



Revised Publication Selby Local Plan

Background Paper No. 10

Strategic Countryside Gaps

March 2024

Contents

1.	Introduction	3
2.	Background	3
	Existing Strategic Countryside Gaps	3
	A Study of Green Belt, Strategic Countryside Gaps, Safeguarded Land and Development Limits (Arup 2015) Draft Report	4
	Strategic Countryside Gaps Update 2021 Paper	5
	Preferred Options Local Plan (2021) consultation	6
	Background Paper 10: Strategic Countryside Gaps Update 2022	6
	Publication Local Plan (2022) consultation	7
3.	Strategic Countryside Gaps - Update 2024	8
	Strategic Countryside Gaps for Inclusion in the Revised Publication Selby Local Plan 2024	10
	Barlby and Osgodby	10
	Church Fenton	11
	Cliffe and Hemingbrough	12
	Eggborough and Kellington	13
	Gateforth	15
	Selby and Brayton	16
	Skipwith	18
	Stillingfleet	19
	Thorganby	20
	Thorpe Willoughby	21
	Removed from Designation as a Strategic Countryside Gap 2024	22
	Hensall North / South	22
	Areas Rejected as a Strategic Countryside Gap 2024	23
	Appendix 1- Adopted Development Plan - Planning Policy Extracts	23
	Appendix 2 - Extract from Selby Local Plan Publication Consultation Document (August 2022) – Policy SG7... 25	
	Appendix 3 – Summary of Responses Received to the Selby Local Plan Publication Consultation 2022	26

1. Introduction

- 1.1 This report updates:
1. the Strategic Countryside Gaps Update report 2021 produced as an evidence base paper for the Selby Local Plan Preferred Options consultation in 2021; and
 2. the Strategic Countryside Gaps Update report 2022 produced as Background Paper 10 for the Selby Local Plan Publication consultation in 2022.
- 1.2 This report sets out the responses to Policy SG7, the Strategic Countryside Gaps policy at the Publication consultation in 2022 as well as any changes recommended to the Strategic Countryside Gaps Policy for inclusion in the Selby Local Plan at the Revised Publication consultation stage (2024).
- 1.3 The information presented does not repeat the earlier Strategic Countryside Gap reports (A Study of Green Belt, Strategic Countryside Gaps, Safeguarded Land and Development Limits” (Arup 2015), the Strategic Countryside Gaps Update 2021 Paper and Background Paper 10 to the Publication Local Plan (2022) (Strategic Countryside Gaps Update Paper 2022) but provides a summary of information and shows the existing boundary for each Strategic Countryside Gap for context alongside the proposed boundary for inclusion in the latest stage of the emerging Selby Local Plan. Recommendations are once again made for each Strategic Countryside Gap.

2. Background

Existing Strategic Countryside Gaps

- 2.1 Ten Strategic Countryside Gaps were identified and defined in the Selby District Local Plan (2005), of which three were subsequently specifically mentioned in the Selby District Core Strategy Local Plan (2013). A further Strategic Countryside Gap at Thorpe Willoughby was identified and included on the Selby District Core Strategy Local Plan (2013) Key Diagram, but the exact boundary was not defined.
- 2.2 The seven Strategic Countryside Gaps not specifically mentioned in the Core Strategy Local Plan (2013) are still designated under saved Policy SG1 of the Selby District Local Plan (2005). Table 1 sets out these identified Strategic Countryside Gaps in the current Selby Development Plan, and Appendix 1 sets out the policies and supporting text.

Table 1: Strategic Countryside Gaps in the Selby Development Plan

Local Plan 2005	Core Strategy 2013
Brayton / Selby	Selby and Brayton
Barlby Top / Barlby Crescent	Barlby Bridge and Barlby
Barlby / Osgodby	Barlby and Osgodby
-	Thorpe Willoughby
Church Fenton East / West	-
Cliffe / Hemingbrough	-
Gateforth	-
Hensall North / South	-
Skipwith	-
Stillingfleet	-
Thorganby	-

A Study of Green Belt, Strategic Countryside Gaps, Safeguarded Land and Development Limits (Arup 2015) Draft Report

2.3 In the spring of 2015, Ove Arup and Partners were appointed by Selby District Council to prepare “A Study of Green Belt, Strategic Countryside Gaps, Safeguarded Land and Development Limits” as part of the evidence base for stakeholder engagement for PLANSelby, the emerging Local Plan at that time. The purpose of the report was to consider the role and extent of the Strategic Countryside Gaps and to identify new ones where appropriate. In doing this the 2015 report set out:

- The role and purpose of the identified 11 Strategic Countryside Gaps based on a review of the 2005 and 2013 policy wordings
- The performance of the 11 Strategic Countryside Gaps to establish whether they should be retained
- A review of the boundaries of the 11 Strategic Countryside Gaps and suggested modifications (for example where the boundaries were no longer performing their purpose or where the inclusion of an area was required to enhance the performance of a Strategic Countryside Gap)
- A consideration of an additional 12 potential Strategic Countryside Gaps following a review of existing gaps between settlements with clearly identified Development Limits outside of the Green Belt.

Results of the 2015 Study

2.4 The four key purposes and the three roles of the Strategic Countryside Gap designation for assessing the Strategic Countryside Gaps together with identified boundaries for each Strategic Countryside Gap were confirmed and set out:

Purpose

- to protect the individual identity of settlements
- to prevent coalescence of settlements
- to preserve the existing settlement pattern by safeguarding the openness of the intervening landscape, and
- to maintain the individual character of different parts of settlements.

Role

- Does the Strategic Countryside Gap prevent the merging of settlements or parts of a settlement?
- Is the Strategic Countryside Gap open in nature?
- Is there a perception of leaving a settlement or part of a settlement and entering open countryside before entering the next settlement or part of a settlement?

2.5 In summary, the previously identified eleven Strategic Countryside Gaps were proposed to be taken forward into PLANSelby and were confirmed to be:

- Selby and Brayton
- Barlby Bridge and Barlby
- Barlby and Osgodby
- Thorpe Willoughby (boundary to be defined)
- Church Fenton East / West
- Cliffe / Hemingbrough (modified boundary)
- Gateforth (modified boundary)
- Hensall North / South
- Skipwith
- Stillingfleet
- Thorganby (modified boundary)

- 2.6 Along with a potential new Strategic Countryside Gap:
- Tadcaster (south of town centre either side of the River Wharfe)
- 2.7 And following the review for potential new Strategic Countryside Gaps, those that were identified, assessed and rejected for inclusion as Strategic Countryside Gaps in PLANSelby were:
- Church Fenton / Church Fenton Airbase
 - Tadcaster / Stutton
 - Bolton Percy / Ulleskelf
 - Kelfield / Cawood
 - Cliffe / South Duffield
 - Camblesforth / Carlton
 - Chapel Haddlesey / West Haddlesey
 - Eggborough / Kellington
 - Hambleton / Thorpe Willoughby
 - Great Heck / Hensall
 - Brayton / Burn

Strategic Countryside Gaps Update 2021 Paper

- 2.8 The production of a new Local Plan for Selby District commenced in 2019. This provided the opportunity to update the policy context and to revisit and review the designated Strategic Countryside Gaps and recommendations of the draft 2015 report. The 2015 report was taken as the starting point. The role and purpose were considered and confirmed to be still appropriate. Each Strategic Countryside Gap together with the potential new Strategic Countryside Gap in Tadcaster and the eleven rejected Strategic Countryside Gaps were considered and recommendations made for its inclusion or not in the new Selby District Local Plan.
- 2.9 In assessing the performance of each Strategic Countryside Gap, a “policy off” approach was used where no settlement hierarchy or Development Limits policy was considered. This drew attention to other designations that could assist in maintaining a Strategic Countryside Gap under other policy designations. In turn this helped to determine whether a Strategic Countryside Gap was recommended to be retained or not. This also assisted in determining that a Strategic Countryside Gap policy was needed.
- 2.10 For those considered appropriate for inclusion, the boundaries were reviewed, and appropriate changes were recommended.

