



Publication Local Plan

Background Paper No. 10

Strategic Countryside Gaps

Update June 2022

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1. Introduction

- 1.1 This report updates the Strategic Countryside Gaps Update 2021 paper produced as an evidence base document for the Preferred Options consultation for the Selby District Local Plan January 2021. This report sets out which Strategic Countryside Gaps are to be included in the emerging new Local Plan at the Publication stage (2022).
- 1.2 The 2021 changes to the identified Strategic Countryside Gaps are re-considered following the comments made to the Local Plan Preferred Options consultation during 2021. Additionally, the boundaries of the Strategic Countryside Gaps have been amended to reflect sites granted planning permission and the Development Limits which are set out on the Policies Map in the Publication Local Plan (2022). Recommendations are once again made for each Strategic Countryside Gap.
- 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” \(Arup 2015\)](#) and the [Strategic Countryside Gaps Update 2021 Paper](#)) but shows the existing boundary for each Strategic Countryside Gap for context.

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. (see Appendix 2 of this Background Paper).

2.15 A summary of the responses received to this consultation are set out in Appendix 3. There were over 50 responses to each to question. 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.

2.17 Any further suggested changes resulting from the consultation are considered in the following section: Strategic Countryside Gaps – Update 2022.

3. Strategic Countryside Gaps - Update 2022

- 3.1 The assessment and recommendations of the Strategic Countryside Gap 2021 report are reconsidered for each Strategic Countryside Gap in light of comments made to the Local Plan Preferred Options consultation during 2021. The opportunity has also been made to take into account minor amendments to boundaries as a result of changes to the Development Limits (as set out in the Development Limits Paper 2022) and the removal of residential planning approvals encroaching into the Strategic Countryside Gaps as applicable.
- 3.2 For each Strategic Countryside Gap, the current designated Strategic Countryside Gap boundary is presented followed by the 2022 assessment and recommendations for inclusion and consideration in the Publication version of the Local Plan.
- 3.3 The remainder of this section sets out the detailed assessments of the Strategic Countryside Gaps in each location. A summary of the recommendations for 2022 (as well as those set out in 2021) is in Table 2 below.

Table 2: Summary of Strategic Countryside Gaps for Inclusion in the Publication Local Plan 2022

