

Village Growth Potential Study

NORTH DUFFIELD

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	1	4	3	4
Groundwater Source Protection Zones	N/A		Agricultural Land Classification	Grade 3 with area of Grade 4 to the east adjacent to the River Derwent.
Waste Water Treatment Capacity	North Duffield WWTW is at capacity.			
Highway Network Constraints/Public Transport	No major highway constraints. Good access to A163 which runs along the southern edge of the village. Infrequent bus service.			
Biodiversity	Close to lower Derwent Valley and Skipwith Common National Nature Reserve. (Natura 2000 sites)			
Character and Form	1 Listed Building – Derwent Bridge to the east of the village. The village is compact in form and consists of a mix of properties dated back to the 18 th century with modern estate development.			
Landscape Sensitivity	Although the village has a compact form and development is likely to be generally visible and intrusive, development to the north, east of York Road, is semi-contained and would be set against the backdrop of existing development within an area of few intrinsic features. Any development south of the A163 would appear discordant with the current defined southern edge and compact form of the village and would be visually intrusive.			

Flood Risk	The built up form of the village and surrounding area is of a low (FZ1) flood risk with small areas of medium (FZ2) and high (FZ3b – functional floodplain) flood risk to outlying land to the west of the village.
Residential Site Potential (SHLAA)	Sites to the north, south and west on land adjoining the edge of the built up area of the village providing a developable area of approximately 2.79 hectares.
Conclusion	Falls within the 'Least Sustainable' category for overall sustainability, as a result of small size and relatively poor accessibility to jobs and services. However North Duffield has good local services. Further development would support local services which serve local area. Potential for expansion.
Village Growth Potential	Potential for Planned Growth