Results of the Strategic Countryside Gaps Update 2021 Paper

- 2.11 In summary, Table 2 of the 2021 Paper set out that nine Strategic Countryside Gaps were recommended to be included in the new Local Plan. This list included the merging of Barlby Bridge and Barlby with Barlby and Osgodby and a new Strategic Countryside Gap at Eggborough / Kellington:
- Barlby and Osgodby
 - Church Fenton East / West
 - Cliffe / Hemingbrough
 - Eggborough / Kellington
 - Gateforth
 - Selby and Brayton
 - Skipwith
 - Thorganby
 - Thorpe Willoughby

2.12 The following were recommended not to be included as Strategic Countryside Gaps:

- Bolton Percy / Ulleskelf
- Brayton / Burn
- Camblesforth / Carlton
- Chapel Haddlesey / West Haddlesey
- Church Fenton / Church Fenton Airbase
- Cliffe / South Duffield
- Great Heck / Hensall
- Hambleton / Thorpe Willoughby
- Hensall North / South
- Kelfield / Cawood
- Stillingfleet
- Tadcaster (south of town centre either side of the River Wharfe)
- Tadcaster / Stutton

2.13 In the above list, the following existing Strategic Countryside Gaps were recommended for removal:

- Hensall North / South
- Stillingfleet

Preferred Options Local Plan (2021) consultation

2.14 The Strategic Countryside Gaps Update 2021 Paper was published alongside the Preferred Options Local Plan for consultation in January 2021. A draft Strategic Countryside Gaps policy was set out as Preferred Approach SG6 – Strategic Countryside Gaps and was followed by an explanation of why the Policy was needed together with the changes proposed and two questions.

Results of the Preferred Options Consultation 2021

2.15 A summary of the responses received to the Preferred Options consultation were set out in Appendix 3 of Background Paper 10: Strategic Countryside Gaps 2022 Update. There were over 50 responses to both of the strategic countryside gap policy questions. Some respondents just noted yes and/or no to the questions, whilst others provided considered and detailed responses on the Strategic Countryside Gaps changes. In some instances, the response was made to further support or object to a proposed site allocation. There was support for and against the retention of Strategic Countryside Gaps as a policy in the Local Plan as well as support for and against each of the proposed changes to the Strategic Countryside Gap boundaries.

2.16 Comments were also made in relation to those Strategic Countryside Gaps without any proposed changes, and suggestions were put forward for more new Strategic Countryside Gaps to be designated.

Background Paper 10: Strategic Countryside Gaps Update 2022

2.17 Recommended changes to the Strategic Countryside Gaps policy and boundaries resulting from the Preferred Options consultation (2021) were set out in Table 2 of Background Paper 10: Strategic Countryside Gaps 2022 Update. In summary, Table 2 set out the ten Strategic Countryside Gaps that were recommended to be included in the Publication Local Plan (2022). This included recommending the reinstatement of the Stillingfleet Strategic Countryside Gap as designated, as well as recommending name changes for Church Fenton (formerly Church Fenton East / West), Cliffe and Hemingbrough (formerly Cliffe / Hemingbrough) and Eggborough and Kellington (formerly Eggborough / Kellington) as follows:

- Barlby and Osgodby
- Church Fenton

- Cliffe and Hemingbrough
- Eggborough and Kellington
- Gateforth
- Selby and Brayton
- Skipwith
- Stillingfleet
- Thorganby
- Thorpe Willoughby

2.18 Small changes were also recommended to be made to the boundaries of the following Strategic Countryside Gaps: Barlby and Osgodby, Church Fenton, Cliffe and Hemingbrough, Eggborough and Kellington, Gateforth, Selby and Brayton, Skipwith, Thorpe Willoughby. These were set out in section 3 of Background Paper 10: Strategic Countryside Gaps 2022 Update. The Strategic Countryside Gap at Hensall North / South continued to be recommended for removal from the Strategic Countryside Gap designation.

Publication Local Plan (2022) consultation

2.19 The Background Paper 10: Strategic Countryside Gaps 2022 Update was published alongside the Publication Selby Local Plan available for consultation in August 2022. A draft Strategic Countryside Gaps policy was set out as Preferred Approach SG7 – Strategic Countryside Gaps and was followed by a justification of why the Policy was needed. (see Appendix 2 of this Strategic Countryside Gaps 2024 Update).

Results of the Publication Consultation 2022

2.20 A summary of the responses received to the Publication consultation in 2022 are set out in Appendix 3 of this Strategic Countryside Gaps 2024 Update. Of the six responses received, one fully supported the approach, and one did not support the approach. The remaining four stated that they supported the approach but suggested:

1. an amendment to the policy wording to support existing businesses within the Strategic Countryside Gaps,
2. that the Strategic Countryside Gaps should be smaller,
3. further research and clarity on the types of development and recreational uses suitable within Strategic Countryside Gaps, and
4. a boundary change in Church Fenton to better reflect the situation on the ground.

Consideration of Responses

2.21 It is considered that there is no need to amend the wording to support existing businesses within Strategic Countryside Gaps as Policy EM4 The Rural Economy supports appropriate business development in the countryside. The strategic countryside gaps are different sizes and shapes and are defined by following identifiable boundaries in the landscape. Further research and clarity on the types of development and recreational uses suitable within Strategic Countryside Gaps is not necessary. Development within a strategic countryside gap needs to be designed in such a way to meet the requirements of the policy. It is not for the Local Planning Authority to state what type of development will be supported.

2.22 No further changes are recommended to be made to Policy SG7. However, a small change is made to the Policies Map with a change to the Strategic Countryside Gap boundary in Church Fenton to strengthen the Strategic Countryside Gap in this location by reflecting the situation on the ground.

3. Strategic Countryside Gaps - Update 2024

3.1 For each Strategic Countryside Gap, a summary of the recommendations at 2024 (as well as those set out in 2021 and 2022) is presented in Table 2 for inclusion and consideration in the Revised Publication version of the Selby Local Plan (2024).

Table 2: Summary of Strategic Countryside Gaps for Inclusion in the Revised Publication Local Plan 2024

Strategic Countryside Gap	Inclusion in Preferred Options Local Plan 2021	2021 Changes Made	Inclusion in Publication Local Plan 2022	2022 Changes Made	Inclusion in Revised Publication Local Plan 2024	2024 Further Changes Made
Barlby and Osgodby	Yes	The Barlby Bridge and Barlby Strategic Countryside Gap is now merged and renamed to be part of the Barlby and Osgodby Strategic Countryside Gap. The boundary of the former Barlby and Osgodby Strategic Countryside Gap is extended to the south to meet the Public Right of Way and to the west to cover the A163 / A19	Yes	Amended boundary in Osgodby to meet Development Limits	Yes	No further changes
Church Fenton East / West	Yes	Boundary extended northwards west of Busk Lane	Yes	Amended to remove planning approval and to meet Development Limits. Name changed to “ Church Fenton ”.	Yes	Boundary amended at Old Forge Cottage and The Landings
Cliffe / Hemingbrough	Yes	Boundary amended with removal of north-western and south-eastern parts of Strategic Countryside Gap	Yes	Amended to meet Development Limits. Name changed to: “ Cliffe and Hemingbrough ”.	Yes	No further changes
Eggborough / Kellington	Yes	New Strategic Countryside Gap - Boundary defined	Yes	Amended to reflect planning approval, as well as the removal of three areas to the south of Kellington and to meet Development Limits.	Yes	No further changes

