

Village Growth Potential Study

CLIFFE

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
4	3	4	2	4

Groundwater Source Protection Zones	N/A	Agricultural Land Classification	Predominantly Grade 2 with Grade 1 to the south of village adjacent to the River Ouse.	
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Waste Water Treatment Capacity	Drains to Barlby WWTW where there is only limited capacity.			
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Highway Network Constraints/Public Transport	Complex/high investment works have been highlighted generally relating to widening and improvement works to the existing village highways.			
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Biodiversity	N/A			
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Character and Form	15 Listed buildings spread throughout Cliffe and South Duffield. Fairly linear settlement split by the A63 with predominantly frontage development			
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Landscape Sensitivity	<p>Owing to the northern part of the settlement having a linear form and fairly flat open countryside any development, although sited against the backdrop of existing development, is likely to be both discordant with the current form and character of the village and be visually intrusive within the landscape.</p> <p>South of the railway, the immediate landscape has some well screened field patterns and is more contained by planting and existing development than to the north of the village, however, any expansion is likely to be both discordant with the current form due to the tight linear form of the village and is likely to be visually intrusive.</p>			
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	<p>There is a Strategic Countryside Gap to the east between Cliffe and Hemingbrough.</p> <p>The Trans-Pennine Trail passes along through the southern part of the village.</p>
Flood Risk	<p>The main settlement is of low flood risk (FZ1) with the surrounding area (including South Duffield and Lund) being a mixture of low (FZ1) and medium (FZ2) flood risk.</p> <p>Land south of Cliffe, adjacent to the River Ouse is high flood risk (FZ3b – functional floodplain) with a strip of high flood risk (FZ3a) to the west of Lund.</p>
Residential Site Potential (SHLAA)	<p>A number of reasonable sized sites included in the SHLAA within Cliffe and South Duffield providing approximately 4.2 hectares.</p>
Conclusion	<p>Falls within the 'Least Sustainable' category in overall terms and has relatively poor local services.</p>
Village Growth Potential	Growth inappropriate at present time