

1. INTRODUCTION

- 1.1 This section contains site specific policies and proposals relevant to North Duffield. 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 The village is located 5.5 miles north-east of Selby town. The A163 Market Weighton Road forms the southern edge to the settlement. The river Derwent which forms the eastern boundary of the District runs 1 mile to the east of the village.

3. FORM AND CHARACTER

- 3.1 The road from Selby to Market Weighton forms a crossing over the Derwent to the east of North Duffield that goes back to ancient times. The road followed a circuitous course through the village until the 18th century when new sections were built to bypass the village and lead directly to the Derwent crossing.
- 3.2 The closely built-up Main Street is linked to The Green which is surrounded by houses. The Green may formerly have been used as a market place and fair, both of which started in the 13th century. It was reduced in size in 1814 by an enclosure of about 4 acres at the northern end. The village houses, dating from 18th century onwards, include several 19th century farm houses, among them the Tudor style Gothic Farm. Recent development in the village has mainly taken place in the form of high density estate development and frontage development set back from the road.
- 3.3 The village is compact in form. The pond and green provide an open and attractive focus to the village, which still retains its rural character despite its recent and rapid expansion. The village is situated in flat and low lying countryside which is mainly in agricultural use.

4. HOUSING AND POPULATION

- 4.1 The village has a population of approximately 796 inhabitants (1991 Census) and has experienced rapid growth since 1981 when there were only 488 inhabitants.
- 4.2 In 1997 the approximate dwelling stock numbered 448 dwellings within North Duffield Parish.
- 4.3 From mid 1981 to mid 1997 there were 244 dwellings completed in North Duffield Parish.

5. EMPLOYMENT

- 5.1 A number of jobs are available in local services. Principal employment opportunities are found in nearby centres such as Barlby, Riccall, Cliffe Common and Selby, and at mines in the District.

6. SERVICES AND FACILITIES

Shops and Associated Services

- 6.1 The village has a good service base that includes a village hall, post office/general store, part time doctor's surgery and public house.

Education

- 6.2 North Duffield has a primary school.

Recreation

- 6.3 There are four recreation facilities comprising an equipped play area, cricket pitch and a football pitch, also used as a playing field. There are allotments on Selby Road.

Public Transport

- 6.4 The village is located on two bus service routes; York to Holme on Spalding Moor and Selby to Bubwith.

Public Utilities

- 6.5 Water can be supplied from the existing distribution system although local reinforcement may be necessary. Spare sewage treatment capacity is available, although pumping stations may need to be upgraded.

7. STRATEGY

Constraints

- 7.1 The A163 forms the southern limit to built development. Skipwith Road encloses the village to the west but as it extends northwards it accommodates development on both sides.

Commitments

- 7.2 As at 31 March 1997 there were planning permissions for an additional 43 dwellings in North Duffield Parish, (including 5 conversions). The principal site is:

Location	Area (Ha)	Dwellings
Land adjoining the King's Arms, Main Street	0.69	23

Development Strategy

- 7.3 North Duffield has an excellent service base and good accessibility for both public and private transport to employment opportunities in Selby, Riccall Mine, Cliffe Common and potentially at converted premises at the former Whitemoor Mine.
- 7.4 A number of sites allocated for development in the adopted Rural Areas Local Plan have been substantially developed or have the benefit of planning permission. Continued major growth is no longer considered appropriate because of the potential adverse impact on surrounding areas of countryside.

- 7.5 Only one small site is therefore allocated for development at the western edge of the village. The development of this site will round off development within defensible limits.
- 7.6 Proposals for residential development on brownfield sites within the defined Development Limits, may be acceptable in accordance with POLICY H6.

8. POLICIES AND PROPOSALS

Housing Allocation

Land between York Road and the A163, North Duffield

- 8.1 0.77 hectares (1.90 acres) of land between York Road and the A163 is allocated for residential development which will provide approximately 25 dwellings.
- 8.2 The site lies on the south-western edge of the village and is contained by existing development and highways. Development of the site would constitute a natural rounding-off in this area.
- 8.3 The County Surveyor advises that access may be taken off Green Lane, or alternatively from the recent development adjacent to the east. Street lighting and footways must be assured along the full length of the site boundary.
- 8.4 A public foul sewer is available in Green Lane/York Road fronting the site. Surface water can be discharged to the culverted section of the Westfield Watercourse. The terminal pumping station may have to be upgraded and any new planning consent may be conditioned to require that development must not commence until adequate capacity has been provided.
- 8.5 Development of the site should consolidate existing screening around the perimeter of the site and ensure appropriate landscaping to screen the development and enhance the appearance of the built-up area from the western approach.
- 8.6 A noise assessment should be carried out in respect of the road noise from the A163 to the south of the site and any amelioration measures required as a result of the report should be incorporated into the detailed design of development proposals.
- 8.7 In view of the local need for affordable housing as evidenced by the Council's 1999 Housing Needs Survey and the suitable characteristics and location of this site, it is considered realistic to negotiate for a target of 5 affordable units, for local people, out of the site total of 25. This is in line with government advice contained in PPG3 (Housing 2000), Circular 6/98 (Planning and Affordable Housing) and in accordance with POLICY H4 (Affordable Housing). The number, mix and type of affordable housing units will be a matter for negotiation between the developer(s) and the Local Planning Authority at the time of a planning application. The exact requirements will depend on local housing market conditions and will take account of any up-to-date information on need.

NRD/1 Land between York Road and the A163, North Duffield, as defined on the Inset Proposals Map, is allocated for residential development in Phase 2 of the Plan in accordance with POLICY H2. In addition to satisfying the requirements of relevant planning policies, proposals must make provision for:

- 1) Access to be taken off Green Lane on the site's northern boundary and/or from the existing development adjacent to the east;**

- 2) **The retention of existing boundary hedgerows and the establishment of a permanent tree screen along the western edge of the site;**
- 3) **The incorporation of appropriate noise amelioration measures, if necessary, to meet the requirements of an approved noise assessment undertaken at the developer's expense; and**
- 4) **A mix of dwelling types, including a target of 5 affordable units, for both rent and sale, in accordance with POLICY H4.**

Environment:

- 8.8 In North Duffield the village green provides an important local amenity space. As a large grassed area in the centre of the village, it provides an important area for informal recreation as well as serving a townscape function. The green, as identified on the Inset Proposals Map, will be protected by POLICY ENV29.

Recreation:

- 8.9 The recreation area to the north of the village and the allotments on Selby Road, as identified on the Inset Proposals Map will be safeguarded in accordance with POLICY RT1.