Strategic Countryside Gap	Inclusion in Preferred Options Local Plan 2021	2021 Changes Made	Inclusion in Publication Local Plan 2022	2022 Changes Made	Inclusion in Revised Publication Local Plan 2024	2024 Further Changes Made
				Name changed to "Eggborough and Kellington".		
Gateforth	Yes	Boundary amended with removal of western part of Strategic Countryside Gap	Yes	Amend boundary to reinstate the small field to the south of Manor Farm	Yes	No further changes
Selby and Brayton	Yes	No changes	Yes	Amended to meet Development Limits	Yes	No further changes
Skipwith	Yes	No changes	Yes	Amended to reflect planning approval	Yes	No further changes
Stillingfleet	No	Strategic Countryside Gap designation removed	Yes	Reinstate Stillingfleet Strategic Countryside Gap Designation as previously defined	Yes	No further changes
Thorganby	Yes	Boundary extended to include the Churchyard to join the 2 separate parts of the Strategic Countryside Gap	Yes	No further changes	Yes	No further changes
Thorpe Willoughby	Yes	Boundary defined	Yes	Amended to meet Development Limits	Yes	No further changes
Hensall North / South	No	Strategic Countryside Gap designation removed	No	No further changes	No	No further changes

3.2 For each Strategic Countryside Gap, the current designated or proposed new Strategic Countryside Gap boundary is presented followed by the 2024 assessment and recommendations for inclusion and consideration in the Revised Publication version of the Local Plan in light of comments made to the Local Plan Publication consultation during 2022.

Strategic Countryside Gaps for Inclusion in the Revised Publication Selby Local Plan 2024

Barlby and Osgodby

Figure 1 - The Barlby Bridge and Barlby Strategic Countryside Gap and the Barlby and Osgodby Strategic Countryside Gap



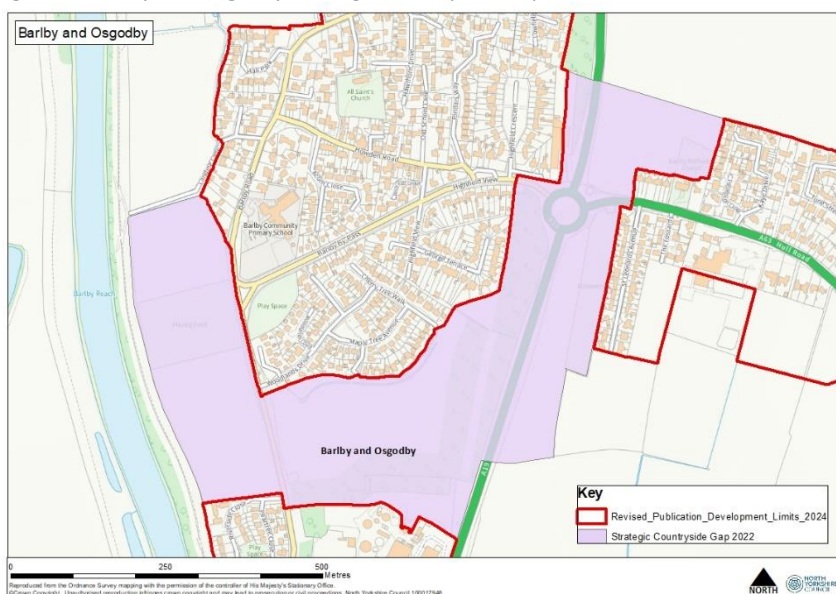
2024 Assessment

- 3.2 The 2021 and 2022 assessment and conclusions are still relevant and appropriate. There were no specific comments made regarding the minor boundary changes proposed in 2022 to this Strategic Countryside Gap at the Publication consultation 2022.

2024 Recommendations

- 3.3 Continue with designation as a Strategic Countryside Gap. No further changes to those as proposed in 2022. The boundary is as set out as shown in Figure 2.

Figure 2 - Barlby and Osgodby Strategic Countryside Gap 2022



Church Fenton

Figure 3 - Church Fenton East / West Strategic Countryside Gap



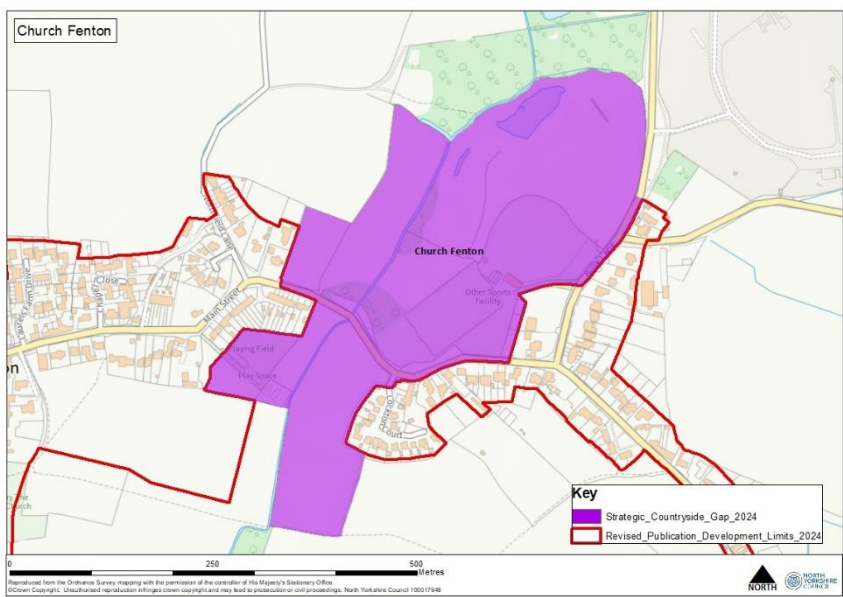
2024 Assessment

3.4 The 2021 and 2022 assessment and conclusions are still relevant and appropriate. There were no specific comments made regarding the minor boundary changes proposed in 2022 to this Strategic Countryside Gap at the Publication consultation 2022. However a request was made to amend the boundary of the Strategic Countryside Gap and the Development Limits boundary around Old Forge Cottage and The Landings. It was considered that the line of these boundaries as shown in the 2022 update did not reflect any boundary on site. This request has been investigated and considered necessary. Therefore, a change has been made to the western and northern boundaries of these properties to strengthen the Strategic Countryside Gap in this location and to better reflect the boundaries in place around these properties.

2024 Recommendations

3.5 Continue with designation as a Strategic Countryside Gap. A change is made to the boundary at Old Forge Cottage and The Landings. The boundary is as shown in Figure 4.