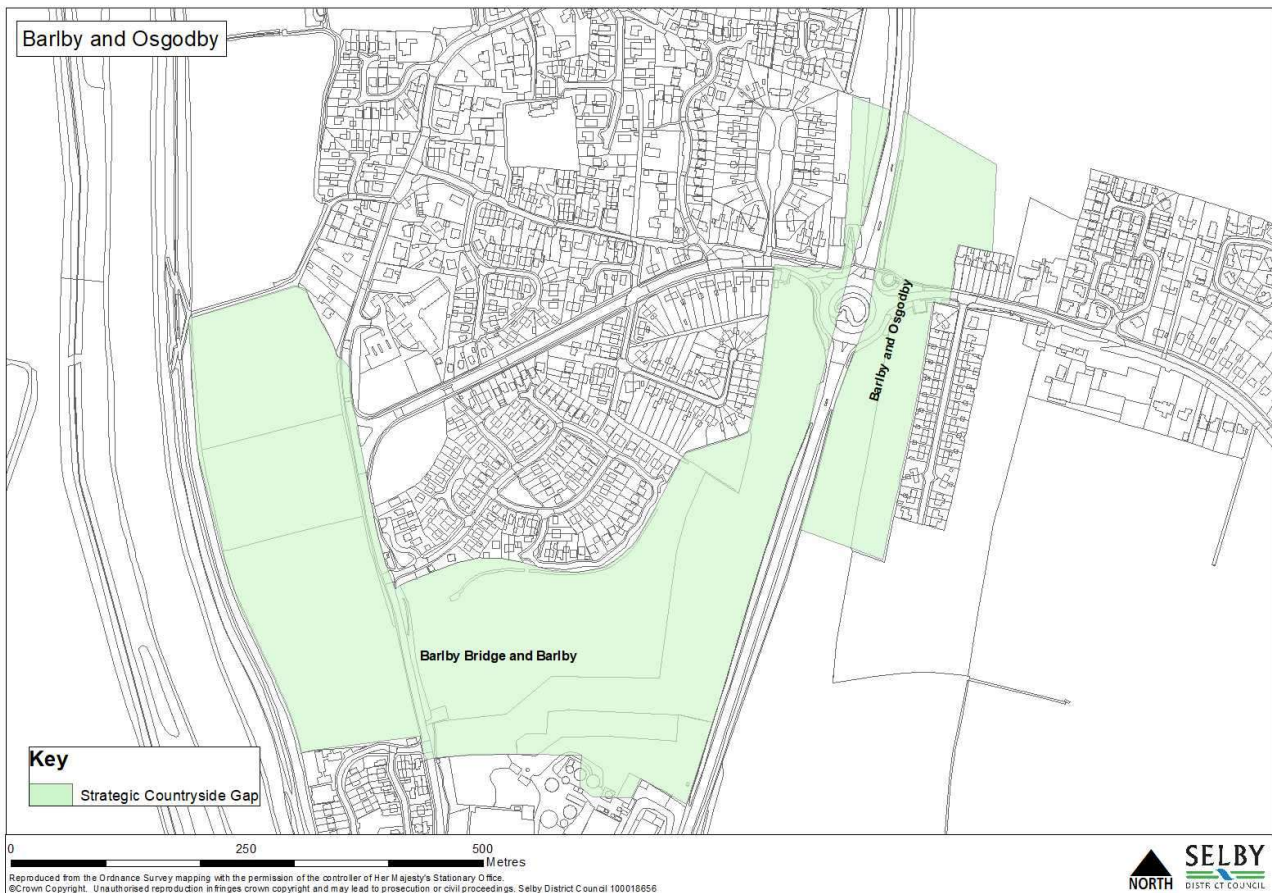
| Strategic Countryside Gap | Inclusion in Preferred Options Local Plan 2021 | 2021 Changes Made | Inclusion in Publication Local Plan 2022 | 2022 Further Changes Made |
|---------------------------|--|---|--|--|
| Barlby and Osgodby | Yes | The Barlby Bridge and Barlby Strategic Countryside Gap is now 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 |
| 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 ". |
| 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 ". |
| 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. 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 |

| Strategic Countryside Gap | Inclusion in Preferred Options Local Plan 2021 | 2021 Changes Made | Inclusion in Publication Local Plan 2022 | 2022 Further Changes Made |
|--|---|---|---|---|
| Selby and Brayton | Yes | No changes | Yes | Amended to meet Development Limits |
| Skipwith | Yes | No changes | Yes | Amended to reflect planning approval |
| Stillingfleet | No | Strategic Countryside Gap designation removed | Yes | Reinstate Stillingfleet Strategic Countryside Gap Designation as previously defined |
| Thorganby | Yes | Boundary extended to include the Churchyard to join the 2 separate parts of the Strategic Countryside Gap | Yes | No further changes |
| Thorpe Willoughby | Yes | Boundary defined | Yes | Amended to meet Development Limits |
| Bolton Percy / Ulleskelf | No | No changes | No | No further changes |
| Brayton / Burn | No | No changes | No | No further changes |
| Camblesforth / Carlton | No | No changes | No | No further changes |
| Chapel Haddlesey / West Haddlesey | No | No changes | No | No further changes |
| Church Fenton / Church Fenton Airbase | No | No changes | No | No further changes |
| Cliffe / South Duffield | No | No changes | No | No further changes |
| Great Heck / Hensall | No | No changes | No | No further changes |
| Hambleton / Thorpe Willoughby | No | No changes | No | No further changes |
| Hensall North / South | No | Strategic Countryside Gap designation removed | No | No further changes |
| Kelfield / Cawood | No | No changes | No | No further changes |
| Tadcaster (south of town centre either side of the River Wharfe) | No | No changes | No | No further changes |
| Tadcaster / Stutton | No | No changes | No | No further changes |

