

Village Growth Potential Study

WISTOW

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
4	2	4	2	3
Groundwater Source Protection Zones	N/A		Agricultural Land Classification	Village and surrounding area is grade 2 with areas of grade 1 adjacent to the River Ouse to the east.
Waste Water Treatment Capacity	Wistow WWTW can accommodate small scale developments without upgrading			
Highway Network Constraints/Public Transport	Various minor and substantial improvement works required to the existing infrastructure to accommodate various suggested sites. A secondary Selby-York bus route serves the village.			
Biodiversity	N/A			
Character and Form	7 Listed buildings sited to the east, south and west of the village. The village has a historical centre around the All Saint's Church with more recent development expanding the village.			
Landscape Sensitivity	The landscape immediately surrounding Wistow has few discernible features. Any development would be set against the backdrop of existing development and could be contained by existing spurs of development. Unlikely to affect the character of the village or be visually intrusive within the landscape.			

Flood Risk	<p>The majority of the village falls within low flood risk (FZ1), however, the southern part of the village (around Selby Road) and the western tip (Station Road) of the village have areas of high risk (FZ3a).</p> <p>Outside the development limits the high flood risk (FZ3b) is present predominately in areas to the north, east and south with small areas of coverage to the west.</p>
Residential Site Potential (SHLAA)	<p>Various sites included in the SHLAA providing a developable area of approximately 45.73 hectares.</p>
Conclusion	<p>Although Wistow falls within the 'Less Sustainable' category and has limited services it is close to Selby and has good access to higher level services /facilities and job opportunities available there.</p> <p>Existing public transport links may benefit from further development. .</p>
Village Growth Potential	Potential for Planned Growth