

Selby District Council SFRA

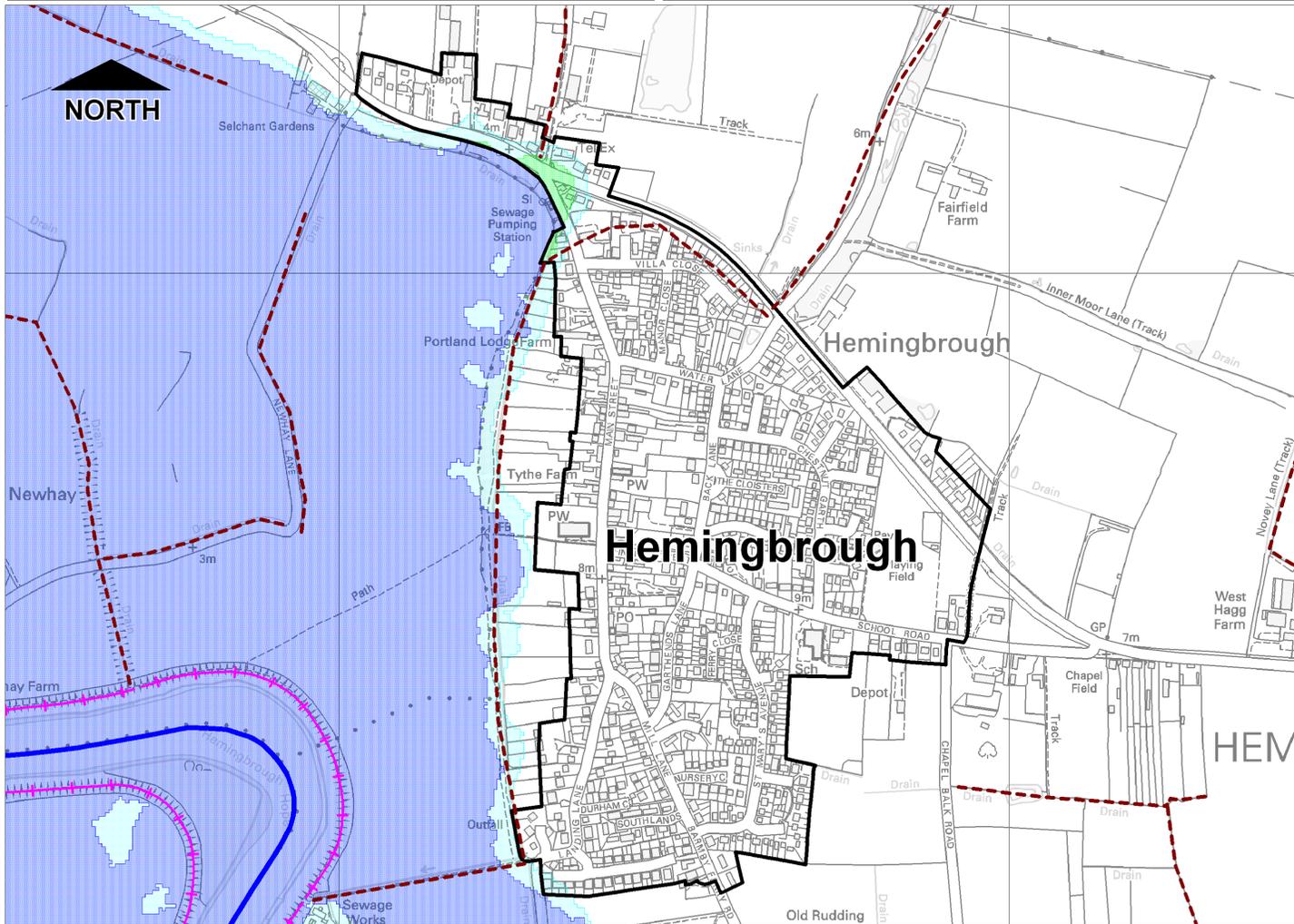


Settlement Sustainability Hierarchy:

Designated Service Village

Hemingbrough

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 Centres which have a good range of services.

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

Hemingbrough is classified as a Designated Service Village therefore some very limited development may be considered acceptable in the form of:

Housing - previously developed sites with a minimum size of two dwellings may be considered acceptable for market housing. Also considered to be a centre for local affordable housing need.

Employment - small scale development to meet local need

Flood Risk

Hemingbrough predominately falls within Flood Zone 1 (low risk of flooding) with only small areas (approximately 2% of the total area) in the northern and south western tips of the Development Limit boundary, falling within Flood Zone 2 and 3a. However land immediately to the west of the Development Limit boundary is in a high flood risk area.

Key Consultees

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Ouse and Derwent 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	Reservoirs and other Inland Water Bodies	Development Limit
Flood Zone 3b - Functional Floodplain	Flood Defences	Development Limit	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)	48.2	0.3	0.8
% of Area	N/A	0.6	1.6