

Village Growth Potential Study

DRAX

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	2	4
Groundwater Source Protection Zones	3 - See Map		Agricultural Land Classification	Grade 2 in and around settlement with Grade 1 on outlying land to the east and grade 3 on outlying land to the west.
Waste Water Treatment Capacity	Works required for capacity to be made available.			
Highway Network Constraints/Public Transport	No major highway constraints. Limited bus service available.			
Biodiversity	N/A			
Character and Form	2 Listed buildings within the village – at the Church of St Peter and St Paul. One Ancient Monument (Site of Drax Abbey – Castle Hill Moated Site) sited to the south of the village. Linear settlement with primarily frontage development.			
Landscape Sensitivity	On the north side of the village, owing to the screening of the landscape from wider views by the existing mature planting and containment of the site, any development is not likely to be visually prominent. However, the existing development to the north is linear in layout with the urban edge following a strict line and any extension to it, although fairly well screened, would detract from the current character of the area and could be intrusive within the landscape. Around the southern edge of the village, although the wider landscape and areas of the urban edge are fairly open to views, the area south of Main Road has an intricate urban edge and is well			

	<p>contained by Hales Lane to the south and Castle Hill Lane to the east and would be sited against the backdrop of existing development. Development is therefore not likely to be visually intrusive or detract from the character of the surrounding landscape.</p> <p>Drax power station dominates the village to the west.</p>
Flood Risk	<p>The village is a mixture of medium flood risk land (FZ2) and high risk (FZ3a) land. Surrounded by a mixture of medium risk land (FZ2) to the north and high risk land (FZ3b) to the south.</p> <p>Drax fails the PPS 25 Sequential Test undertaken in connection with the Level 2 Strategic Flood Risk Assessment.</p>
Residential Site Potential (SHLAA)	<p>Potential sites within the main built up area of the village including one SHLA site providing a site area of 0.47 hectares.</p>
Conclusion	<p>Falls within the 'Least Sustainable' category in overall terms and has relatively poor local services. Planned growth inappropriate due to relatively high flood risk.</p>
Village Growth Potential	Growth inappropriate at present time