

Selby District Council SFRA

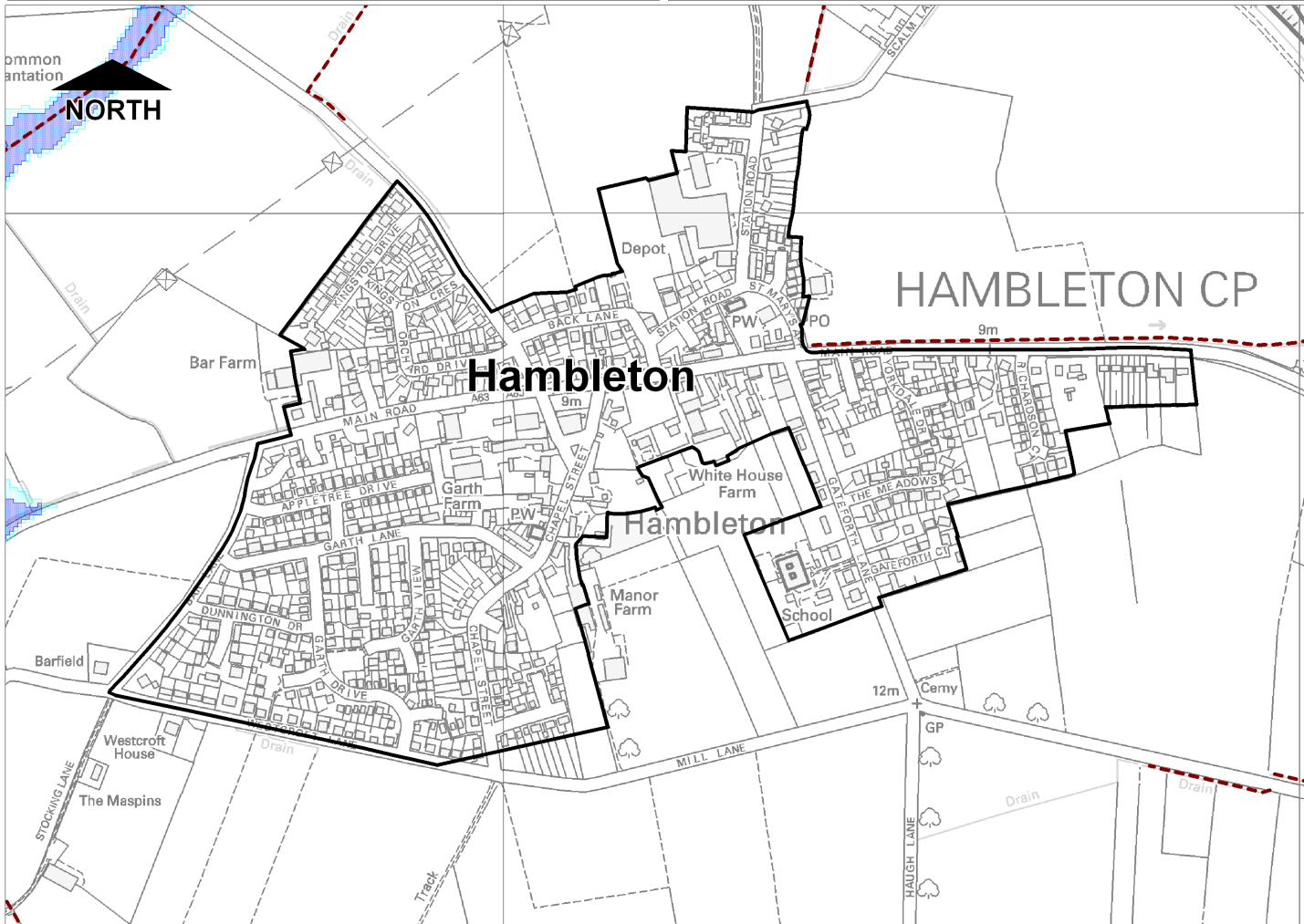


Settlement Sustainability Hierarchy:

Designated Service Village

Hambleton

Preliminary Core Strategy Assessment



Development Strategy

Regional Spatial Strategy (RSS)

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

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

Hambleton 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)

Two sites allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

Flood Risk

All land within the Development Limit boundary of Hambleton village falls within Flood Zone 1 and therefore is at low risk of fluvial flooding. In addition no other sources of flooding have been identified in this area.

Key Consultees

- Environment Agency Dales 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	Development Limit	
Flood Zone 3b - Functional Floodplain	Flood Defences		

Scale at A3: 1cm = Approx 60m

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	Size of Settlement	Area in Zone 3		Area in Zone 2
		FZ3b FFP	FZ3a 100yr	
Area (ha)	48.1	N/A	0.0	0.0
% of Area		N/A	-	-