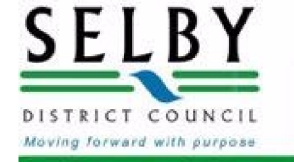


Selby District Council SFRA

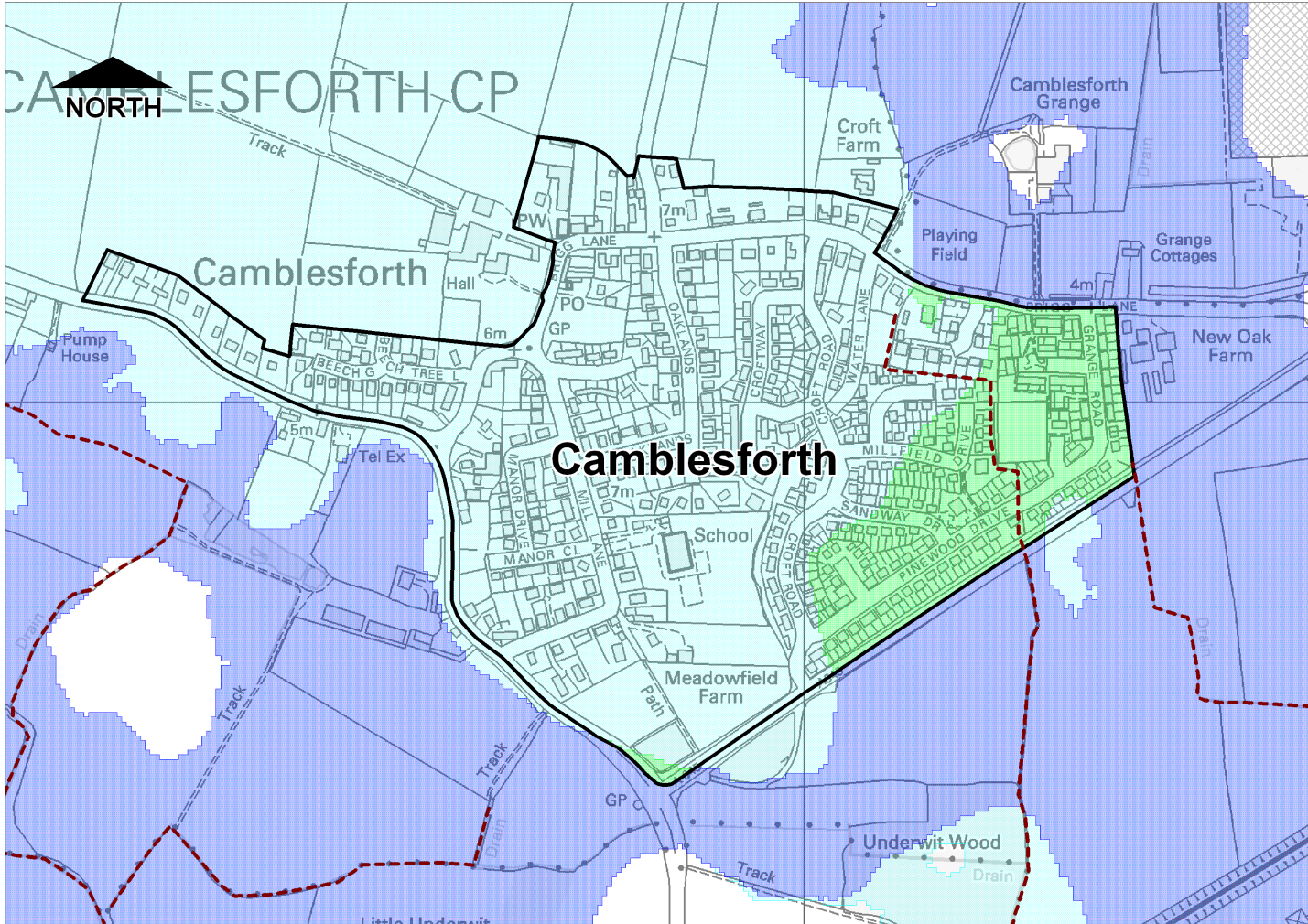


Settlement Sustainability Hierarchy:

Designated Service Village

Camblesforth

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 Centre. 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)

Camblesforth 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)

Considered to have a good level of services in close proximity to employment opportunities in Selby and Drax power station. One site allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

Flood Risk

The village falls within a flood risk area with approximately 80% of the Development Limit boundary area falling within Flood Zone 2 (Medium Risk) and 20% in Flood Zone 3a (High Risk). The land surrounding the village also falls within Flood Zone 2 and 3a, it is therefore important that applications for development within the Development Limit boundary consider whether it has any impact on flood risk on areas outside the Development Limit boundary

Key Consultees

- Environment Agency Ridings Area
- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Selby Internal Drainage Board

Legend

Floodzone 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	
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 50m

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	Size of Settlement	Area in Zone 3		Area in Zone 2
		FZ3b FFP	FZ3a 100yr	
Area (ha)	34.3	N/A	6.3	28
% of Area		N/A	18.4	81.6