

Selby District Council SFRA

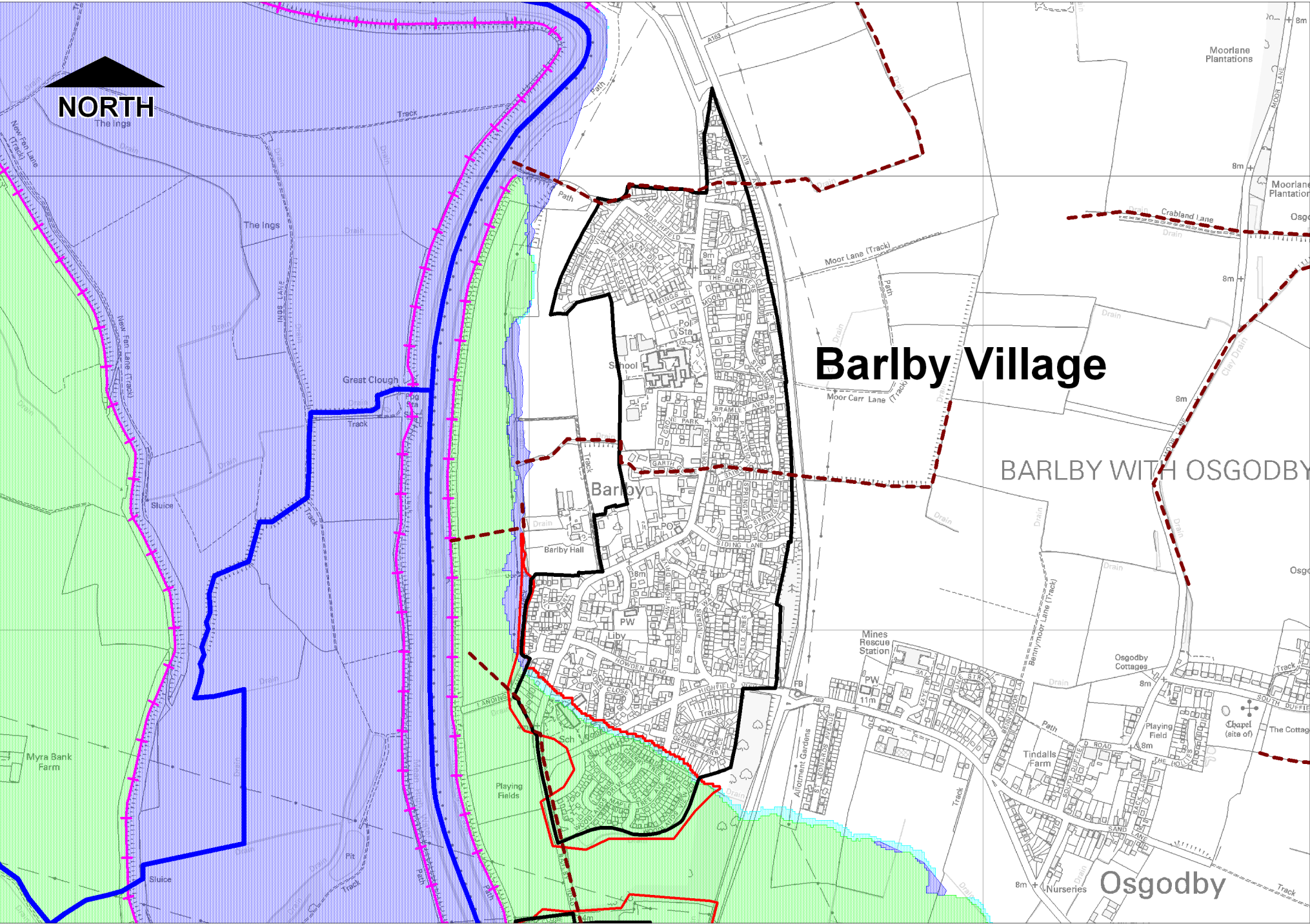


Settlement Sustainability Hierarchy:

Primary Village

Barlby Village

Preliminary Core Strategy Assessment



Excludes Barlby Bridge, Ousebank and the area between the River Ouse and the Selby Bypass which are physically separate from Barlby Village, and which are considered as part of the Selby urban area.

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

Barlby Village 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)

Barlby Village is considered to have an excellent service base and good accessibility to employment opportunities by both private and public transport. No sites allocated for residential development. Proposals for redevelopment of PDL and residential conversions are 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 south western area of Barlby Village falls within Flood Zone 3a (High Risk). These areas are identified Flood Warning Areas. A small area of Barlby Village falls within Flood Zone 2 (Medium Risk) and the remainder in Flood Zone 1 (Low Risk). Areas of Barlby Village were affected by the November 2000 flood event. Substantial flood defences have been put in place on the banks of the River Ouse.

- Key Consultees**
- Environment Agency Dales Area
 - Yorkshire Water Services Ltd
 - Ouse and Derwent Internal Drainage Board

Floodzone 1 - <1 in 1000yr Floodplain
(Includes all areas outside FZ 2 & 3a/3b)

Flood Zone 2 - 1000yr Floodplain & Approximate
100yr plus Cimate 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

Scale at A3: 1cm = Approx 110m

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	Size of Settlement	Area in Zone 3		Area in Zone 2
		FZ3b FFP	FZ3a 100yr	
Area (ha)	60.4	N/A	7.0	1.0
% of Area		N/A	11.6	1.7