



GOVERNMENT OFFICE  
FOR YORKSHIRE AND THE HUMBER

SELBY DISTRICT COUNCIL PLANNING	
01 FEB 2008	21 FEB 2008
DATE RECEIVED & LOGGED	LAST REPLY DATE

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Our Ref:  
Your Ref:  
Date: 30 January 2008

Direct Line:  
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Dear Mr Heselton

## EXTENSION OF SAVED POLICIES

I am writing with reference to your application for a Direction under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Selby District Local Plan – adopted February 2005.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 7 February 2008.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local Planning Authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. LPAs should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the advanced position of the Regional Spatial Strategy and its development plan status.



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Following 7 February 2008 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and Strategic Housing Land Availability Assessments in relevant decisions.

Signed by authority of the Secretary of State

**GEOFF DIBB**  
TEAM LEADER, LOCAL DEVELOPMENT FRAMEWORKS  
GOVERNMENT OFFICE FOR YORKSHIRE AND THE HUMBER



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**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE  
PLANNING AND COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN SELBY DISTRICT LOCAL PLAN  
ADOPTED FEBRUARY 2005**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the  
Secretary of State

**GEOFF DIBB  
TEAM LEADER, LOCAL DEVELOPMENT FRAMEWORKS  
GOVERNMENT OFFICE FOR YORKSHIRE AND THE HUMBER  
JANUARY 2008**

## SCHEDULE

### POLICIES CONTAINED IN SELBY DISTRICT LOCAL PLAN

**ADOPTED FEBRUARY 2005**

POLICY NUMBER	POLICY TITLE
<b>CHAPTER THREE: GREEN BELT AND CONTROL OF DEVELOPMENT IN THE COUNTRYSIDE</b>	
GB1	Extent of the Green Belt
GB2	Control of Development in the Green belt
GB3	Major Developed Sites in the green Belt
GB4	Character and Visual Amenity of the Green Belt
SL1	Safeguarded Land
DL1	Control of Development in the Countryside (Development Limits)
SG1	Strategic Countryside Gaps
<b>CHAPTER FOUR : ENVIRONMENT</b>	
ENV1	Control of Development
ENV2	Environmental pollution and Contaminated land
ENV3	Light pollution
ENV4	Hazardous Substances
ENV6	Renewable Energy
ENV7	International Wildlife Sites
ENV8	National Wildlife Sites
ENV9	Sites of Importance for Nature Conservation
ENV10	General Nature Conservation Considerations
ENV11	Ancient Woodland
ENV12	River and Stream Corridors
ENV13	Development Affecting Ponds
ENV15	Conservation and Enhancement of Locally Important Landscape Areas
ENV16	Development Affecting Historic Parks and Gardens
ENV17	Historic Battlefields
ENV20	Landscaping Requirements
ENV21	Landscaping Requirements

ENV24	Alterations to Listed Buildings
ENV25	Control of Development in Conservation areas
ENV27	Scheduled Monuments and Important Archaeological Sites
ENV28	Other Archaeological Remains
ENV29	Protection of Local Amenity Space
ENV30	Shopfronts
ENV31	Advertisements in Conservation Areas
ENV32	Advertisements and Listed Buildings
<b>CHAPTER FIVE : HOUSING</b>	
H1	Housing Land Requirement
H2A	Managing the Release of Housing Land
H2	Location of New Housing Development
H2B	Housing Density
H5	Retention of the Existing Housing Stock
H6	Housing Development in the Market Towns and Villages that are Capable of Accommodating Additional growth
H7	Housing Development in Villages that are Capable of Accommodating Only Limited Growth
H8	Re-use of Upper Floors for Residential Use
H11	Rural Affordable Housing
H12	Conversion to Residential use in the Countryside
H13	Replacement Dwellings in the Countryside
H14	Extensions to Dwellings in the Countryside
H15	Extensions to Curtilages in the Countryside
H16	Gypsy Site Provision
<b>CHAPTER SIX: ECONOMIC DEVELOPMENT</b>	
EMP2	Location of Economic Development
EMP3	Renewal of Industrial and Business Commitments
EMP4	Retention of Established Employment Areas
EMP5	Non-Conforming Uses
EMP6	Employment Development within Development Limits and Established Employment Areas
EMP7	Employment Development in the Countryside

EMP8	Conversions to Employment use in the Countryside
EMP9	Expansion of Existing Employment Uses in the Countryside
EMP10	Additional Industrial Development at Drax and Eggborough Power Stations
EMP11	Exceptional Major Industrial and Business Development
EMP13	Control of Agricultural Development
EMP14	Intensive Livestock Units
EMP14A	Redevelopment of Intensive Livestock Units
<b>CHAPTER SEVEN: TRANSPORT AND VEHICLE PARKING</b>	
T1	Development in Relation to the Highway network
T2	Access to Roads
T5	Safeguarding of A63 Hambleton/ Monk Fryston Bypass Corridor
T5A	Safeguarding of A63 Osgodby Bypass
T6	Public Transport
T7	Provision for Cyclists
T8	Public Rights of Way
T9	Roadside Facilities for the Travelling Public
T10	Motorway Service Areas
VP1	Vehicle Parking Standards
VP2	Retention of Existing Off-Street Car parking
VP4	Parking for People with Disabilities
<b>CHAPTER EIGHT: RECREATION AND TOURISM</b>	
RT1	Protection of Existing recreation Open Space and Allotments
RT2	Open Space Requirements for New residential Development
RT3	Formal Sport and Recreation Facilities
RT4	Golf Course and Golf Driving Range Development
RT5	Informal Recreation and Access in the Countryside
RT6	Control of Recreational Development in the Lower Derwent Valley
RT7	Control of Riverside Recreational Facilities in Selby/ Barlby Bridge
RT8	The Trans-Pennine Trail
RT9	Horse related Development

