

Village Growth Potential Study

STUTTON

Sustainability Ranking (1 – most sustainable - 5 least sustainable)

See Background Paper No. 5

Size	Local Services	Accessibility to Principal Town (or equivalent)	Access to Employment	Overall Classification
5	4	2	3	4
Groundwater Source Protection Zones	Zone 1 to southern half of village – see map.		Agricultural Land Classification	Grade 2 to west. Grade 3 to east.
Waste Water Treatment Capacity	Drains to Tadcaster Domestic WWTW which is at capacity.			
Highway Network Constraints/Public Transport	Significant highway improvement works required to facilitate SHLAA sites.			
Biodiversity	SINC site to the east of the village.			
Character and Form	The village is compact in form and has various Listed Buildings with the majority sited at Hazlewood Castle to the west of Stutton.			
Landscape Sensitivity	Although the village is generally well screened from the wider landscape development is likely to be discordant with the existing compact form and be visually intrusive, particularly to the west. The West Yorkshire Green Belt abuts the western edge of the village.			

Flood Risk	<p>The north part of the village is at high risk of flooding (FZ3a) with outlying land to the east and small areas to the west also high risk (FZ3b).</p> <p>The remaining land is of a low flood risk (FZ1).</p>
Residential Site Potential (SHLAA)	<p>Large site to the northeast, however, development would be restricted due to high flood risk. The developable area is approximately 6.6 hectares.</p>
Conclusion	<p>The village falls within the 'Least Sustainable' categories ,has none of the key services, and has a relatively sensitive landscape setting.</p>
Village Growth Potential	Growth inappropriate at present time