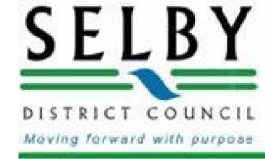


Selby District Council SFRA

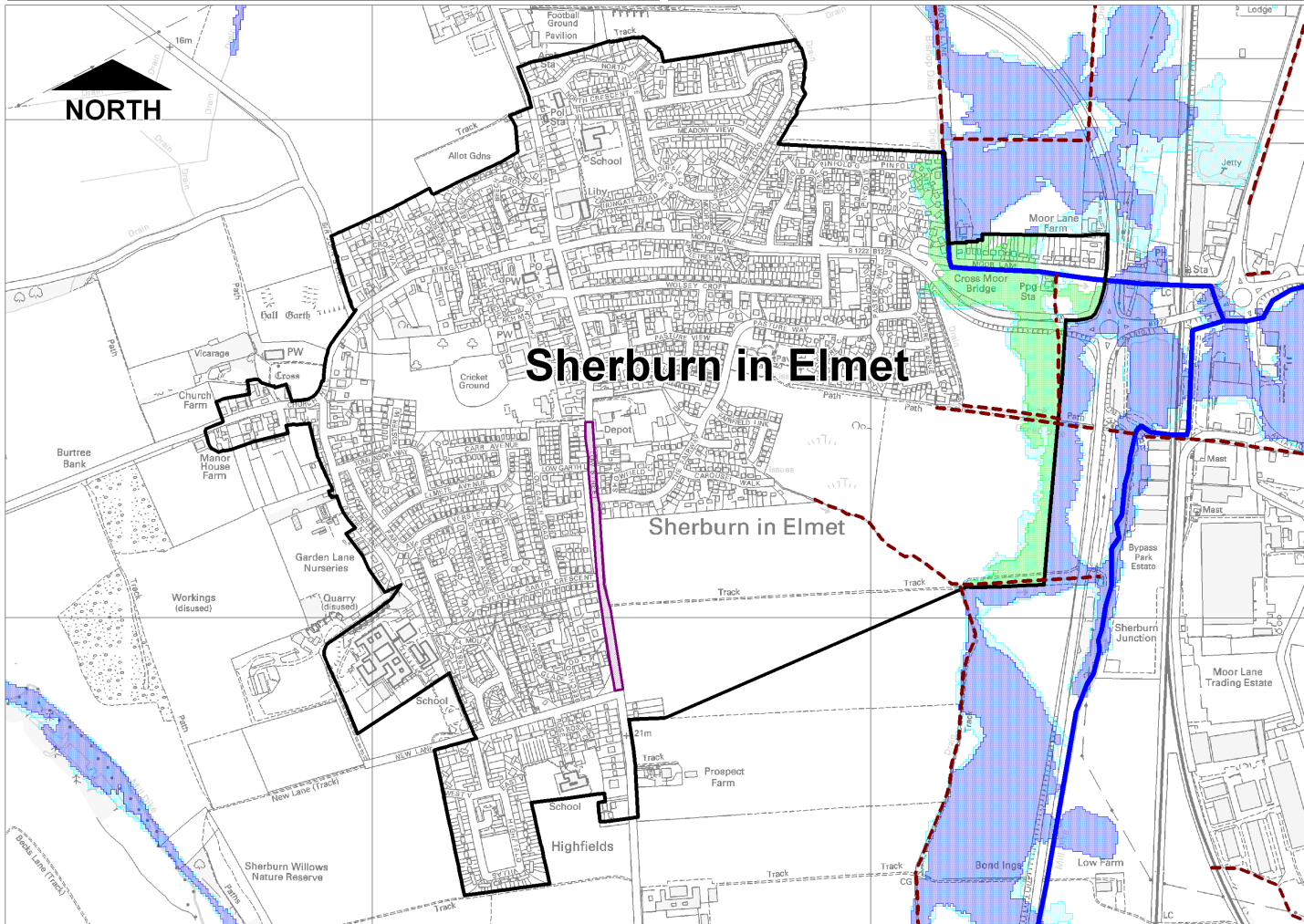


Settlement Sustainability Hierarchy:

Local Service Centre

Sherburn in Elmet

Preliminary Core Strategy Assessment



Development Strategy

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

The RSS supports limited development in Local Service Centres with a focus on meeting local needs for affordable housing and economic diversification.

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

Sherburn is identified as a Local Service Centre with scope for the following forms of development:

Housing - 100% affordable housing schemes (on both PDL and greenfield sites) and redevelopment of PDL for mixed (market and affordable) housing inside development limits. Planned housing allocations will be brought forward through an allocations DPD if necessary to satisfy the spatial distribution of housing identified in the Core Strategy.

Employment - continued use and modernisation/intensification/redevelopment of existing employment sites.

Local Plan (February 2005)

Considered to provide an excellent range of employment opportunities, local shopping, leisure and community facilities. Provision for continued residential and employment growth to take advantage of the infrastructure and other investment, which has already taken place. One major residential allocation and three employment allocations. Proposals for redevelopment of PDL and residential conversions supported in principle.

Flood Risk

Sherburn predominately falls within Flood Zone 1 (low risk of flooding) with only a small area (approximately 5% of the total area) in the eastern section of the Development Limit boundary falling within Flood Zone 2 and 3a. There is also evidence of sewer flooding with one property affected along Low Street. It is also important to note there is a large area of medium (Flood Zone 2) and high flood risk (Flood Zone 3) to the west of the village and therefore any development proposed within the village should consider whether it has any impact on areas outside the Development Limit boundary.

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 Defences
	Flood Zone 3b - Functional Floodplain						

Scale at A3: 1cm = Approx 100m

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	Size of Settlement	Area in Zone 3		Area in Zone 2
		FZ3b FFP	FZ3a 100yr	
Area (ha)	167.2	N/A	7.1	0.7
% of Area		N/A	4.2	0.4