

Village Growth Potential Study

HENSALL

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	3	3	4
Groundwater Source Protection Zones	3 - See Map		Agricultural Land Classification	Grade 3 with Grade 2 to outlying land to the east and north.
Waste Water Treatment Capacity	Drains to Eggborough WWTW which is very close to capacity			
Highway Network Constraints/Public Transport	No major highway constraints. Good access to A645 and A19 providing good access to M62.			
Biodiversity	N/A			
Character and Form	4 Listed buildings, 3 been sited to the southern end of the village (Church of St Paul, Vicarage and the School) and 1 within the main area of the village. Village is split into two distinct parts separated by open countryside (Strategic Countryside Gap). The northern area being of a compact form with the southern part of the village being more linear and sparse.			
Landscape Sensitivity	To the north and east of the village, although both the urban edge and wider landscape are fairly open in nature any development would be sited against the backdrop of existing development and any development to the western edge of the village would be particularly well contained by existing development and is not likely to be visually intrusive within the landscape or discordant with the existing character. Development south of the northern part of the village, although visible in immediate views from the east, is not likely to detract from the existing character or be visually intrusive within the wider			

	<p>landscape, being set against the backdrop of existing development. However development must aim to minimise any impact on the function on the Strategic Countryside Gap to prevent the coalescence of the two distinct areas.</p> <p>Although some infilling of frontage development along Weeland Road could be achieved any large scale development around Hensall South could detract from the existing linear frontage character.</p> <p>To the west of the village and north of the railway development potential is limited by the need to protect the Strategic Countryside Gap in the north and avoid intrusion into open agricultural land nearer the railway.</p>
Flood Risk	The main built up form of the village (within development limits) is a mix of low (FZ1) and high (FZ3a) flood risk with outlying land also being a mix of low (FZ1) and high (FZ3b – functional floodplain) flood risk with very small areas of medium (FZ2) risk.
Residential Site Potential (SHLAA)	Various sites predominately between the northern and southern areas of Hensall with two forward sites included in the SHLAA, one at Heck Lane and one at the Junction of Weeland Road and Station Road providing a developable area of approximately 3.04 hectares.
Conclusion	<p>Small size and falls within the ‘Least Sustainable’ category with regard to overall sustainability, although has reasonable local services.</p> <p>Structurally the village is very dispersed. Service needs better catered for by Eggborough</p> <p>.</p>
Village Growth Potential	Growth inappropriate at present time