Strategic Countryside Gaps for Inclusion in the Publication Local Plan 2022

Barlby and Osgodby

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



2022 Assessment

- 3.4 The 2021 assessment and conclusions are still relevant and appropriate. The Barlby Bridge and Barlby Strategic Countryside Gap is merged with Barlby and Osgodby Strategic Countryside Gap. The merged gap is to be called the Barlby and Osgodby Strategic Countryside Gap.
- 3.5 Comments at Preferred Options included both support and not for the proposed changes. Further changes put forward include deleting the Gap entirely and a proposed boundary extension for Osgodby being put forward to extend the Gap further north along the A19 to the Market Weighton Road. It is considered that deleting the Strategic Countryside Gap entirely is not appropriate in this location as the Gap meets the role and purpose of a Strategic Countryside Gap. Extending the Strategic Countryside Gap further north in this location is also not necessary, as there is no development pressure in this location for this Local Plan period. The sites put forward for consideration in the “Call for Sites” (OSGB-L, BARL-I and BARL-J) are recommended to be rejected for allocation in the emerging Local Plan.
- 3.6 However, it is considered that the boundary could be amended further in Osgodby to meet the north-west corner of 29 Kaye Drive to The Manse on Hull Road, Osgodby, thereby extending the Strategic Countryside Gap to the edge of the built-up area and to meet the Development Limits. This will ensure that the Strategic Countryside Gap follows a logical and easily identified boundary. This will also serve to reinforce the role of the Strategic Countryside Gap in this location.
- 3.7 Minor changes are also needed to meet the Development Limits changes in Barlby. These are:

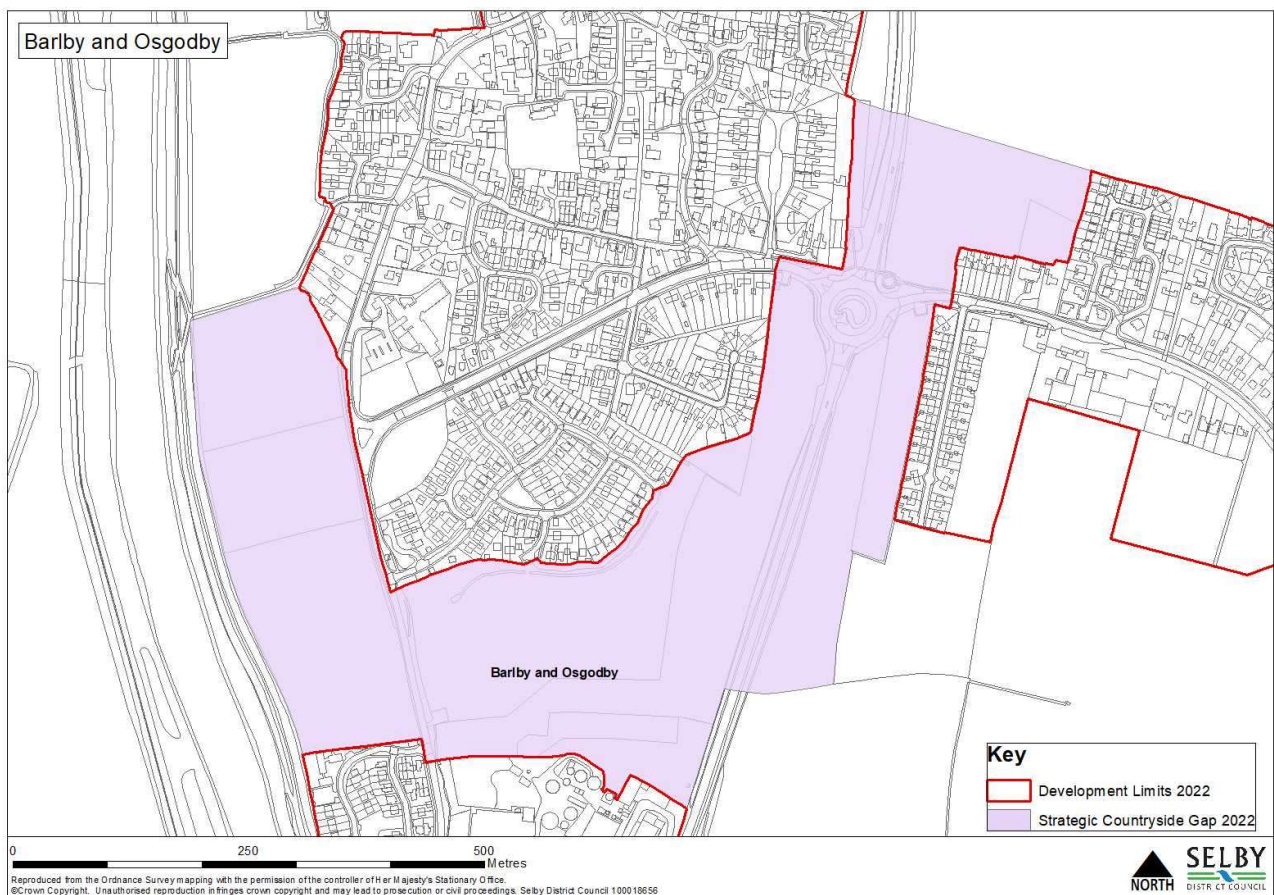
- Removing the designation from:
 - The tanks and buildings to the north of the Greencore factory on Barlby Road, Barlby
 - The eastern side of Barlby Road from Barlby Community Primary School to the south side of the junction with Woodlands Drive, Barlby
 - part of a garage and gardens to the east of 25-42 Highfield Crescent, Barlby
- Adding the designation to:
 - The road and footpath south of 7-35 Woodlands View and south of 2 Cherry Tree Walk, Barlby
 - The southern footpath of the road south of 39-42 Highfield Crescent, Barlby.

