

Village Growth Potential Study

THORPE WILLOUGHBY

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
1	1	1	2	1

Groundwater Source Protection Zones	Whole settlement – Zone 3. See map.	Agricultural Land Classification	The village and land east and west is grade 3. Land to the south is grade 4. Land further north (above railway line is grade 2.
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Waste Water Treatment Capacity	Some capacity available.
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Highway Network Constraints/Public Transport	Some complex/high investment works required around A63 roundabout to facilitate any potential increase in traffic.
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Biodiversity	N/A
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Character and Form	Thorpe Willoughby is compact and comprises principally modern estate development, the main thoroughfare being Fox Lane. There is no perceivable village centre and recent development very much reflects the character of the village which is suburban in nature.
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Landscape Sensitivity	The village is set within an open, flat agricultural landscape with few features of intrinsic value, with the exception of Brayton Barff to the south east. Owing to the compact 'square' shape of the village further development will be highly visible although this would be viewed against the backdrop of existing development. The bypass encloses land on the south side of the village.
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	Brayton Barff, a major landmark in the District, is situated to the south-east of the village and is identified as a locally Important Landscape Area in the Selby District Local Plan.
Flood Risk	Village predominately low flood risk (FZ1) with a small area to the north of the village falling within higher risk (FZ2 and FZ3a). This higher risk area extends north of the village and is concentrated around Selby Dam.
Residential Site Potential (SHLAA)	Four sites in the northern part of the village including an extant SDLP allocation, providing a combined developable area of approximately 12.47 hectares. Two sites adjacent to Thorpe Willoughby which fall within Hambleton parish provide an additional developable area of approximately 25.6 hectares.
Conclusion	Thorpe Willoughby is one of the most sustainable village in overall terms. Potential expansion to east through sites within Hambleton parish. Very good services.
Village Growth Potential	Potential for Planned Growth