RT10	Tourism Related Development
T11	Tourist Accommodation
RT12	Touring Caravan and Camping Facilities
RT13	Signposting of Tourist Facilities
<b>CHAPTER NINE: SHOPPING</b>	
S1	Existing Shopping Centres
S2	Edge-of-Centre and Out-of centre Retail Development
S3	Local Shops
S4	Retail Development in the Countryside
S5	Garden Centres
<b>CHAPTER TEN : COMMUNITY SERVICES</b>	
CS1	Health Care Facilities
CS2	Educational Establishments
CS3	Children's Nurseries
CS4	Community Centre, Places of Worship and Church Halls
CS5	Telecommunications
CS6	Development Contributions to Infrastructure and Community Facilities
<b>CHAPTER ELEVEN : BARLBY</b>	
BAR/1	Land for employment development at Magazine Rd, Barlby
BAR/1A	Land for employment development rear of BOCM, Barlby Rd
BAR/2	Land reserved for freight transshipment facilities, rear of Olympia Mills, Barlby Bridge
<b>CHAPTER TWELVE : BRAYTON</b>	
BRAY/1	Land for employment development, Selby Business Park, Brayton
BRAY/2	Land for employment development adjacent to Bawtry Rd / Selby Bypass, Brayton
<b>CHAPTER THIRTEEN : BYRAM</b>	
BRY/1	Land for housing development at East Acres, Byram
<b>CHAPTER FOURTEEN : CAMBLESFORTH</b>	
CAM/1	Land for housing development adjacent to A645 (Drax Rd) / A1041 (T) (Snaith Rd)
<b>CHAPTER FIFTEEN : CARLTON</b>	
CAR/1	Land for housing development west of High St, Carlton

CAR/2	Land for housing development west of Low St, Carlton
<b>CHAPTER SIXTEEN : CHURCH FENTON</b>	
CHF/2	Land for recreation open space to the rear of Main St, Church Fenton
<b>CHAPTER SEVENTEEN : CHURCH FENTON AIRBASE</b>	
CFA/1	Church Fenton airbase Special Policy area
<b>CHAPTER EIGHTEEN : CLIFFE</b>	
CLF/1	Land for employment development at Cliffe Common
<b>CHAPTER NINETEEN : EGGBOROUGH</b>	
EGG/2	Land for housing development east of High Eggborough Rd
EGG/3	Land for housing development between A19 / Selby Rd, Eggborough
EGG/5	Land for employment development between old A19 / A19 bypass, Eggborough
EGG/7	Land for employment development at Northside Industrial Estate, Eggborough
<b>CHAPTER TWENTY : HAMBLETON</b>	
HAM/1	Land for housing development east of Cherwell Croft, Hambleton
HAM/2	Land for housing development west of Station Rd, Hambleton
<b>CHAPTER TWENTY TWO : KELLINGTON</b>	
KEL/1	Land for Recreation Open Space east of Manor Garth, Kellington
<b>CHAPTER TWENTY FIVE : OSGODBY</b>	
OSG/1	Land for housing development to North of Tindalls Farm, Osgodby
<b>CHAPTER TWENTY SIX : RICCALL</b>	
RIC/1	Land for storage and distribution use at former airfield, Riccall Common
<b>CHAPTER TWENTY SEVEN : SELBY</b>	
SEL/1	Land for housing development between Cross Hills Lane and Leeds rd, Selby
SEL/2	Land for housing development between Abbots Road/Selby Bypass, Selby
SEL/2A	Land for housing development north of Garden House, New Millgate, Selby
SEL/4	Land for employment development between Denison Road/Selby Bypass
SEL/5	Development of additional wharves or wharf related activities, Selby
SEL/6	New Street/ Ousegate/Station Road Special Policy Area



SEL/7	Ousegate/Shipyard Road/Canal Road Special Policy Area
SEL/7A	The Holmes Special Policy Area
SEL/8	Additional Retail Floorspace in Selby Shopping and Commercial Centre
SEL/10	Services and commercial uses in the Town centre
SEL/11	Office uses in the Town Centre
SEL/12	Housing in the Town Centre
SEL/13	Townscape
SEL/14	Pedestrian Environment
SEL/16	Bawtry Road/Selby Canal Special Policy Area
<b>CHAPTER TWENTY EIGHT : SHERBURN IN ELMET</b>	
SHB/1A	Land for housing development off Moor Lane, Sherburn in Elmet
SHB/1B	Land for housing development off Low Street, Sherburn in Elmet
SHB/2	Land for employment development at Sherburn Enterprise Park (North)
SHB/5	Additional Retail Floorspace and service/commercial uses in Sherburn Local Centre
<b>CHAPTER TWENTY NINE: SOUTH MILFORD</b>	
STM/1A	Land for housing development between Low Street and Common lane (North), South Milford
STM/1B	Land for housing development between Low Street and Common Lane (South), South Milford
<b>CHAPTER THIRTY : TADCASTER</b>	
TAD/2	Land for housing development north of Station Road, Tadcaster
TAD/3	Land for employment development at London Road, Tadcaster
TAD/4	Environmental Improvements
TAD/5	Additional Retail Floorspace and services/ commercial uses in Tadcaster Shopping and Commercial Centre
TAD/6	Office Uses in the Town Centre
TAD/7	Housing in the Town centre
<b>CHAPTER THIRTY ONE : THORPE WILLOUGHBY</b>	
THW/2	Land for housing development south of Leeds Road, Thorpe Willoughby