Figure 4 - Church Fenton Strategic Countryside Gap 2024



Cliffe and Hemingbrough

Figure 5 - Cliffe / Hemingbrough Strategic Countryside Gap



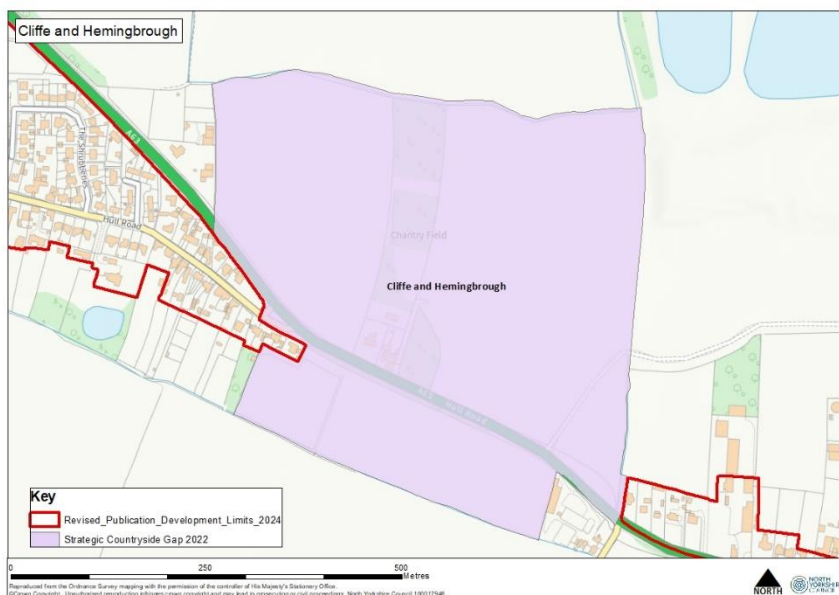
2022 Assessment

- 3.6 The 2021 and 2022 assessment and conclusions are still relevant and appropriate. There were no specific comments made regarding the minor boundary changes proposed in 2022 to this Strategic Countryside Gap at the Publication consultation 2022.

2022 Recommendation

- 3.7 Continue with designation as a Strategic Countryside Gap. No further changes to those as proposed in 2022. The boundary is as shown in Figure 6.

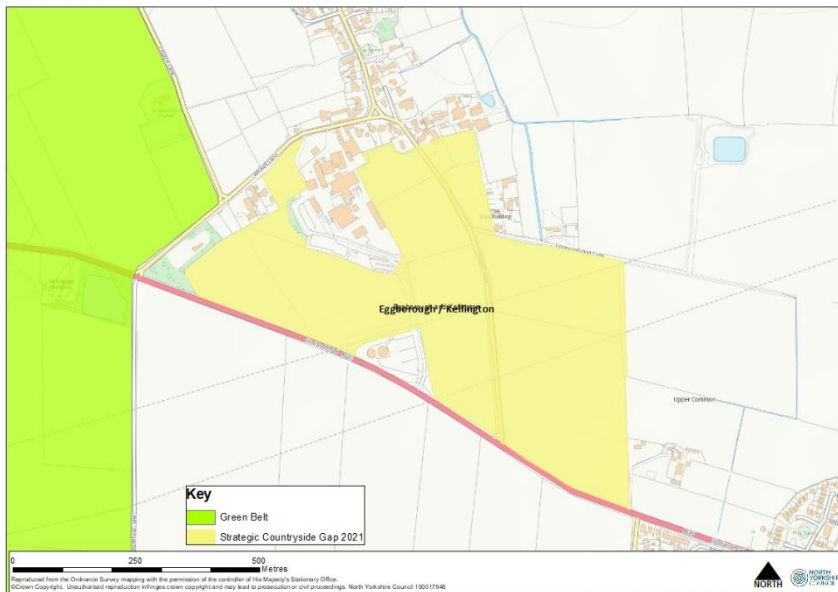
Figure 6 - Cliffe and Hemingbrough Strategic Countryside Gap 2022



Eggborough and Kellington

Proposed New Strategic Countryside Gap 2021

Figure 7 - Eggborough / Kellington Proposed Strategic Countryside Gap 2021



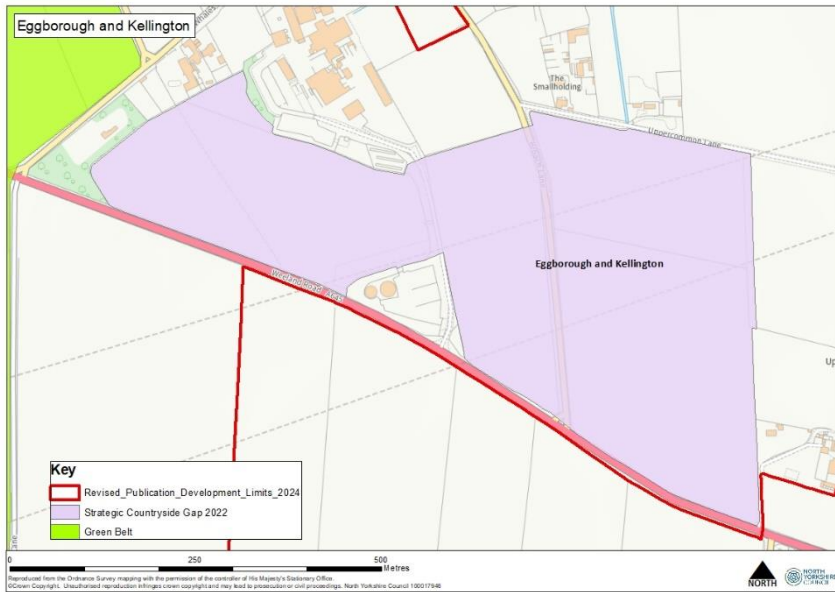
2024 Assessment

- 3.8 The 2021 and 2022 assessment and conclusions are still relevant and appropriate. The purpose of the Strategic Countryside Gap in this location is to maintain the separation and openness of the landscape between Kellington and the proposed extension to Eggborough.
- 3.9 There was one comment on this Strategic Countryside Gap at the Publication consultation 2022. To support the allocation of their site (EGGB-S) the respondent stated that the designation of the SCG between Eggborough and Kellington is neither necessary nor robustly justified by the evidence base. They quoted the Inspector's Report for 34 dwellings at Weeland Road (Application Ref. 2016/0124/OUT and Application Ref. 2019/1328/REMM) stating that the Inspector did not identify any concerns regarding coalescence between Eggborough and Kellington in this location for the site opposite Westfield Road, on the north side of Weeland Road. Therefore, they concluded that the Strategic Countryside Gap in this location was not needed. They also considered that the information provided in the Strategic Countryside Gaps Update 2022 conflicted with the landscape sensitivity and value of the land between Eggborough and Kellington and that the Strategic Countryside Gap designation appeared to treat the land as Green Belt.
- 3.10 The proposed new Strategic Countryside Gap is necessary in this location to maintain the separation and openness between Kellington and Eggborough with respect to the proposed allocation EGGB-Y, an urban extension to the west of Eggborough. It will also serve to provide separation and openness between the proposed allocation EGGB-S and Kellington. It is considered that the Strategic Countryside Gap designation does not conflict with landscape sensitivity, and neither does the Strategic Countryside Gap policy treat the land the same as Green Belt. The Green Belt designation is to the west of Kellington.
- 3.11 It is considered that the suggested changes from 2022 still support and positively reinforce the designation of a Strategic Countryside Gap in this location. It is considered that there are no further changes needed to the boundary. The boundary as shown in Figure 8 is still appropriate.

2024 Recommendations

- 3.12 Continue with designation as a Strategic Countryside Gap. No further changes are to be made to the boundary. The boundary is as shown in Figure 8.

