

Village Growth Potential Study				KELLINGTON
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	2	3
Groundwater Source Protection Zones	N/A – area of zone 3 to east. See map.		Agricultural Land Classification	Grade 3 to all surrounding land.
Waste Water Treatment Capacity	Works drains to Eggborough WWTW which has very limited capacity.			
Highway Network Constraints/Public Transport	No overriding highway issues raised. Potentially some works required to minor roads within the village to accommodate potential developments.			
Biodiversity	SINC site to the north west of the village.			
Character and Form	5 Listed Buildings sited in outlying areas to the main village, three of these listings been sited at St Edmund's Church to the west of the settlement.			
Landscape Sensitivity	<p>Although development would be discordant with the compact form of the village and is likely to be visually prominent, land to the east is well contained by the flood bank to the north, woodland to the east, Roall Lane to the south and the existing village to the west.</p> <p>Although development is likely to be visually prominent, land to the west is well contained and any development would be set against the backdrop of existing development and would be in an area with few features of intrinsic value. However, any development must have regard to the setting and views of the church.</p> <p>Views towards the east are dominated by Eggborough Power Station and high voltage electricity lines feature in the views to the south and east of the village. Outlying land to the west side of the</p>			

	village is Green Belt.
Flood Risk	<p>The majority of the main built up settlement falls within a high risk flood zone (FZ3a) with only small areas to the east, south and west of low risk (FZ1).</p> <p>Outlying land to the north is high risk (FZ3b) with the outlying land to the east, south and west been a mix of high risk (FZ3b) and low risk (FZ1) flood areas.</p>
Residential Site Potential (SHLAA)	A number of large large sites adjoining Kellington and extending southwards towards Eggborough as well as east and westwards. Sites adjacent to Kellington provide a developable area of approximately 84.01 hectares; however, some of the sites within Kellington parish are more closely related to Eggborough.
Conclusion	<p>Potential for expansion to east and west, but partly constrained by high flood risk.</p> <p>Although Kellington falls within the 'Less Sustainable' category overall it has a good level of services.</p> <p>Some potential sites within Kellington parish adjoining Eggborough would support the growth of Eggborough rather than Kellington.</p>
Village Growth Potential	Potential for Planned Growth