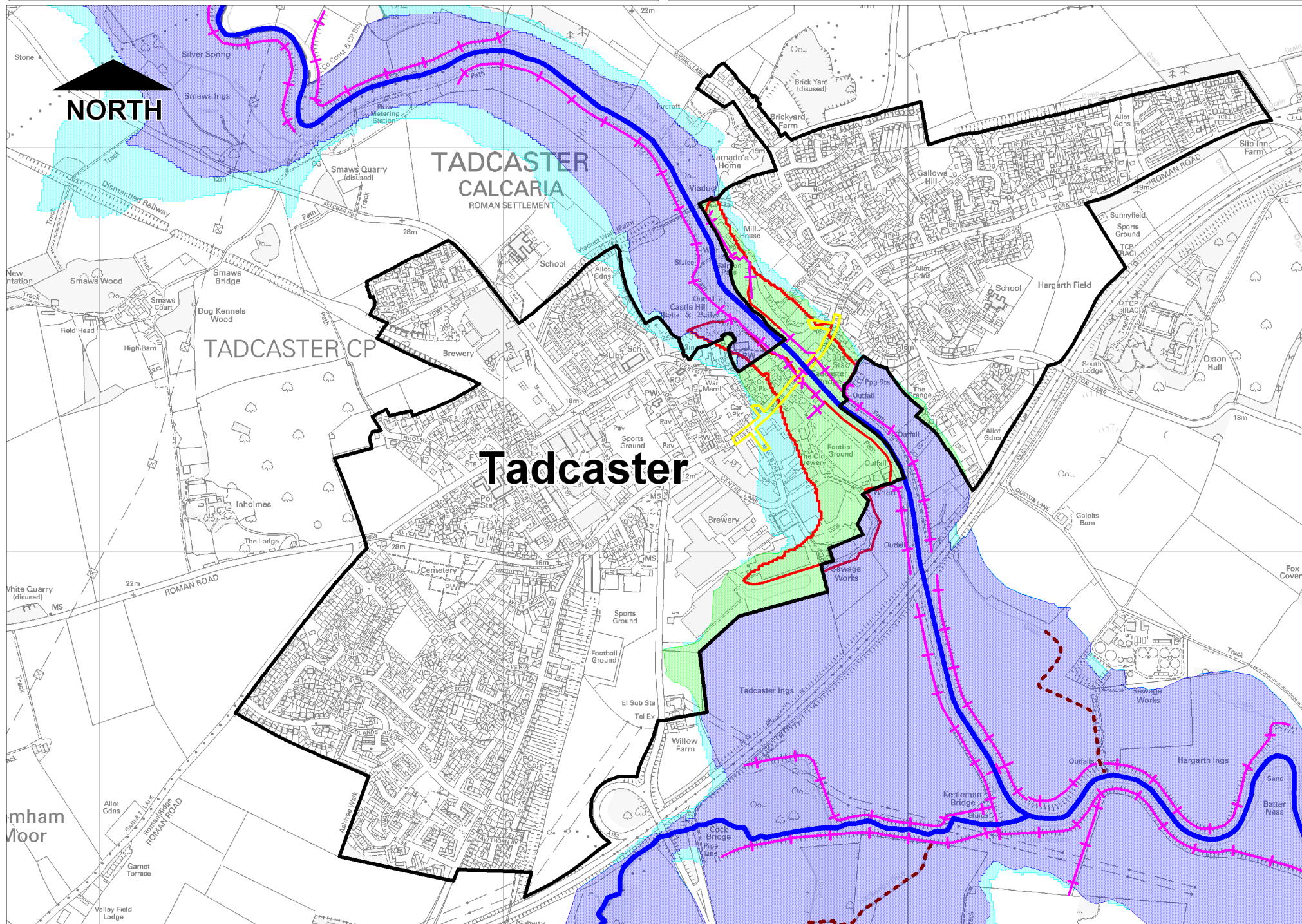


Settlement Sustainability Hierarchy:

Local Service Centre

Tadcaster

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

Tadcaster is identified as a Local Service Centre providing services and facilities for people living in the surrounding local area. Provision will be made for additional market and affordable housing to meet local needs through an allocations DPD. Tadcaster is also seen as a place for potential economic growth, particularly knowledge-based employment.

Local Plan (February 2005)

The development strategy consolidates the town's role as a service centre rather than providing for major growth. One residential allocation and one employment allocation. 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

The majority of the land within Tadcaster's Development Limit falls within Flood Zone 1 (low risk of flooding). However there is a significant area of land (approximately 11% of the total area) at medium and high risk from flooding toward the centre of the Development Limits boundary alongside the River Wharfe. In addition there is historical evidence of flooding.

Key Consultees

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- North Wharfe Internal Drainage Board & South Wharfe 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 Defences
	Flood Zone 3b - Functional Floodplain						

Scale at A3: 1cm = Approx 120m

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	Size of Settlement	Area in Zone 3		Area in Zone 2
		FZ3b FFP	FZ3a 100yr	
Area (ha)	209.6	N/A	18.2	5.9
% of Area		N/A	8.6	2.8