| Role of extension and minor changes to Strategic Countryside Gap 2022 | Yes / In part | No / Very Limited |
|--|---------------|-------------------|
| Does the extension to the Strategic Countryside Gap prevent the merging of settlements or parts of a settlement? | ✓ | |
| Is the extension to the Strategic Countryside Gap open in nature? | ✓ | |
| Is there a perception of leaving a settlement and entering open countryside before entering the next settlement or part of a settlement? | ✓ | |

2022 Recommendations

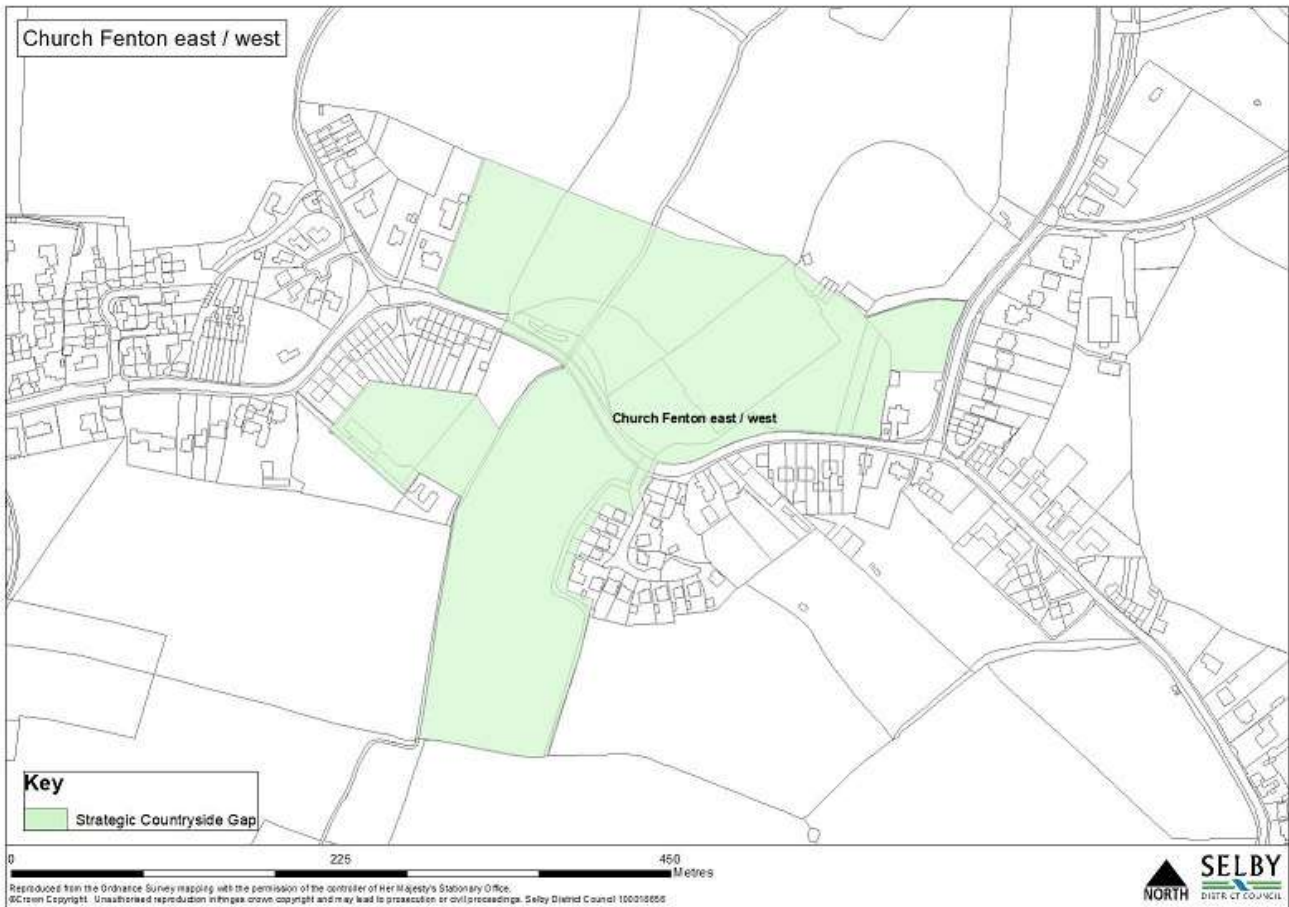
- 3.8 Continue with designation as a Strategic Countryside Gap.
- 3.9 The boundary is amended as set out in paragraphs 3.6-3.7 and as shown in Figure 2. Consult upon the further changes as part of the plan-making process.

