

<b>Village Growth Potential Study</b>				<b>BEAL</b>
<b>Sustainability Ranking (1 – most sustainable - 5 least sustainable)</b>			<b>See Background Paper No. 5</b>	
<b>Size</b>	<b>Local Services</b>	<b>Accessibility to Principal Town (or equivalent)</b>	<b>Access to Employment</b>	<b>Overall Classification</b>
<b>5</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>4</b>
<b>Groundwater Source Protection Zones</b>	N/A		<b>Agricultural Land Classification</b>	All Grade 3
<b>Waste Water Treatment Capacity</b>	Drains to Sutton WWTW which is currently at capacity.			
<b>Highway Network Constraints/Public Transport</b>	Limited bus service.			
<b>Biodiversity</b>	N/A			
<b>Character and Form</b>	<p>No Listed Buildings or Conservation Area in Beal.</p> <p>The village is reasonably compact and centred around Main Street which passes through the village on an east to west axis. The village abuts the River Aire to the north with remaining surrounding land being of agricultural use.</p>			
<b>Landscape Sensitivity</b>	<p>Although the eastern part of the village is the most visually prominent from approaches and development would be intrusive, development would occupy a landscape with no discernable features and would be sited against the visual backdrop of the existing urban edge. Additional planting to the east could help visually absorb development.</p> <p>Development north of the river would be intrusive into the open landscape.</p> <p>The southern part of the site is more contained with limited views and development would be unlikely to have any adverse effects upon the character of the wider landscape, although any development should retain and enhance mature planting, particularly along approaches.</p>			

	<p>Any development north of the river would be visually prominent and constitute an intrusion into the countryside.</p> <p>Beal is 'washed over' by Green Belt.</p>
<b>Flood Risk</b>	<p>The built up form the village is approximately a 50/50 mix of high (FZ3a) and low (FZ1) flood risk with a small area of medium (FZ2) risk to the eastern boundary.</p> <p>The surrounding land is predominately functional floodplain (FZ3b) with areas of low (FZ1) flood risk to the south of the village and a small area of medium (FZ2) flood risk to the east.</p>
<b>Residential Site Potential (SHLAA)</b>	No appropriate sites suggested through the SHLAA process.
<b>Conclusion</b>	Falls within the lowest overall sustainability category. Has limited size and limited local services.
<b>Village Growth Potential</b>	<b>Growth inappropriate at present time</b>