Figure 8 - Eggborough and Kellington Strategic Countryside Gap 2022



Gateforth

Figure 9 - Gateforth Strategic Countryside Gap



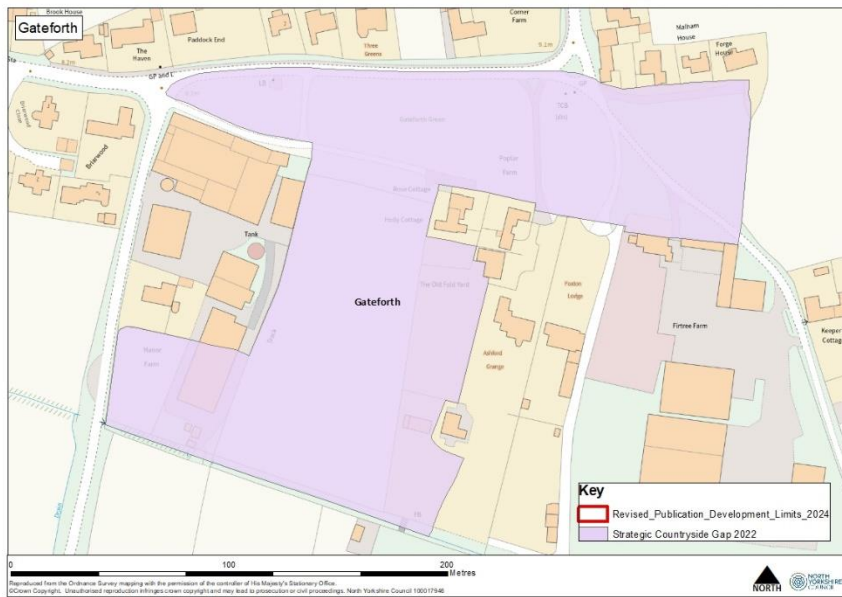
2024 Assessment

3.13 The 2021 and 2022 assessment and conclusions are still relevant and appropriate. There were no specific comments made regarding the minor boundary changes proposed in 2022 to this Strategic Countryside Gap at the Publication consultation 2022.

2024 Recommendations

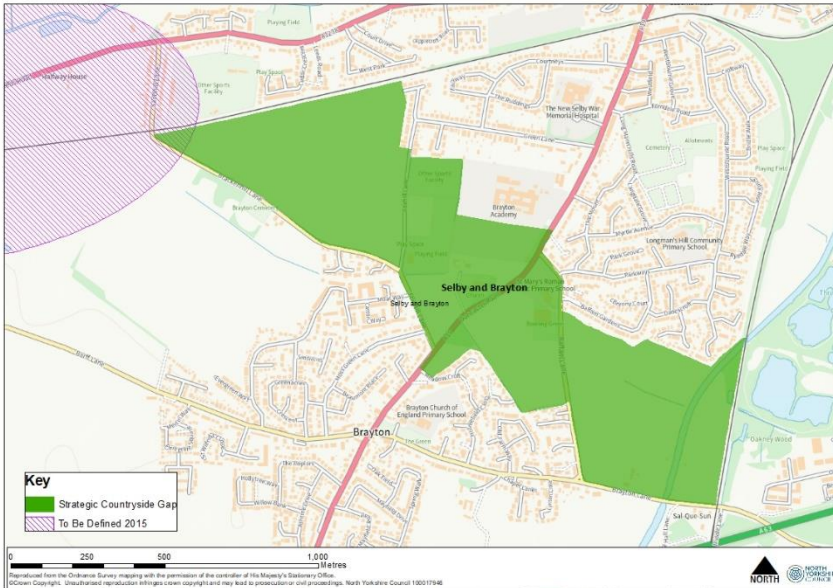
3.14 Continue with designation as a Strategic Countryside Gap. No further changes to those as proposed in 2022. The boundary is as set out in Figure 10.

Figure 10 - Gateforth Strategic Countryside Gap 2022



Selby and Brayton

Figure 11 - Selby and Brayton Strategic Countryside Gap



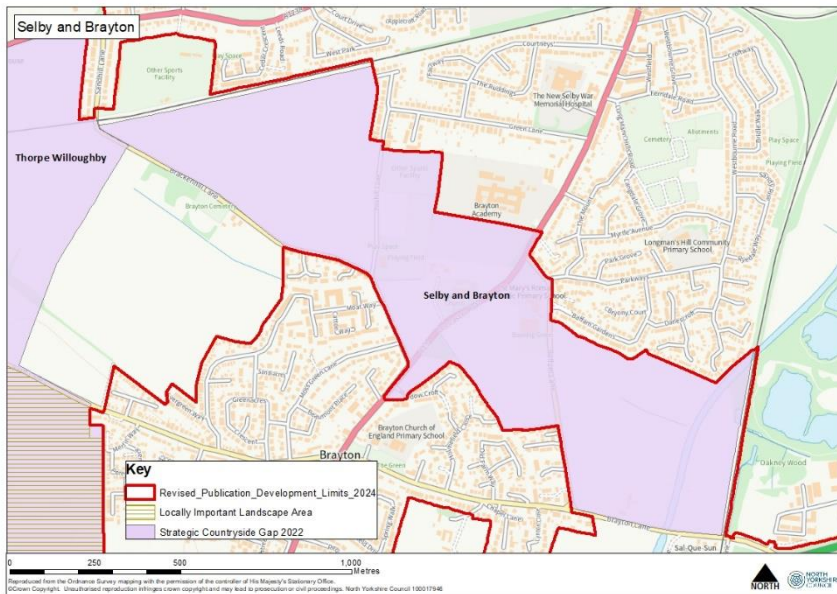
2024 Assessment

- 3.15 The 2021 and 2022 assessment and conclusions are still relevant and appropriate.
- 3.16 There were two comments on this Strategic Countryside Gap at the Publication consultation 2022:
1. To support the allocation of their rejected site (SELB-BE) one respondent supported the policy but suggested that the Council reconsider the size of the gaps to the minimum amount absolutely necessary to achieve the aims of the policy whilst also permitting some development.
 2. Similarly, to support the allocation of their rejected site (SELB-BD) another respondent stated that Strategic Countryside Gaps are unjustified and ineffective when seeking to deliver sustainable development in the District. They stated that Selby District Council had failed to properly assess sites that would not be of detriment to the purpose of the Strategic Countryside Gap and could maintain a level of openness, whilst successfully delivering sustainable and vital housing stock required within the Plan. They suggested that for Policy SG7 to be sound and compliant with national policy, the Council needed to provide clarity on:
 - the types of recreational uses that will be supported for development within the Strategic Countryside Gaps, and
 - how developments within the gaps are expected to enhance the overall open character of the land.
- 3.17 Policy SG7 sets out that development within a Strategic Countryside Gap will only be supported where it maintains and enhances the open character of the countryside and where the gap will not be compromised. To permit housing development within the Selby and Brayton Strategic Countryside Gap could undermine the policy and the designated gap in this location. Development within a strategic countryside gap needs to be designed in such a way to meet the requirements of the policy. It is not for the Local Planning Authority to state what type of development will be supported.
- 3.18 It is recognised that there is some development pressure in this location. With respect to the two comments received at the Publication consultation in 2022, no further changes are proposed.

2024 Recommendation

- 3.19 Continue with designation as a Strategic Countryside Gap. No further changes are to be made to the boundary. The boundary is as shown in Figure 12.

