

Village Growth Potential Study

ULLESKELF

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	2	3	3
Groundwater Source Protection Zones	N/A		Agricultural Land Classification	Grade 3 to north of village and extending around western side of village. Grade 2 to south.
Waste Water Treatment Capacity	Works required for capacity to be made available.			
Highway Network Constraints/Public Transport	Various highway restrictions mainly relating to improvements in visibility with some issues around the Church Fenton airbase likely to be prohibitive. Limited rail service to Leeds and York.			
Biodiversity	N/A			
Character and Form	4 Listed buildings sited centrally within the village along Main Street/Ings Road.			
Landscape Sensitivity	Development extending outside the existing urban edge may be intrusive and affect the existing character and form of the settlement and would be visually intrusive from public walks along the river corridor.			

Flood Risk	<p>Majority of village is medium flood risk (FZ2) with the northern part of village falling within high risk (FZ3a).</p> <p>Land north of the village is all high risk (FZ3b) with land to the east, west and south of the village a mix of medium (FZ2) and low risk (FZ1).</p> <p>Ulleskelf fails the PPS 25 Sequential test undertaken in connection with the Level 2 Strategic Flood Risk Assessment.</p>
Residential Site Potential (SHLAA)	<p>Sites to the west and south of the village providing a developable area of approximately 17.04 hectares. 11.05 hectares of the developable area is sited at Church Fenton Airbase which falls within Ulleskelf parish.</p>
Conclusion	<p>Benefits from a limited rail service to Leeds and York but falls within the 'Less Sustainable' category of villages and has limited local services.</p> <p>Not appropriate for planned growth to high flood risk.</p>
Village Growth Potential	Growth inappropriate at present time