Figure 2 - Barlby and Osgodby Strategic Countryside Gap 2022



Church Fenton

Figure 3 - Church Fenton East / West Strategic Countryside Gap



2022 Assessment

- 3.10 The 2021 assessment and conclusions are still relevant and appropriate. However, it is considered that the “east/west” in the name is not necessary. Rename as the “Church Fenton Strategic Countryside Gap”.
- 3.11 Comments at Preferred Options included both support and not for the proposed changes. Further changes put forward include extending further north, west and south-west, removing site CFEN-J from the designation and no changes to the existing Gap boundary. It is considered that extending the Strategic Countryside Gap further north in this location is not necessary as there is a ratified SINC to the north and there is no development pressure in this location during this Local Plan period.
- 3.12 However, to meet Development Limits, the Strategic Countryside Gap has been expanded to cover the recreation ground to the south and east of Northfield Terrace. It is considered that these changes will ensure that the Strategic Countryside Gap follows a logical and easily identified boundary in this location. In addition, the Development Limits have been amended to reflect the planning approval for a new dwelling on the west side of Busk Lane. It is considered that by including the garden within the Strategic Countryside Gap (but excluding the dwelling), the Strategic Countryside Gap is not compromised in this location. It is considered that amending the boundary to exclude rejected site CFEN-J, and therefore permit development of site CFEN-J, would compromise the Strategic Countryside Gap in this location.
- 3.13 The minor changes needed to meet the Development Limits changes in Church Fenton are:
- Removing the designation from:

