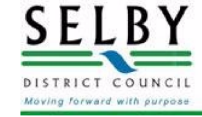


# Selby District Council SFRA

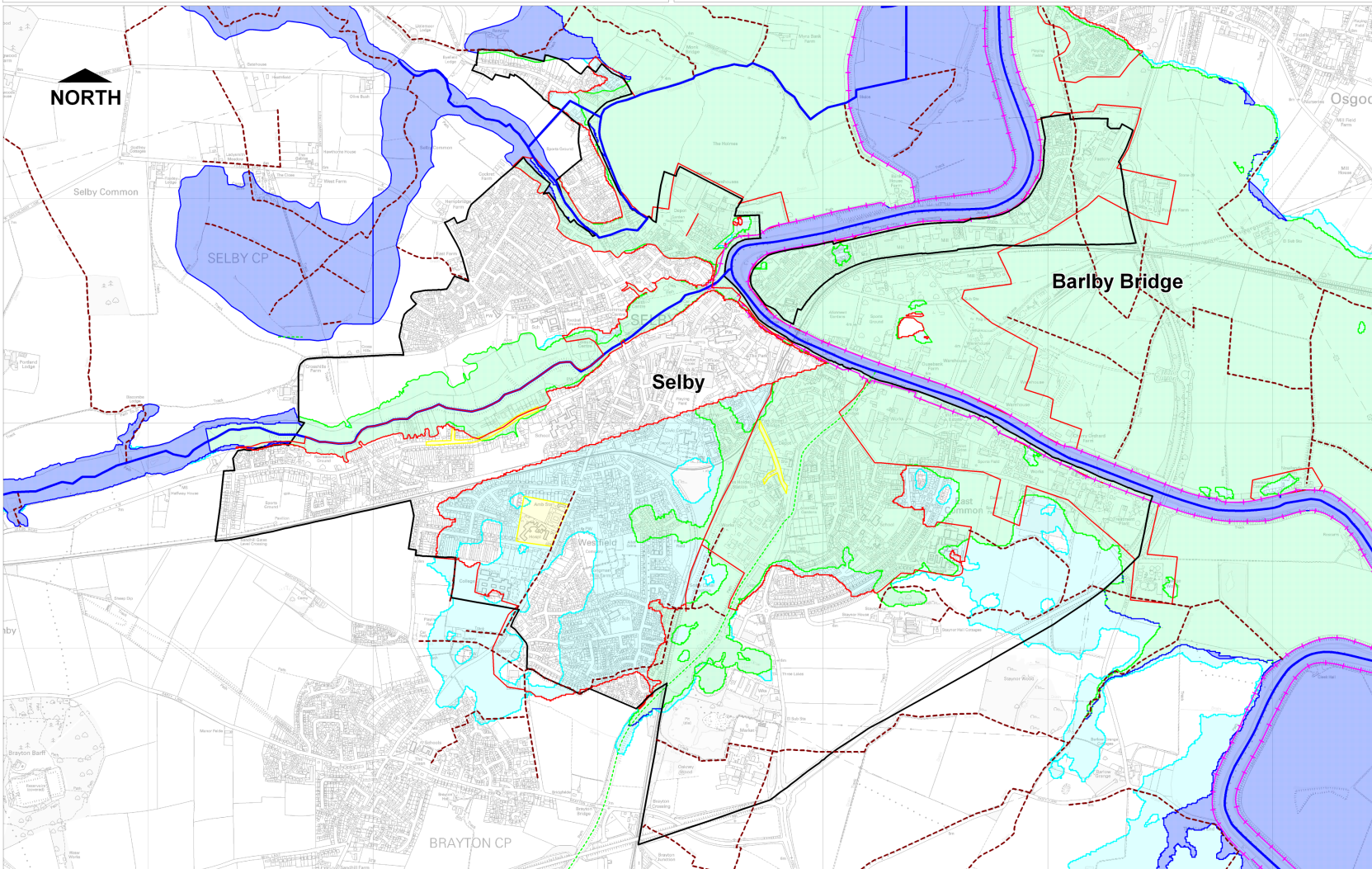


## Settlement Sustainability Hierarchy:

## Selby: Principal Town

## Selby

## Preliminary Core Strategy Assessment



### Selby

In addition to Selby Town the Selby urban area includes Barlby Bridge, Ousebank, and the area between the River Ouse and the Selby Bypass in Barlby Parish, together with residential and employment development on the edge of Selby in Brayton Parish.

### Development Strategy

#### Regional Spatial Strategy (RSS) - Proposed Changes (September 2007)

The RSS seeks to concentrate development in Selby with emphasis on creating additional job opportunities to support its Principal Town role. Selby is also identified as the focus of significant, but lower scale growth of housing.

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

In line with the RSS, Selby will be the focus for new development in the District. It is acknowledged that in order to reduce the amount and length of outward commuting, the self-sufficiency of the District should be improved.

Locating development in the Selby urban area is considered to be the most sustainable way of addressing this issue, and the strategy envisages the following:

**Housing** - Main focus for market and affordable housing, with priority given to previously developed sites. In addition to planned allocations proposals for redevelopment of Previously Developed Land (PDL) for mixed (market and affordable) housing, and 100% affordable housing schemes (on both PDL and greenfield sites) will be supported.

**Employment** - Main focus for employment development, particularly for business uses close to the town centre and on sites adjacent to the bypass.

The Selby Area Action Plan will identify specific sites for both residential and economic development.

#### Local Plan (February 2005)

Selby is identified as the most sustainable settlement within the Plan area providing a range of employment opportunities, shopping, leisure and other services to serve a wide catchment area.

Provision for significant residential and employment expansion, including two major residential allocations and two employment allocations, plus four additional employment allocations in adjoining parishes on the edge of Selby. Proposals for redevelopment of PDL and residential conversions supported in principle.

### Flood Risk

Large areas of Selby fall within medium (Flood Zone 2) and high (Flood Zone 3) flood risk areas, amounting to approximately 52% of the area within the Development Limits for Selby. Environment Agency owned flood defences are present along the left and right bank of the River Ouse. These defences consist of both raised flood banks and reinforced flood walls. There are a number of smaller IDB managed watercourses which flow through the settlement which can potentially cause a flood risk. All flood risk areas within Selby are covered by the Environment Agency flood warning system. There are a number of historical flood incidents within Selby, with the hospital and ambulance station being affected on occasions. There are no recorded incidents of sewer flooding within the Development Limit.

### Key Consultees

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- Ouse and Derwent Internal Drainage Board
- Selby Internal Drainage Board

### Legend

- Flood Zone 1 - <1 in 1000yr Floodplain (Includes all areas outside FZ 2 & 3a/3b)
- Flood Zone 2 - 1000yr Floodplain & Approximate 100yr plus Climate Change Floodplain
- Flood Zone 3a - 100yr Floodplain
- Flood Zone 3b - Functional Floodplain
- Historical Flooding Incidents
- Sewer Flooding Incidents
- Flood Warning Areas
- Flood Defences
- Canals/Navigations
- Designated Main River
- Reservoirs and other Inland Water Bodies
- Development Limit
- IDB Managed Watercourses

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Scale at A1: 1cm = Approx 90m

	Size of Settlement		Area in Zone 3				Area in Zone 2	
	Selby	Barlby Bridge	FZ3b FFP		FZ3a 100yr		Selby	Barlby Bridge
Area (ha)	606.2	41.9	N/A	N/A	189.5	41.4	123.6	0.5
% of Area			N/A	N/A	31.2	88.8	20.3	1.2