

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to Cliffe. General policies applicable throughout the Plan area are set out in Part One of the Local Plan.
- 1.2 Baseline data referred to generally reflects the situation at the time the Deposit Plan was published (July 1997) unless specifically updated through modifications to the Plan or through factual changes consequent to modifications to the proposals map, such as additional recreation space and/or amenity space.

2. LOCATION

- 2.1 Cliffe lies approximately 3 miles east of Selby within a flat agricultural landscape. Both the A63(T) trunk road and the Selby-Hull railway line dissect the village.

3. FORM AND CHARACTER

- 3.1 Cliffe comprises mostly frontage development, extending in a near unbroken line for approximately 1,000 metres north to south. It includes a mixture of 18th and 19th century cottages interspersed with a number of farmhouses. More recent development has principally taken the form of infilling within the existing frontage with some estate development to the south, and to a lesser extent to the north.
- 3.2 The oldest part of the village runs along a ridge of elevated ground, overlooking the former course of the river Ouse.
- 3.3 The A63 trunk road at one time passed through the village streets of the southern part of the village until it was bypassed in the 1920's. The Selby-Hull railway line, which opened in 1840, crosses the Parish with a now disused station at Cliffe Common.

4. HOUSING AND POPULATION

- 4.1 The approximate resident population of the Parish (excluding the village of South Duffield) has grown steadily, rising from 782 in 1981 to 855 in 1991.
- 4.2 In 1997 the approximate dwelling stock numbered 378 dwellings within Cliffe Parish (excluding South Duffield).
- 4.3 From mid 1981 to mid 1997 there were 102 dwellings completed within Cliffe Parish (excluding South Duffield).

5. EMPLOYMENT

- 5.1 Selby is the principal employment centre serving this part of the District. Local employment opportunities are available in small units at Oxen Lane in Cliffe, and at Cliffe Common. A limited number of jobs are also available in local services.

6. SERVICES AND FACILITIES

Shops and Associated Services

- 6.1 The settlement has a good range of facilities for its size, including a post office/general store, newsagents/grocers, veterinary surgery and public house.

Education

- 6.2 Cliffe has a primary school which also serves South Duffield.

Recreation

- 6.3 Recreational facilities include an equipped play area, tennis courts and a football pitch.

Public Transport

- 6.4 The village is served by one bus service operating between Selby and Hemingbrough.

Public Utilities

- 6.5 The village has mains drainage which connects into Barlby Sewage Treatment Works. Surface water drainage is by public sewer and soakaways.

7. STRATEGY

Constraints

- 7.1 The village is surrounded by best and most versatile (Grade 2) agricultural land which presents a strong constraint to development.
- 7.2 Land to the south of the village is affected by the notified washland of the river Ouse. Land between Cliffe and Hemingbrough has been defined as a Strategic Countryside Gap with the objective of preventing the coalescence and retaining the separate identity of the two settlements. This land is defined on the Inset Proposals Map and will be safeguarded in accordance with POLICY SG1.

Commitments

- 7.3 As at 31 March 1997 there were planning permissions for an additional 29 dwellings (including 4 conversions) in Cliffe Parish (excluding South Duffield).

Development Strategy

- 7.4 Although the village has a good range of services, its elongated linear shape, lack of tree cover and the proximity of best and most versatile agricultural land preclude opportunities for significant expansion. However, a number of opportunities for additional small scale residential development have been identified on brownfield sites within the defined Development Limits. Proposals may be acceptable in accordance with POLICY H6.
- 7.5 Land at Cliffe Common, in the vicinity of the former railway station, was allocated for employment development in the adopted Rural Areas Local Plan (1990). The site is partly developed and it is envisaged that the remaining area together with adjacent land to the north, can continue to serve the employment needs of the rural, eastern part of the District.

8. POLICIES AND PROPOSALS

Employment Allocation:

Land at Cliffe Common (Inset Proposals Map No 23)
Area: 2.06 ha (5.09 acres)

- 8.1 It is proposed to extend the area previously allocated for employment development in the Rural Areas Local Plan in order to produce a more uniformly shaped site and increase the scope for development. The site lies to the east of the unclassified road between Cliffe and Skipwith. It has been utilised for a variety of light industrial uses, but is principally undeveloped, comprising mostly scrubland. The northern part is in agricultural use. The site represents an opportunity to consolidate existing development and provide small scale employment opportunities in a rural area at relatively low cost.
- 8.2 Proposals should be compatible with nearby residential properties and seek to enhance the environment of the immediate locality.
- 8.3 The County Surveyor advises that the site should be served by a single access from the existing unclassified road.
- 8.4 Foul drainage should be to the public system in Cliffe. If this proves impractical, then a fully treated discharge of sewage effluent may be considered subject to prior consent. Septic tank drainage is unlikely to be acceptable.
- 8.5 If a connection to the public sewage system is required, the sewerage undertaker should be consulted and be requested to demonstrate that the sewerage and sewage disposal system serving the development have sufficient capacity to accommodate the additional flows generated as a result of the development, without causing pollution.
- 8.6 Due to existing and applied for groundwater abstractions, there must be no derogation of quality and quantity of these water supplies because of any proposed development. In addition stringent pollution control measures would be requested in order to protect the underlying major aquifer.
- 8.7 Surface water should be discharged to the existing watercourse east of the site.
- 8.8 Water can be supplied from the existing distribution system.
- 8.9 A high standard of landscaping is required in order to soften the overall appearance of the proposed new development.

CLF/1 Land at Cliffe Common, as defined on the Inset Proposals Map is allocated for employment development in accordance with POLICY EMP2. In particular, proposals must make provision for:

- 1) The whole site to be served by a single point of access taken from the Cliffe-Skipwith road and made up to an adoptable standard;**
- 2) The retention and/or diversion through the site of the existing vehicular right of way;**
- 3) The retention and strengthening of existing hedgerows on the boundaries of the site; and**

- 4) **The establishment of an effective landscaped screen between proposed development and the existing residential properties.**

Recreation:

- 8.10 The recreation area to the east of Curson Terrace, as identified on the Inset Proposals Map, will be safeguarded in accordance with POLICY RT1.
- 8.11 The Trans-Pennine Trail runs through Cliffe. The route, as defined on the Inset Proposals Map, will be safeguarded in accordance with POLICY RT8.