

Village Growth Potential Study

HAMBLETON

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	2	2	2

Groundwater Source Protection Zones	No zoning over existing village, however, zone 3 on outlying land to the east.	Agricultural Land Classification	Village and outlying land to east and south in grade 3. Land to west and north is grade 2.
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Waste Water Treatment Capacity	Works required for capacity to be made available.
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Highway Network Constraints/Public Transport	<p>A63 passes east-west through the village providing good access to the A63 by pass.</p> <p>Various road improvements required in connection with suggested SHLAA sites. In particular access to the sites adjoining Thorpe Willoughby,</p> <p>Also no direct access to be made from A63 by pass.</p> <p>Hambleton is also on the Selby-Leeds bus route which provides a fairly regular service.</p>
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Biodiversity	N/A
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Character and Form	5 listed buildings sited fairly centrally within the village around Chapel Street/Main Road/Gateforth Lane and one 'milestone' on the A63 west bound entrance to the village.
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Landscape Sensitivity	Although both the northern urban edge and wider landscape are particularly open to views any development to the north would be sited against the backdrop of existing development and between Common Lane and Station Road, in particular, any development would well contained to both the east and west by existing development.
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	<p>Around the southern edge of the village extensive open views of the landscape and urban edge are available. Any development to the southern and eastern edges of the village would be set against the existing intricate urban edge and would be well contained by Mill Lane and Field Lane. However, any development south of Mill Lane/Field Lane is likely to be visually intrusive within the landscape and discordant with the existing contained form of the village.</p>
Flood Risk	Low Flood risk (FZ1) within and adjacent to the village.
Residential Site Potential (SHLAA)	Extant SDLP allocation and smaller sites adjoining the east side of the village with combined area of approximately 2.07 hectares. There are also two larger sites adjoining the west side of Thorpe Willoughby within Hambleton parish. (However, because of their distance from Hambleton, these are to be considered with Thorpe Willoughby rather than Hambleton.)
Conclusion	<p>Hambleton is a reasonably sustainable good sized village. It has good accessibility to the jobs and services available in Selby.</p> <p>It could support better services, and a number of potential sites have been identified.</p>
Village Growth Potential	Potential for Planned Growth