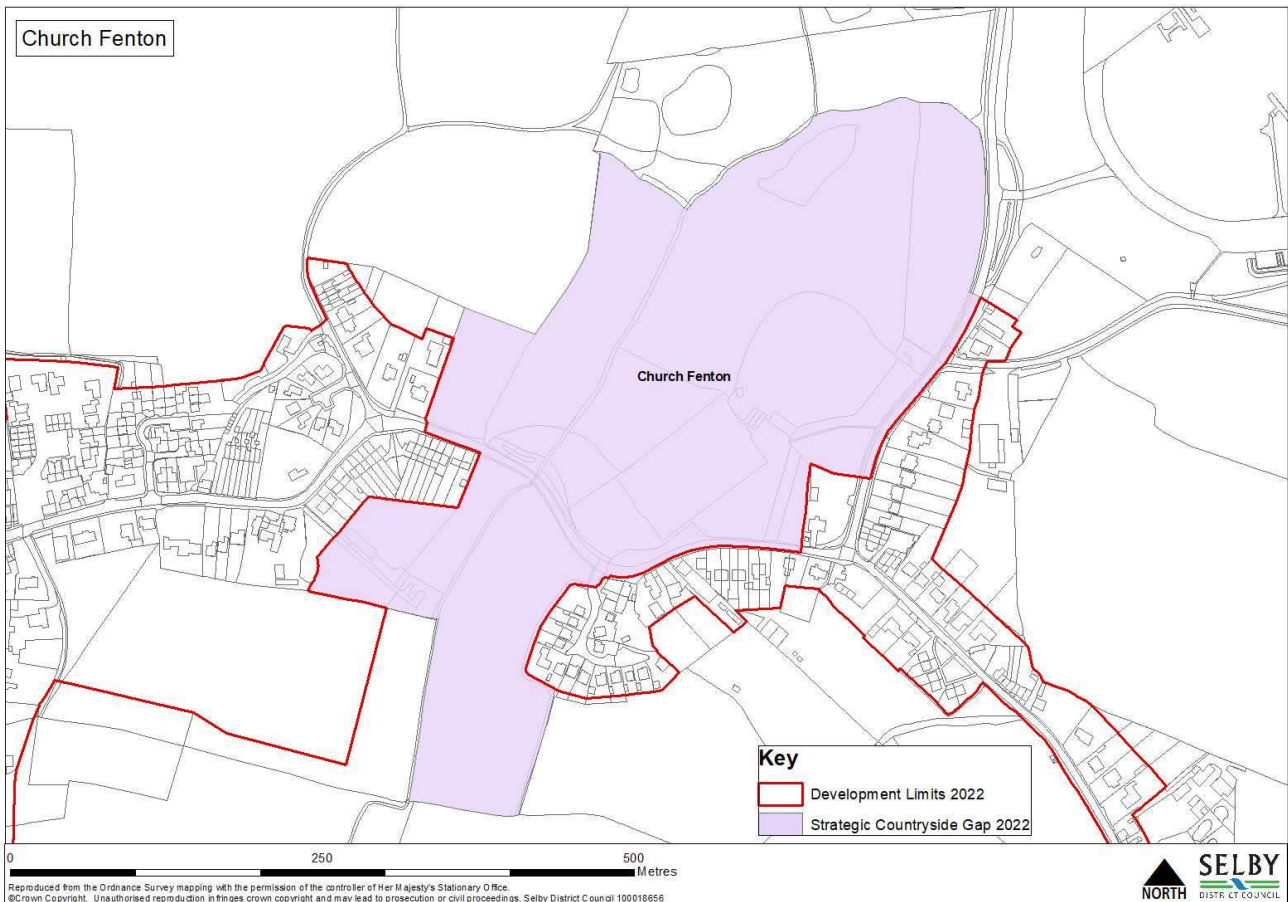
- The new dwelling on west side of Busk Lane (see above)
- The gardens of 2-10 Lockton Court
- Adding the designation to:
 - The pumping station, skate park and adjacent land to the north and south at the recreation ground south and east of Northfield Terrace (see above)
 - The road to the north of 1-7 Northfield Terrace
 - The road from Little Oaks to Tangaroa House on Busk Lane.

| Role of the Strategic Countryside Gap 2022 | Yes / In part | No / Very Limited |
|--|---------------|-------------------|
| 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 and entering open countryside before entering the next settlement or part of a settlement? | ✓ | |

