**Settlement Sustainability Hierarchy:**

- Primary Village: Wistow

**Preliminary Core Strategy Assessment**

**Development Strategy**

- Regional Spatial Strategy (RSS) - published May 2008
  - The RSS seeks to concentrate future growth in Selby, which is identified as a Priority Town. LDPs are to ensure Local Service Centres where local services should be retained and improved, local housing needs for both market and affordable housing should be met and economic diversification encouraged.

**Local Development Framework**

- Core Strategy Further Options Report, November 2008
  - Wistow is identified as one of 20 Primary Villages with scope for some limited residential development to help maintain the rural service network. This may include continued redevelopment of existing sites and new allocations.

**Local Plan (February 2005)**

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

Note: In accordance with FPS 20, Functional Floodplains (Flood Zone 3a) are mapped to highlight areas where only water compatible development and land use is recommended. FPP25 identifies Flood Zone 3b as the flood with an annual probability of 1 in 20 (0.05%) or greater, as the 5% flood outline has not yet been determined for all main rivers within the District boundary. The following conservative approach to delineating the functional floodplains has been agreed with the Environment Agency, until more detailed information is available.

- Outside development limits in undeveloped areas Flood Zone 3a is represented as Flood Zone 3b (Functional Floodplains).

- Inside development limits and in developed areas, Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing built-up developed areas are unable to be shown as ‘Natural Floodplains’.

- It should be noted that the ‘assumed’ extent of functional floodplains is insufficient for development control purposes. Further detailed investigation of prospective development sites within Flood Zone 3a will be required to establish the precise extent of functional floodplains (Flood Zone 3b), and the area defined to a standard of 1 in 20 annual probability (Flood Zone 3a). This work may be incorporated in site-specific PPA’s.

**Flood Risk**

- Over 90% of the settlement of Wistow falls within Flood Zone 1 (Low Risk). However, there are small areas that fall within Flood Zone 3a (High Risk) on the most southern and western tips of the Development Limits. There are also large areas of Flood Zone 3b (Functional Floodplain) surrounding the settlement.

**Key Consultees**

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

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**Legend**

- Flood Zone 1: <1 in 100y Floodplain
- Flood Zone 2: >100y Floodplain & Approximate 100y plus Climate Change Floodplain
- Flood Zone 3a: 100y Floodplain
- Flood Zone 3b: Functional Floodplain

**Size of Settlement**

- FZ3b: 31.9 ha
- FZ3a: 2.6 ha

<table>
<thead>
<tr>
<th>Area (ha)</th>
<th>% of Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>FZ3b</td>
<td>8.2</td>
</tr>
<tr>
<td>FZ3a</td>
<td>0.3</td>
</tr>
</tbody>
</table>

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**Legend**

- Historical Flooding Incidents
- Flood Defences
- Flood Warnings
- Flood Defences
- Canals/Navigations
- Designated Main River
- Reservoirs and other Inland Water Bodies
- Development Limit

**Scale:** 1cm = Approx 65m

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