

Selby District Council SFRA

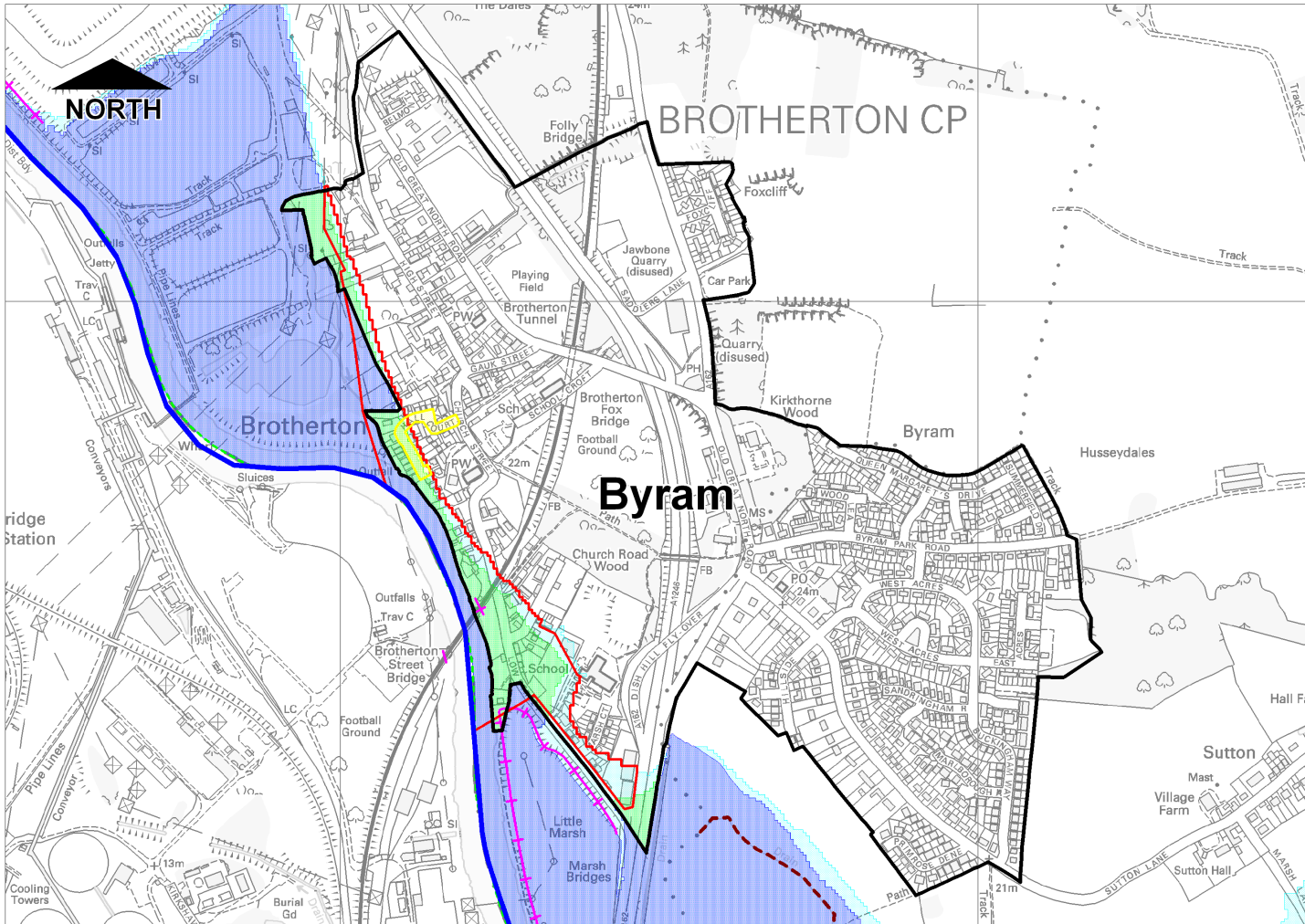


Settlement Sustainability Hierarchy:

Designated Service Village

Byram

Preliminary Core Strategy Assessment



Development Strategy

Regional Spatial Strategy (RSS) - Proposed Changes (September 2007)

The RSS seeks to concentrate development in the Principal Town of Selby, with some development to meet local needs accommodated in Local Service Centres. Very limited development may also be acceptable in smaller settlements that are NOT designated Local Service Centre which have a good range of services.

Draft Core Strategy - Preferred Options (Working Draft September 2007)

Byram is identified as a Designated Service Village with scope for the following forms of development inside defined development limits:

Housing - 100% affordable housing schemes (on both Previously Developed Land (PDL) and greenfield sites) and redevelopment of PDL for mixed (market and affordable) housing. Small scale affordable housing may also be acceptable on sites immediately adjacent to development limits.

Employment - small scale development to meet local need.

Local Plan (February 2005)

Byram is considered to have a very close relationship with Brotherton. 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. One site allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

Flood Risk

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 Byram Development Limits boundary falls within a low flood risk area (Flood Zone 1), amounting to approximately 93% of the total area.

There is also further evidence of historical flooding incidents in this area.

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	Reservoirs and other Inland Water Bodies
Flood Zone 3a - 100yr Floodplain	Flood Warning Areas	Flood Defences	Development Limit
Flood Zone 3b - Functional Floodplain			Scale at A3: 1cm = Approx 70m

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Size of Settlement	Area in Zone 3			Area in Zone 2
	FZ3b FFP	FZ3a 100yr		
Area (ha)	78.4	N/A	3.3	1.8
% of Area		N/A	4.2	2.3