Figure 12 - Selby and Brayton Strategic Countryside Gap 2022



Skipwith

Figure 13 - Skipwith Strategic Countryside Gap



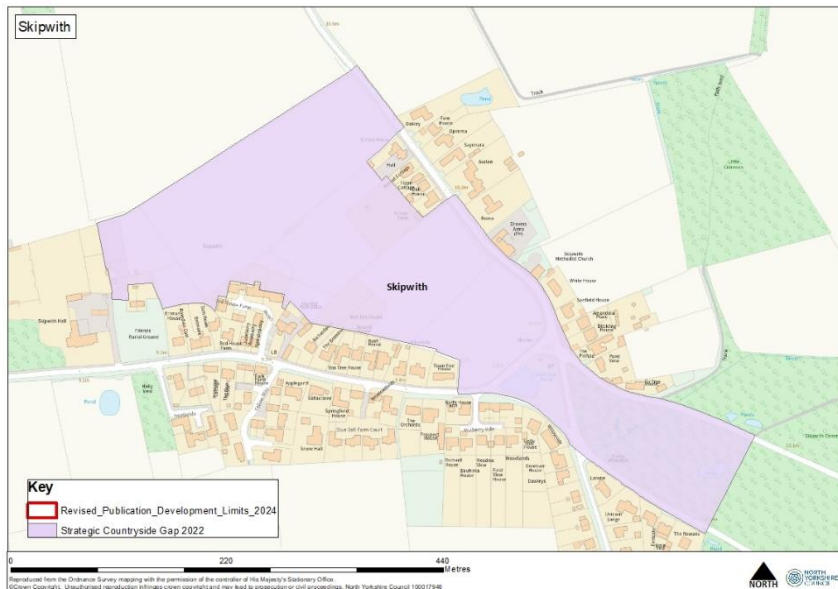
2024 Assessment

- 3.20 The 2021 and 2022 assessment and conclusions are still relevant and appropriate. There were no specific comments made regarding the minor boundary changes proposed in 2022 to this Strategic Countryside Gap at the Publication consultation 2022.

2024 Recommendation

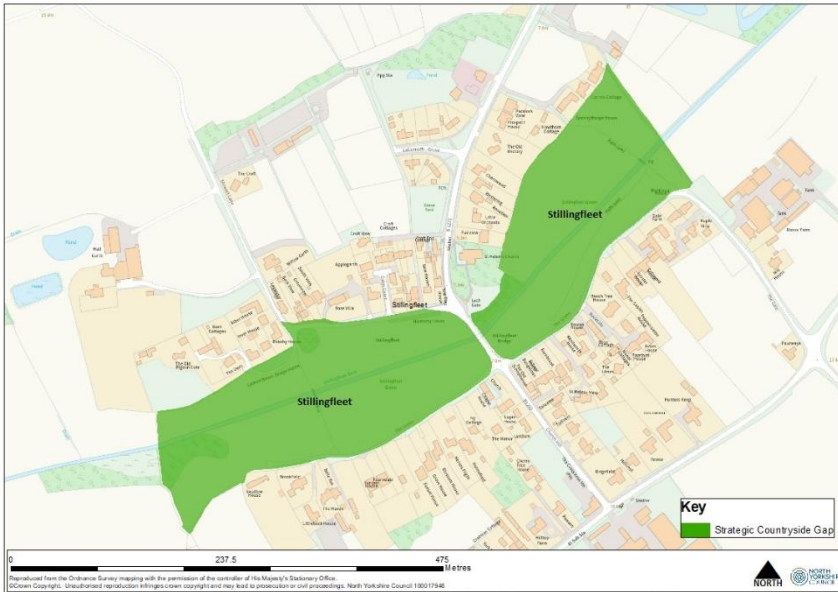
- 3.21 Continue with designation as a Strategic Countryside Gap. No further changes to those as proposed in 2022. The boundary is as set out in Figure 14.

Figure 14 - Skipwith Strategic Countryside Gap 2022



Stillingfleet

Figure 15 - Stillingfleet Strategic Countryside Gap



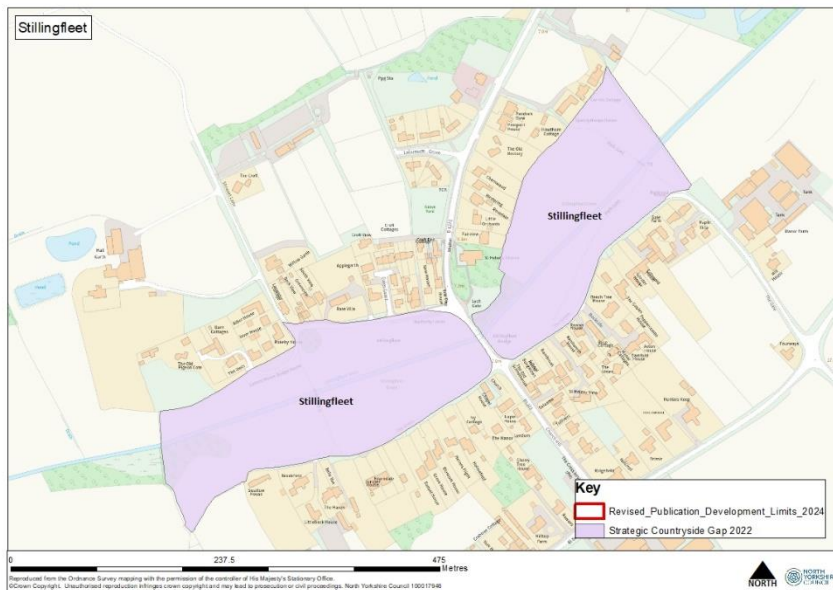
2024 Assessment

3.22 The 2022 Assessment is still relevant and appropriate. No specific comments were made regarding the reinstatement of the Stillingfleet Strategic Countryside Gap designation in the 2022 Publication Local Plan Policy SG7.

2024 Recommendation

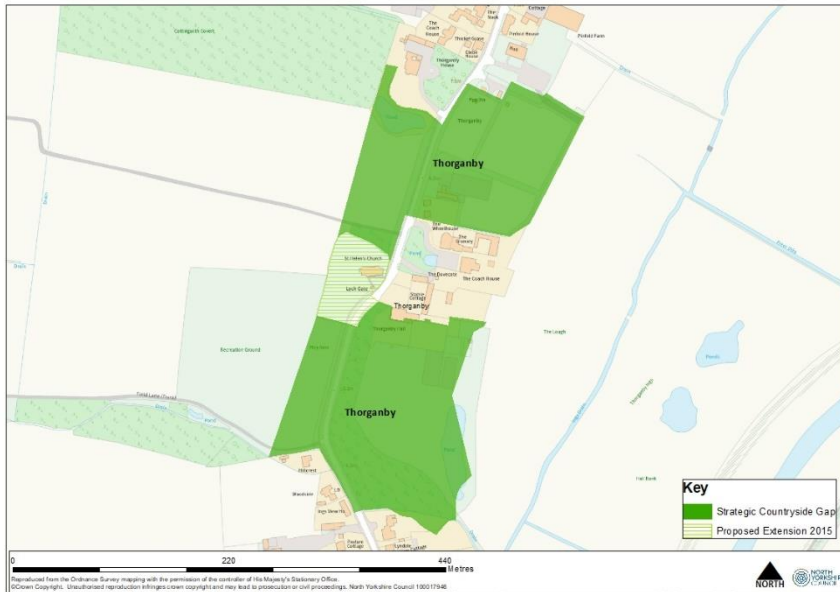
3.23 Continue with the designation as a Strategic Countryside Gap. There are no further changes to the Strategic Countryside Gap boundary as currently designated. The Strategic Countryside Gap is as shown in Figure 16.

