

Village Growth Potential Study

MONK FRYSTON

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	1	2	3	3

Groundwater Source Protection Zones	N/A	Agricultural Land Classification	Grade 2 to east, south and west. Grade 3 to north.
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Waste Water Treatment Capacity	Drains to Hillam WWTW which could only accommodate very small scale developments.
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Highway Network Constraints/Public Transport	Potential widening/improvement works likely to be required in connection with suggested site. A63 passes through the village and is on the Selby-Leeds bus route.
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Biodiversity	Historic Park/Garden to the north at Monk Fryston Hall.
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Character and Form	Substantial Conservation Area enveloping the majority of the built up form and historic park/garden at Monk Fryston Hall. 15 Listed buildings predominately sited within the central area along Main Street, with some in areas outside the main built up area.
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Landscape Sensitivity	Monk Fryston Hotel and associated parkland constitutes a large portion of the northern landscape with a mix of arable and pasture/paddock land in the wider landscape. Any loss of the extensive woodland and associated nature conservation interests within the area would be significantly detrimental to the amenity of the area and character and appearance of the surrounding countryside. Any development in the wider landscape is likely to be visually intrusive and regarded as an intrusion into the countryside. To the east 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
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	<p>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.</p> <p>Open land to the south-west of the village 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 planting. It is unlikely that development would be either visually prominent or intrusive within the landscape.</p> <p>The village is inset within the West Yorkshire Green Belt .</p>
Flood Risk	The village is predominately low flood risk (FZ1) with small areas to the north east at higher risk (FZ2 and FZ3a). The outlying areas to the north east have areas of medium (FZ2) and high risk (FZ3b).
Residential Site Potential (SHLAA)	Site abutting Fryston Common Lane to the eastern side of the village providing a developable area of approximately 0.94 hecatres. (plus a site in Hillam also which provides a developable area of approximately 2.8 hectares.
Conclusion	<p>Falls within the 'Less Sustainable' category for overall sustainability, but has very good services, and reasonable transport links.</p> <p>Linked with Hillam due to close proximity and shared facilities and services</p> <p>Potential site in Hillam giving potential for expansion subject to increase in capacity of Hillam WWTW.</p>
Village Growth Potential	Potential for Planned Growth