

# Selby District Council SFRA

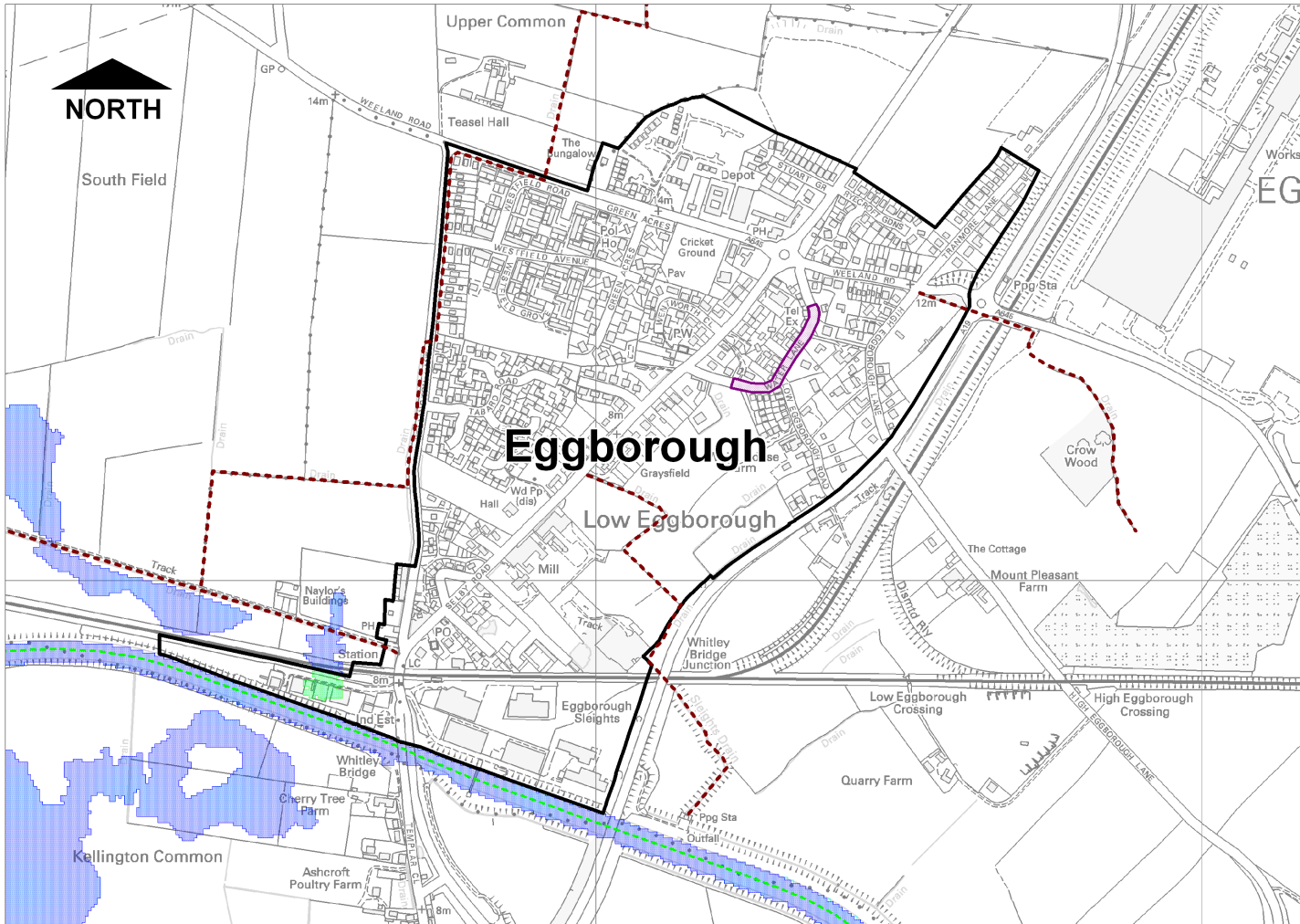


## Settlement Sustainability Hierarchy:

## Designated Service Village

## Eggborough

### Preliminary Core Strategy Assessment



#### Development Strategy

#### Regional Spatial Strategy (RSS)

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)

Eggborough 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 very good service base and accessibility to employment opportunities. Three sites allocated for residential development and one for employment development. Proposals for redevelopment of PDL and residential conversions supported in principle.

#### Flood Risk

The greater proportion of Eggborough falls within Flood Zone 1, with only a very small proportion falling in Flood Zone 3a (0.8% of the total area). However there have been sewer flooding incidents in the past, with one known property being affected along Water Lane which should also be considered with regard to flood risk.

#### Key Consultees

- Environment Agency Ridings Region
- Yorkshire Water Services Ltd
- Went 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 Zone 3b - Functional Floodplain   | Flood Defences                |                       |  |
- Scale at A3: 1cm = Approx 80m

Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Selby District Council: 100018656

	Size of Settlement	Area in Zone 3		Area in Zone 2
		FZ3b FFP	FZ3a 100yr	
Area (ha)	72	N/A	0.6	0
% of Area		N/A	0.8	0