

# Selby District Council SFRA

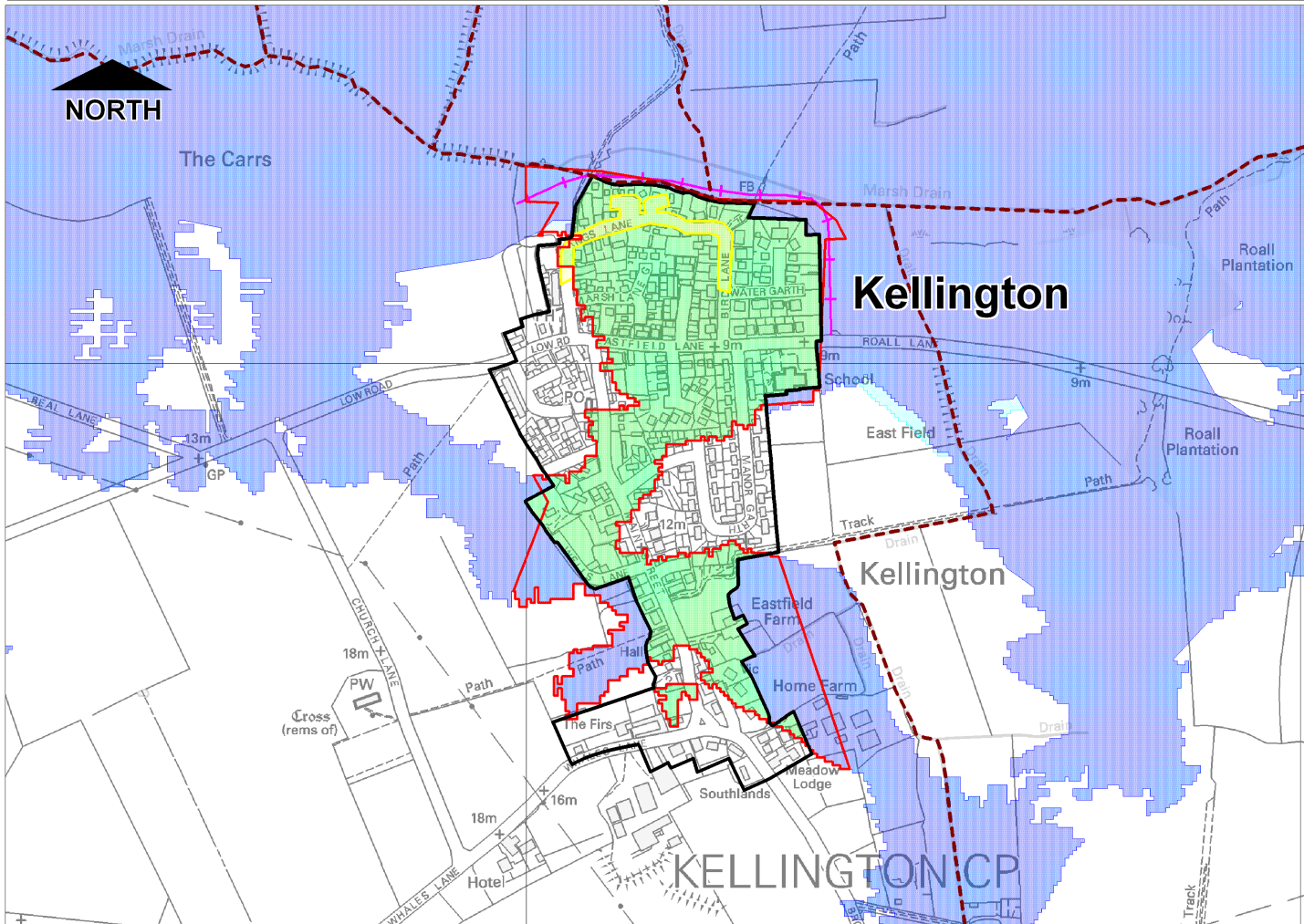


Settlement Sustainability Hierarchy:

Designated Service Village

Kellington

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)**

Kellington 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 service base. No sites allocated for residential development. Proposals for redevelopment of PDL and residential conversions supported in principle.

**Flood Risk**

A sizeable proportion (approximately 60%) of land within the settlement of Kellington falls within Flood Zone 3a (High Risk). There is also a history of other sources of flooding in the area. The flood risk area of Kellington is covered by a flood warning area and flood defences form the northern boundary of the settlement.

**Key Consultees**

- Environment Agency Ridings Area
- Yorkshire Water Services Ltd
- Knottingly to Gowdall 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 Defences
Flood Zone 3b - Functional Floodplain			

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)	21.2	N/A	12.6	0
% of Area		N/A	58.9	0