2022 Recommendations

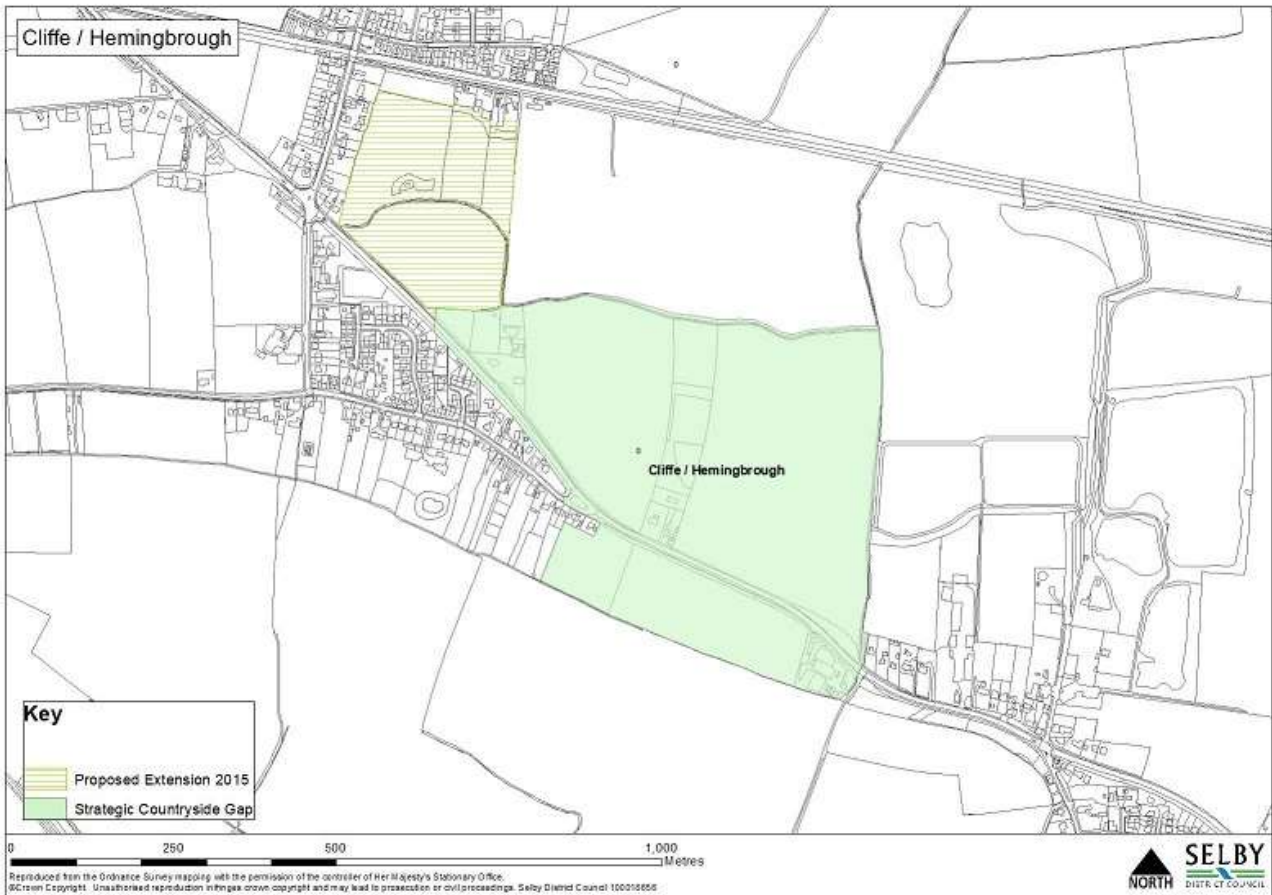
- 3.14 Continue with designation as a Strategic Countryside Gap.
- 3.15 Rename the Strategic Countryside Gap as the “Church Fenton Strategic Countryside Gap”
- 3.16 The boundary is amended as set out in paragraphs 3.12-3.13 and as shown in Figure 4. Consult upon the changes as part of the plan-making process.

