

Village Growth Potential Study

CARLTON

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
2	1	3	3	3

Groundwater Source Protection Zones	1 and 2 to east and west of village with rest 3 – see map	Agricultural Land Classification	Western side of A1041 is Grade 2 and eastern side is grade 3.
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Waste Water Treatment Capacity	<p>Work required at Snaith WWTW for capacity to be made available.</p> <p>Some sewer upgrading may be necessary and surface water flows from greenfield sites would be expected to be dealt with by sustainable drainage techniques.</p>
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Highway Network Constraints/Public Transport	<p>No constraining highway issues.</p> <p>A1041 runs north-south through the centre of the village.</p> <p>Low classification for accessibility by bus to Principal Town Centres.</p>
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Biodiversity	SINC around pond to south of Carlton Park.
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Character and Form	<p>12 separate listings within the settlement all sited along High Street, with four of the listings being at Carlton Towers/Park.</p> <p>The village is fairly linear in form with the majority of residential development to the west side of High Street due to Carlton Towers and Park dominating the eastern side of High Street.</p>
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Landscape Sensitivity	<p>Although development to the north would be widely visible from the main approach, development to the east is well contained and would not be visually prominent or constitute an intrusion within the countryside.</p> <p>Carlton Park to the south-east of the village is a Historic park/garden. . Any loss of the extensive woodland and associated nature conservation interests within the area would be significantly</p>
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	<p>detrimental to the area and character and appearance of the surrounding countryside.</p> <p>Although development to the east of High Street is likely to be fairly prominent visually, it is unlikely to be discordant with the character of the area or unduly visually intrusive, being sited against the backdrop of existing development. However, existing woodland provides a good level of amenity to the area and should be retained.</p> <p>Drax power station is prominent in views towards the north-east.</p>
Flood Risk	The western half of the village falls within a high risk flood zone (FZ3a within dev. limits and FZ3b outside). The eastern half and north eastern fringes are low risk (FZ1).
Residential Site Potential (SHLAA)	<p>SHLAA sites to north, east and west including an existing SDLP allocation, providing a developable area of approximately 4.09 hectares.</p> <p>The western side of the village is predominately high flood risk and the area of potential development could be accommodated to the north east of the village, north of Mill Lane and south east of the High School although any expansion is restricted to the east due to a bore hole at Mill Lane. This site would provide an area of approximately 5 hectares.</p> <p>Potential expansion to the village could be accommodated to the north of the cemetery along Station Road.</p>
Conclusion	The village provides good local services although distance from major service and employment centres reduces the overall relative sustainability assessment to the 'less sustainable' overall category. Carlton emerges as the most appropriate location for catering for local needs in the south-eastern area of the District and has some opportunities for expansion
Village Growth Potential	Potential for Planned Growth