

Village Growth Potential Study

FAIRBURN

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	2	4	2	3

Groundwater Source Protection Zones	N/A	Agricultural Land Classification	Grade 2 to village and surrounding area. Fairburn Ings has no agricultural status.
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Waste Water Treatment Capacity	Drains to Stutton WWTW which is at capacity.
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Highway Network Constraints/Public Transport	Good access to A1(M). Potential widening/improvement works required for Lunnsfield Lane.
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Biodiversity	International Wildlife Site to the south west of village at Fairburn Ings.
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Character and Form	No Conservation Area or Listed Buildings. The village straddles the former A1 with the historical part of Fairburn to the west with more recent residential development to the east. The western edge of the village bounds Fairburn Ings Nature Reserve.
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Landscape Sensitivity	Owing to the proximity of Fairburn Ings to the western edge of the village any development, although not visually prominent within the wider landscape, is likely to be intrusive within the landscape encroaching onto important recreation land around the Fairburn Ings International Wildlife Site designation. Although development to the east would be visible in some wider views, land south of Rawfield Lane is enclosed by existing development and the A1(M) and is not likely to be intrusive within the landscape.
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	<p>LILA surrounds the village on the western side of the A1246 (former A1).</p> <p>The village is inset into the West Yorkshire Green Belt.</p>
Flood Risk	<p>The village is low flood risk (FZ1).</p> <p>High flood risk land (FZ3b) occupies outlying land to the west at Fairburn Ings.</p>
Residential Site Potential (SHLAA)	<p>Five sites of varying sizes, are included in the SHLAA, predominantly sited to the north and east of the village totalling approximately 6.75 hectares.</p>
Conclusion	<p>Although the village falls within the 'Less Sustainable' category in overall sustainability terms, it does have good local services.</p> <p>Requires improved bus services.</p> <p>Numerous available sites adjoining development limits.</p>
Village Growth Potential	Potential for Planned Growth