

Village Growth Potential Study

APPLETON ROEBUCK

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	3	4	3	4

Groundwater Source Protection Zones	N/A	Agricultural Land Classification	Grade 2 to north, west and south with areas of grade 3 to the south and east predominately.	
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Waste Water Treatment Capacity	No details available			
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Highway Network Constraints/Public Transport	Not available			
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Biodiversity	N/A			
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Character and Form	<p>There is an extensive Conservation Area focused on the central and eastern parts of the village. 10 Listed buildings predominately sited around the central Main Street area, with 3 outside the village to the south and west. There is also 2 Ancient Monuments, one abutting the Development . Limits to the east and one to the south of the village.</p> <p>The village is mainly linear focused around Main Street which runs east-west.</p>			
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Landscape Sensitivity	<p>Although the surrounding area is likely to be visually sensitive to development, land north of the village is well contained by existing development to the east, south and west and would not be visually prominent, providing planting mitigation forms part of the development. However development to the south of the village would erode the character of the small field patterns and paddocks. Any intrusion into the important local woodland feature would adversely affect the character of the area and the amenity currently associated with it.</p>			
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	Land to the north and east falls within the York Green Belt.
Flood Risk	The main built up area of the village falls within low flood risk (FZ1), however, there is a small area of higher risk (FZ2 and FZ3a) to the south east corner of the village with land outside the village to the east also been high risk (FZ3b).
Residential Site Potential (SHLAA)	No potential sites identified.
Conclusion	Falls within the lowest overall sustainability category. Has limited size and local services
Village Growth Potential	Growth inappropriate at present time