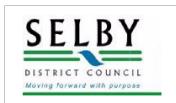
Selby District Council SFRA





Settlement Sustainability Hierarchy:

Local Service Centre

Tadcaster

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.

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

Tadcaster 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 intensification/redevelopment of existing employment sites, with emphasis on high value knowledge based activities.

Local Plan (February 2005)

The development strategy consolidates the town's role as a service centre rather than providing for major growth. One residential allocation and one employment allocation. Proposals for redevelopment of PDL and residential conversions supported in principle.

Flood Risk

The majority of the land within Tadcaster's Development Limit falls within Flood Zone 1 (low risk of flooding). However there is a significant area of land (approximately 11% of the total area) at medium and high risk from flooding toward the centre of the Development Limits boundary alongside the River Wharfe. In addition there is historical evidence of flooding.

Key Consultees

- Environment Agency Dales Area
- Yorkshire Water Services Ltd
- North Wharfe Internal Drainage board & South Wharfe Internal Drainage Board

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	Flood Zone 1 - <1 in 1000yr Floodplain (Includes all areas outside FZ 2 & 3a/3b)		Historical Flooding Incidents		Canals/Navigations	
	Flood Zone 2 - 1000yr Floodplain & Approximate 100yr plus Climate Change Floodplain		Sewer Flooding Incidents		Designated Main River	
	Flood Zone 3a - 100yr Floodplain		Flood Warning Areas	•	Reservoirs and other Inland Water Bodies	
	Flood Zone 3b - Functional Floodplain	+	Flood Defences		Development Limit Scale at A3: 1cm = Approx 120m	

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		Area in Zone 3		
	Size of Settlement	FZ3b FFP	FZ3a 100yr	Area in Zone 2
Area (ha)	209.6	N/A	17.7	5.3
% of Area		N/A	8.4	2.5