

# Village Growth Potential Study

**HILLAM**

**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	2	3	4

<b>Groundwater Source Protection Zones</b>	N/A	<b>Agricultural Land Classification</b>	Grade 2 to village and surrounding area.	
<b>Waste Water Treatment Capacity</b>	Drains to Hillam WWTW. This WWTW could only accommodate very small scale developments.			
<b>Highway Network Constraints/Public Transport</b>	Widening/improvement works to Betteras Hill Road suggested following SHLAA consultation. Regular bus service between Leeds and Selby via Monk Fryston as well as Tadcaster and Pontefract.			
<b>Biodiversity</b>	SINC (pond) to the west of village. There is also a larger SINC further west along Betteras Hill Road.			
<b>Character and Form</b>	10 Listed buildings with 9 sited to the south side of Chapel Street, within Hillam's Conservation Area which occupies areas around Main Street and Chapel Street. The remaining listing is a mile stone along the east side of the A162. Village is fairly compact in form leading from Monk Fryston to the north.			
<b>Landscape Sensitivity</b>	Along the eastern and southern edge of the village, although open long range views are available of the landscape, any development would be sited within a fairly featureless landscape and would be sited within a contained area viewed against the backdrop of existing development and is therefore unlikely to be detrimental to the character or appearance of the countryside or be visually intrusive. To the west of the village, land north of Betteras Hill Road is well contained by development to the north and east and the railway line to the west and is well screened by mature tree and hedgerow			

	<p>planting. It is unlikely that development would be either visually prominent or intrusive within the landscape. The pond and woodland within this area also contributes to the amenity of the area and provides a locally important nature conservation area and should be retained and carefully integrated into any development.</p> <p>However, land south of Betteras Hill Road, although well screened, is likely to detract from the linear character of the village and be poorly related to the existing form.</p> <p>The village is inset within the West Yorkshire Green Belt.</p>
<b>Flood Risk</b>	The built up settlement and surrounding areas is all of a low (FZ1) flood risk.
<b>Residential Site Potential (SHLAA)</b>	Site to the west of the village along Betteras Hill Road (2.8 ha) currently designated as Safeguarded Land.
<b>Conclusion</b>	Hillam and Monk Fryston are treated as linked villages because of their proximity and the sharing of facilities. There may be potential for some expansion, provided it is well located with regard to the services in Monk Fryston, and subject to increasing capacity at the WWTW..
<b>Village Growth Potential</b>	<b>Potential for Planned Growth</b>