Figure 16 - Stillingfleet Strategic Countryside Gap Designation 2022



Thorganby

Figure 17 - Thorganby Strategic Countryside Gap



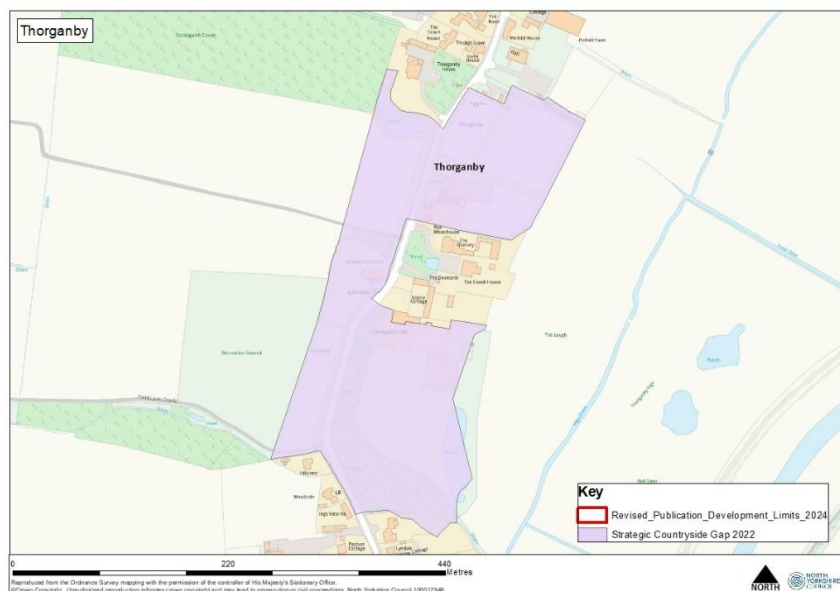
2024 Assessment

3.24 The 2021 and 2022 assessment and conclusions are still relevant and appropriate. There were no comments on the Thorganby Strategic Countryside Gap at the Publication consultation 2022.

2024 Recommendation

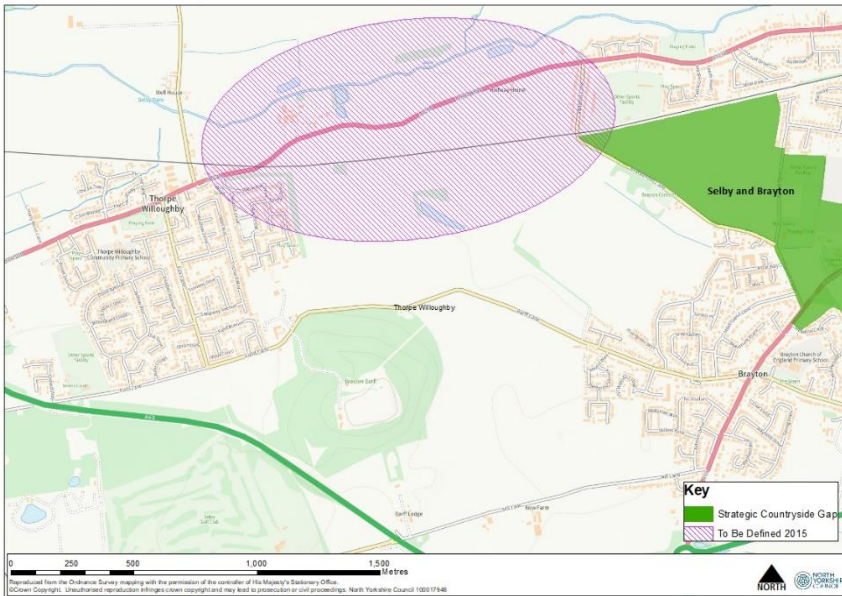
3.25 Continue with the designation as a Strategic Countryside Gap. The Strategic Countryside Gap is as shown in Figure 18.

Figure 18 - Thorganby Strategic Countryside Gap 2022



Thorpe Willoughby

Figure 19 - Thorpe Willoughby Strategic Countryside Gap - Boundaries To be Defined 2015



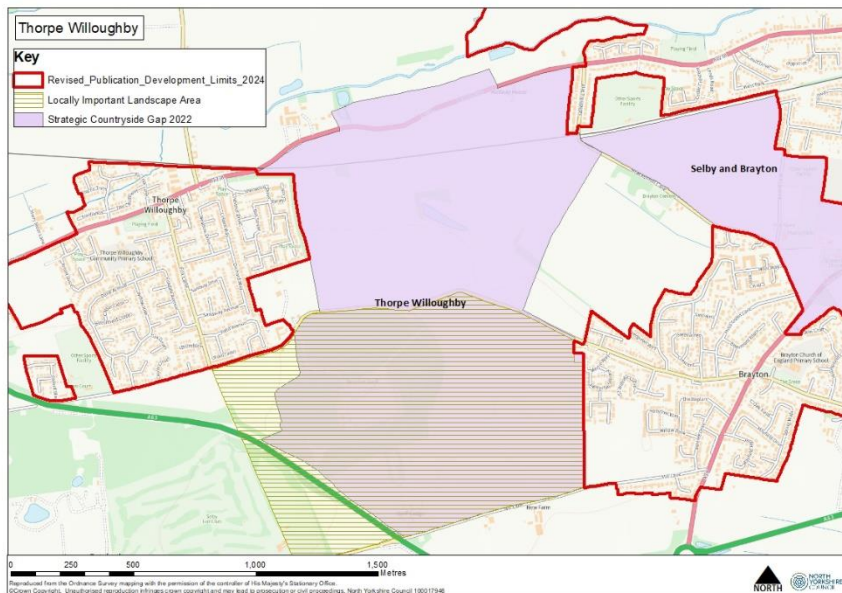
2024 Assessment

3.26 The 2021 and 2022 assessment and conclusions are still relevant and appropriate. There were no specific comments made regarding the minor boundary changes proposed in 2022 to this Strategic Countryside Gap at the Publication consultation 2022.

2024 Recommendation

3.27 Continue with designation as a Strategic Countryside Gap. No further changes to those as proposed in 2022. The boundary is as set out in Figure 20.

Figure 20 - Thorpe Willoughby Strategic Countryside Gap 2022



Removed from Designation as a Strategic Countryside Gap 2024

Hensall North / South

Figure 21 - Hensall North / South Strategic Countryside Gap to be removed from designation



2024 Assessment

- 3.28 The 2021 and 2022 assessment and conclusions are still relevant and appropriate. There were no comments made on the recommended removal of the Hensall North / South Strategic Countryside Gap at the Publication consultation 2022.

2024 Recommendation

- 3.29 No further changes to those as proposed in 2021. The Hensall North / South Strategic Countryside Gap continues to be recommended to be removed from designation.

Areas Rejected as a Strategic Countryside Gap 2024

2024 Assessment

- 3.30 The 2022 assessment and conclusions of the areas investigated as potential Strategic Countryside Gaps in 2015 and 2021 are still relevant and appropriate. The additional areas suggested in responses to the Preferred Options consultation 2021 are still considered to be not necessary as designations as set out in the 2022 Assessment.

2024 Recommendation

- 3.31 Continue to not consider designating a new Strategic Countryside Gap in these locations:

- Barlby and Riccall
- Bolton Percy / Ulleskelf
- Brayton / Burn
- Camblesforth / Carlton
- Chapel Haddlesey / West Haddlesey
- Church Fenton / Church Fenton Airbase
- Cliffe / South Duffield
- Great Heck / Hensall
- Hambleton / Thorpe Willoughby
- Kelfield / Cawood
- Around Selby
- Between Stillingfleet and the former mine workings
- Between Sherburn in Elmet and South Milford
- Tadcaster (south of town centre either side of the River Wharfe)
- Tadcaster / Stutton

Appendix 1- Adopted Development Plan - Planning Policy Extracts

Selby Core Strategy Local Plan (2013)

- 4.19 In view of the close proximity of Selby to the adjoining villages of Barlby/Osgodby, Brayton and Thorpe Willoughby and the interdependent roles of these settlements, it is anticipated that these villages will fulfil a complimentary role to that of Selby. These villages are relatively more sustainable than other Designated Service Villages because of their size, the range of facilities available and because of their proximity to the wider range of services and employment opportunities available in Selby. The priority however will be to open up development opportunities for the continued regeneration and expansion of Selby town, while maintaining the separate identity of the adjoining villages, for example through the maintenance of 'strategic countryside gaps' between Selby and Brayton, Barlby Bridge and Barlby, and Barlby and Osgodby.'
- 4.40 It is also important to maintain the character of individual settlements outside the Green Belt by safeguarding 'strategic countryside gaps' between settlements, particularly where they are at risk of coalescence or subject to strong development pressures as is the case with Selby and the surrounding villages.
- 5.30 The boundaries of Strategic Countryside Gaps may also be reviewed. However, because of the limited size of the Countryside Gaps and their sensitive nature any scope for amendment is likely to be limited.

