

Village Growth Potential Study

EGGBOROUGH

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	2	3	3	3

Groundwater Source Protection Zones	Zone 3 on land east of the built up settlement – see map.	Agricultural Land Classification	Grade 2 to south of settlement, grade 3 elsewhere.	
Waste Water Treatment Capacity	Limited capacity sufficient for EGG/3 site available.			
Highway Network Constraints/Public Transport	<p>Improvement works potentially required to A19 roundabout and also some widening/improvement works to minor roads within the village to accommodate suggested SHLAA sites.</p> <p>Village does have good access links with A19 bypass to the east of the village.</p> <p>Low classification for accessibility by bus to Principal Town Centres.</p>			
Biodiversity	N/A			
Character and Form	<p>No Conservation Area or Listed Buildings.</p> <p>Compact settlement focused around the Selby Road/Weeland Road junction. There is a rail line to the east and south as well as the River Aire to the south. Eggborough Power Station is situated to the northeast corner of the village.</p>			
Landscape Sensitivity	<p>Although any further development to the west would 'leapfrog' Kellington Lane which provides a definitive rigid urban edge and is likely to appear discordant with the existing contained character of the village and be visually intrusive, development, particularly to the north of Weeland Road, would be sited against the backdrop of existing development and within a landscape of few significant features.</p>			

	<p>Although development to the east of the A19 is likely to be poorly related to the village, albeit in a degraded landscape, and discordant with the village, development between the village and the A19 bypass would not be visually prominent or intrusive within the landscape.</p> <p>Eggborough power station is prominent to the east and National Grid power lines are present in the landscape to the north and west.</p>
Flood Risk	<p>Village and surrounding land is low flood risk (FZ1).</p> <p>Small areas of high flood risk (FZ3b) to the southeast of village.</p>
Residential Site Potential (SHLAA)	<p>A number of sites identified, including extant SDLP allocations amounting to 16.02 hectares.</p> <p>In addition there is potential for expansion to the north of the village, west of Selby Road (4.8 hectares).</p>
Conclusion	<p>Eggborough does not perform as well in the analysis as its size suggests it should. It falls within the 'Less Sustainable' category in overall sustainability terms and does not have a full range of local services.</p> <p>However, Eggborough is a sizeable village within more than average local employment opportunities. As such it could form a greater focus for local services in the southern area of District and further residential development would support this objective..</p>
Village Growth Potential	Potential for Planned Growth