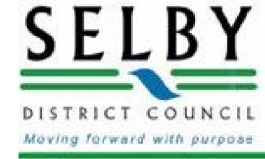


Selby District Council SFRA

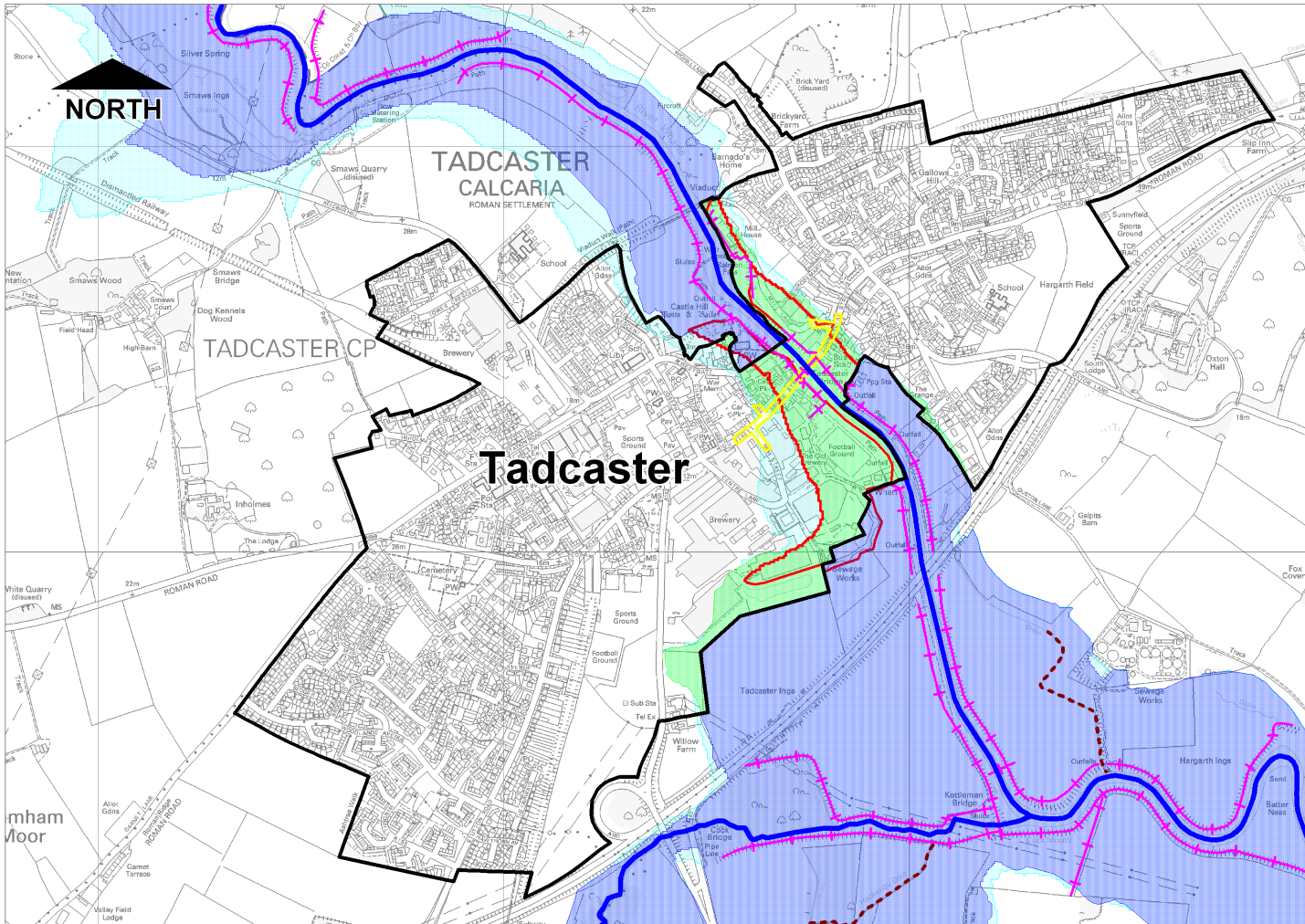


Settlement Sustainability Hierarchy:

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.

Draft 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

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 Zone 3b - Functional Floodplain	Flood Defences		

Scale at A3: 1cm = Approx 120m

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