Selby District Local Plan (2005)

Policy SG1 - Proposals for development affecting Strategic Countryside Gaps, as defined on the proposals map, will not be permitted where there would be an adverse effect on the open character of the countryside or where the gap between settlements would be compromised.

- 3.62 Whilst it is generally desirable to preserve the character and separate identity of settlements, a number of neighbouring settlements in the Plan area have developed in very close proximity to each other. Some are separated by narrow, though as yet largely undeveloped, gaps of countryside, where continued expansion would be likely to result in coalescence and threaten the identity of individual settlements
- 3.63 In some parts of the Plan area, the risk of coalescence is safeguarded through Green Belt designation, for example between the separate built-up parts of Monk Fryston and between Sherburn in Elmet and South Milford. Where this is not the case, important areas of open countryside between settlements, or 'Strategic Countryside Gaps', have been identified where stricter controls are necessary to safeguard the open character of the land. In a number of cases Strategic Countryside Gaps have been identified in order to maintain the individual character of different parts of settlements.
- 3.64 Strategic Countryside Gaps have been defined in respect of the following settlements:
- Barlby/Osgodby.
 - Barlby Top/Barlby Crescent.
 - Brayton/Selby.
 - Church Fenton East/West.
 - Cliffe/Hemingbrough.
 - Gateforth.
 - Hensall North/South.
 - Skipwith.
 - Stillingfleet.
 - Thorganby
- 3.65 Proposals for development in these gaps will only be acceptable where there would be no risk of physical intrusion such as certain types of recreational use, or where the overall open character of the land would be enhanced through the removal of existing structures. In such circumstances, any replacement or ancillary buildings would need to be sensitively sited and landscaped in order to minimise any potential intrusive impact. Proposals for other forms of development, including agricultural dwellings and affordable housing, which may in other circumstances be acceptable outside Development Limits will not normally be permitted.
- 3.66 Strategic Countryside Gaps may serve other functions, such as affording access to the countryside and recreational opportunities, and may also provide wildlife corridors.

Appendix 2 - Extract from Selby Local Plan Publication Consultation Document (August 2022) – Policy SG7

Policy SG7 - Strategic Countryside Gaps (Strategic Policy)

Development within the Strategic Countryside Gaps, as defined on the Policies Map, will only be supported where it is demonstrated that it will maintain and enhance the open character of the countryside and where the gap will not be compromised.

Justification

- 4.33 It is important to maintain the character and form of individual settlements outside the Green Belt by safeguarding ‘strategic countryside gaps’ between settlements, particularly where they are at risk of coalescence or are subject to strong development pressures as is the case with Selby town and the surrounding villages. This also applies to some smaller settlements which are separated by narrow and largely undeveloped gaps of countryside, where continued expansion would result in coalescence and threaten the separate identity of the individual settlements. In addition, some settlements contain open space within the settlement boundary which provides a visual separation, contributes to the character and form of the settlement and helps to maintain the individual identity of the different parts of that settlement.
- 4.34 Strategic Countryside Gaps may provide other functions such as access to the countryside and recreational opportunities as well as wildlife corridors. In such instances there may be other designated land use policies that extend into the Strategic Countryside Gap such as a designated Village Green or Common Land, Public Right of Way or a Locally Important Landscape Area or be an area protected under a wildlife or biodiversity designation such as a National Nature Reserve, a Site of Special Scientific Interest, a Site Important for Nature Conservation or an Ancient Woodland.
- 4.35 Development that may be supported within a Strategic Countryside Gap (subject to meeting other applicable policies in this Plan) includes certain types of recreational use, or development where the overall open character of the land would be maintained and enhanced. This could be through the removal of existing structures where any replacement or ancillary structures would need to be designed, sited and landscaped to maintain and enhance the open character of the landscape.
- 4.36 The Strategic Countryside Gaps were reviewed through the production of this Local Plan. They are defined outside the Green Belt and their boundaries are identified on the Policies Map. The Strategic Countryside Gaps are: Barlby and Osgodby, Church Fenton, Cliffe and Hemingbrough, Eggborough and Kellington, Gateforth, Selby and Brayton, Skipwith, Stillingfleet, Thorganby, and Thorpe Willoughby.

Appendix 3 – Summary of Responses Received to the Selby Local Plan Publication Consultation 2022

Summary

There were six respondents that specifically made comments on Policy SG7. One respondent expressed support for the policy and the intention to maintain and enhance the open character of the countryside and gaps between settlements outside of the Green Belt, whilst another supported the policy, but requested a minor change to the boundary of the Strategic Countryside Gap in Church Fenton to better reflect the situation on the ground.

The four remaining respondents provided comments on Policy SG7 to ultimately support the allocation of their sites. Of these respondents, one did not support the Strategic Countryside Gap at Eggborough and Kellington and three stated that they supported the approach but suggested:

- a. an amendment to the policy wording to support existing businesses within the Strategic Countryside Gaps,
- b. that the Strategic Countryside Gaps should be smaller, and
- c. further research and clarity on the types of development and recreational uses suitable within Strategic Countryside Gaps.

Further Detail of these four responses

Eggborough and Kellington

One respondent stated that the designation of the SCG between Eggborough and Kellington is neither necessary nor robustly justified by the evidence base. They considered that the information provided in the Strategic Countryside Gaps Update 2022 conflicted with the landscape sensitivity and value of the land between Eggborough and Kellington and that the Strategic Countryside Gap designation appeared to treat the land as Green Belt.

Amendment to Support existing Businesses

To support the allocation of their sites, one respondent stated that they agreed with the preferred approach and believed that Strategic Countryside Gaps should continue to be protected where justified, therefore supporting the approach of allocating sites outside the strategic gaps which are more appropriate for new development. However, they went on to state that due to development limits being in place, there are already local plan policies that would protect such areas without the need for Strategic Countryside Gaps. They expanded this comment to suggest a wording change to acknowledge and permit existing rural businesses within the Strategic Countryside Gaps to develop in an appropriate manner to ensure such businesses remain viable.

Amendment to reduce the size of SCGs

Again to support the allocation of their site, one respondent suggested that SDC reconsider the size of the gaps to the minimum amount absolutely necessary to achieve the aims of the policy. This was to support the inclusion of rejected site SELB-BE within the Selby and Brayton Strategic Countryside Gap for allocation and development.

Amendment seeking further research and clarity on the types of development and recreational uses suitable within Strategic Countryside Gaps

Again, to support the allocation of their site, rejected site SELB-BD, one respondent stated that the Strategic Countryside Gaps are unjustified and ineffective when seeking to deliver sustainable development in the District. They stated that Selby District Council had failed to properly assess sites that would not be of detriment to the purpose of the Strategic Countryside Gap and could maintain a level of openness, whilst

successfully delivering sustainable and vital housing stock required within the Plan. They suggested that for Policy SG7 to be sound and compliant with national policy, the Council needed to provide clarity on:

1. the types of recreational uses that will be supported for development within the Strategic Countryside Gaps, and
2. how developments within the gaps are expected to enhance the overall open character of the land.