

# Village Growth Potential Study

# CAMBLESFORTH

**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
3	2	3	2	3

<b>Groundwater Source Protection Zones</b>	3 – see map	<b>Agricultural Land Classification</b>	Grade 3 with grade 2 to the east and west.	
<b>Waste Water Treatment Capacity</b>	Works required for capacity to be made available at Snaith WWTW			
<b>Highway Network Constraints/Public Transport</b>	Adjacent to A1041/A645 providing good access links to Selby/Goole. Some site specific issues with access and visibility but no overriding issues with main infrastructure. Low classification for accessibility by bus to Principal Town Centres.			
<b>Biodiversity</b>	N/A			
<b>Character and Form</b>	No Conservation Area. Two Listed buildings (Camblesforth Hall) in the northwest corner of village. The village is compact in form and comprises a number of estates contributing to its suburban character.			
<b>Landscape Sensitivity</b>	The western edge of the village, which is defined by the A1041 and scattered development, is open to extensive views although the landscape has few significant features. The A645 provides a rigid distinct urban edge to the south-east and any development beyond the road southwards would be visually intrusive within the landscape and would be discordant with the current character of the area.			

	<p>To the north the village is partly screened by mature tree cover although there are views of the urban edge and surrounding countryside. Development to the north is not likely to be visually intrusive, particularly to the east of Camela Lane where the countryside is well contained by existing mature planting and industrial/warehousing uses. Development would also be sited against the backdrop of existing development.</p> <p>Drax power station is prominent in views the north-east.</p>
<b>Flood Risk</b>	<p>The village is predominantly medium risk (FZ2). There is high risk land (FZ3b) to the south, west, and east and medium risk land (FZ2) to the north.</p> <p>Camblesforth fails the PPS 25 Sequential Test undertaken in connection with the Level 2 Strategic Flood Risk Assessment.</p>
<b>Residential Site Potential (SHLAA)</b>	<p>Due to the compact nature of the settlement there is limited growth potential within the dev. limits. The settlement and surrounding area is also high flood risk, with medium flood risk (FZ2) to the north of the village.</p> <p>The total developable area of identified SHLAA sites including an extant SDLP allocation is approximately 13.9 hectares.</p>
<b>Conclusion</b>	Planned growth inappropriate due to high flood risk.
<b>Village Growth Potential</b>	<b>Growth inappropriate at present time</b>