Selby District Council SFRA





Settlement Sustainability Hierarchy:

Primary Village

Ulleskelf

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. _DF'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**

Ulleskelf is identified as one of 20 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)

No sites allocated for residential development. Proposals for small scale redevelopment of PDL and esidential conversions acceptable in principle.

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 Ulleskelf fall within Flood Zone 2 (Medium Risk) and Flood Zone 3a (High Risk) amounting to approximatley 95% of the area within the development limit for Ulleskelf. Environment Agency owned flood defences are present along the right bank of the River Wharfe and along the northern edge of the development limit. While there is a formal Environment Agency flood warning scheme for Ulleskelf, this does not cover all flood risk areas.

(ey Consultees

- **Environment Agency Dales Area**
- Yorkshire Water Services Ltd
- **Knottingley to Gowdall Internal Drainage Board**

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Legend		Reproduced from the Ordnance

Legend Flood Zone 1 - <1 in 1000yr Floodplain Historical Flooding Incidents IDB Managed Canals/Navigations (Includes all areas outside FZ 2 & 3a/3b) Flood Zone 2 - 1000yr Floodplain & Approximate Sewer Flooding Incidents Designated Main River 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 100m

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	Size of Settlement	Area in Zone 3		Area in
		FZ3b FFP	FZ3a 100yr	Zone 2
Area (ha)	17.7	N/A	8.4	6.5
% of Area		N/A	47.5	36.7