Figure 4 - Church Fenton Strategic Countryside Gap 2022



Cliffe and Hemingbrough

Figure 5 - Cliffe / Hemingbrough Strategic Countryside Gap



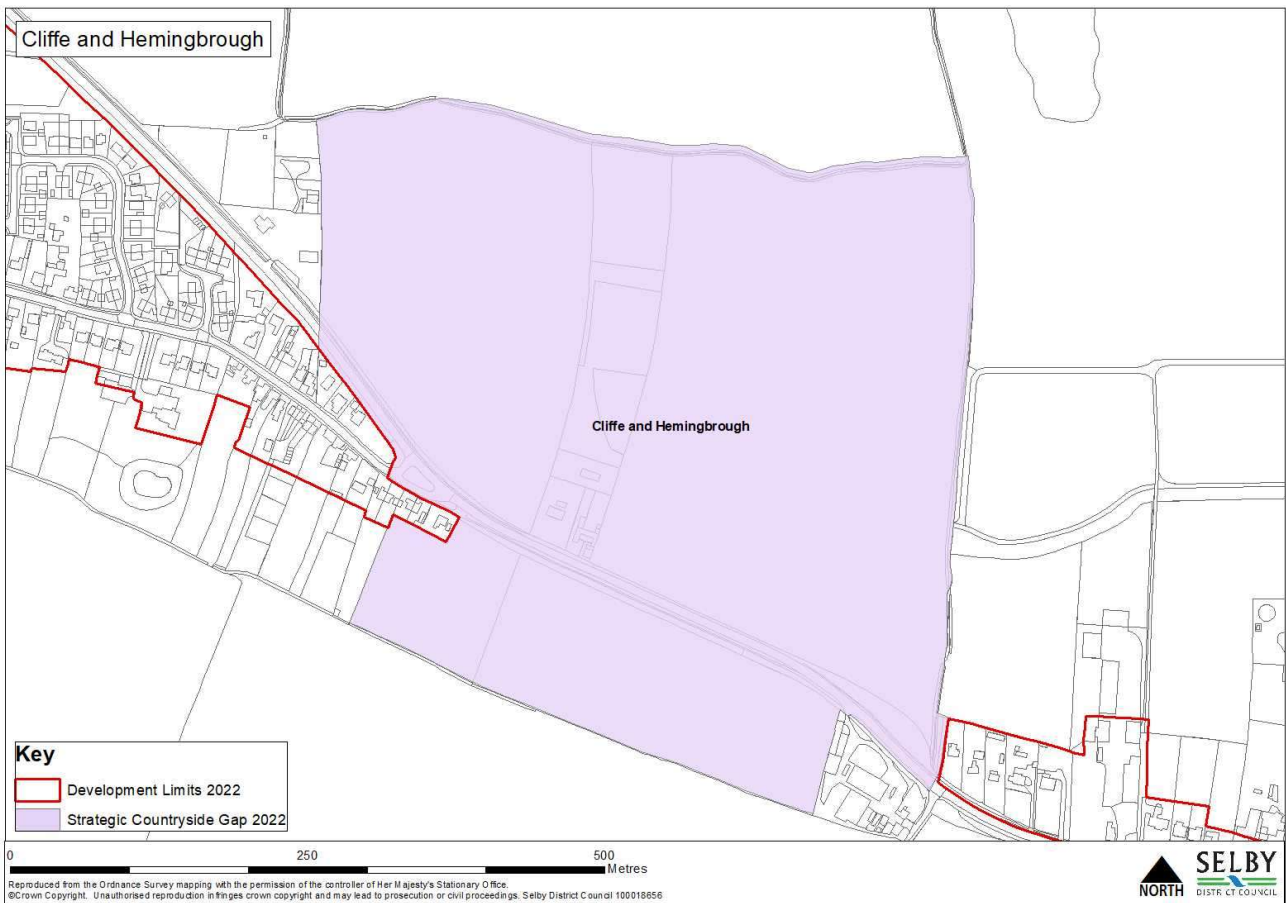
2022 Assessment

- 3.18 The 2015 role and the 2021 assessment and conclusions are still relevant and appropriate. However, it is considered that the “/” in the name is replaced with “and” to be consistent with the names of the other Strategic Countryside Gaps.
- 3.19 Comments at Preferred Options included both support and not for the proposed changes. No further comments were received regarding this Strategic Countryside Gap. Therefore, apart from a very minor amendment to reflect the changes to Development Limits as below, no further changes are proposed. The minor amendment is not significant to alter the role of the Strategic Countryside Gap.
- 3.20 The minor changes needed to meet the Development Limits changes in Cliffe are:
- Adding the designation to:
 - A very small area of land at the western side of the junction of the A63 and Hull Road.

2022 Recommendation

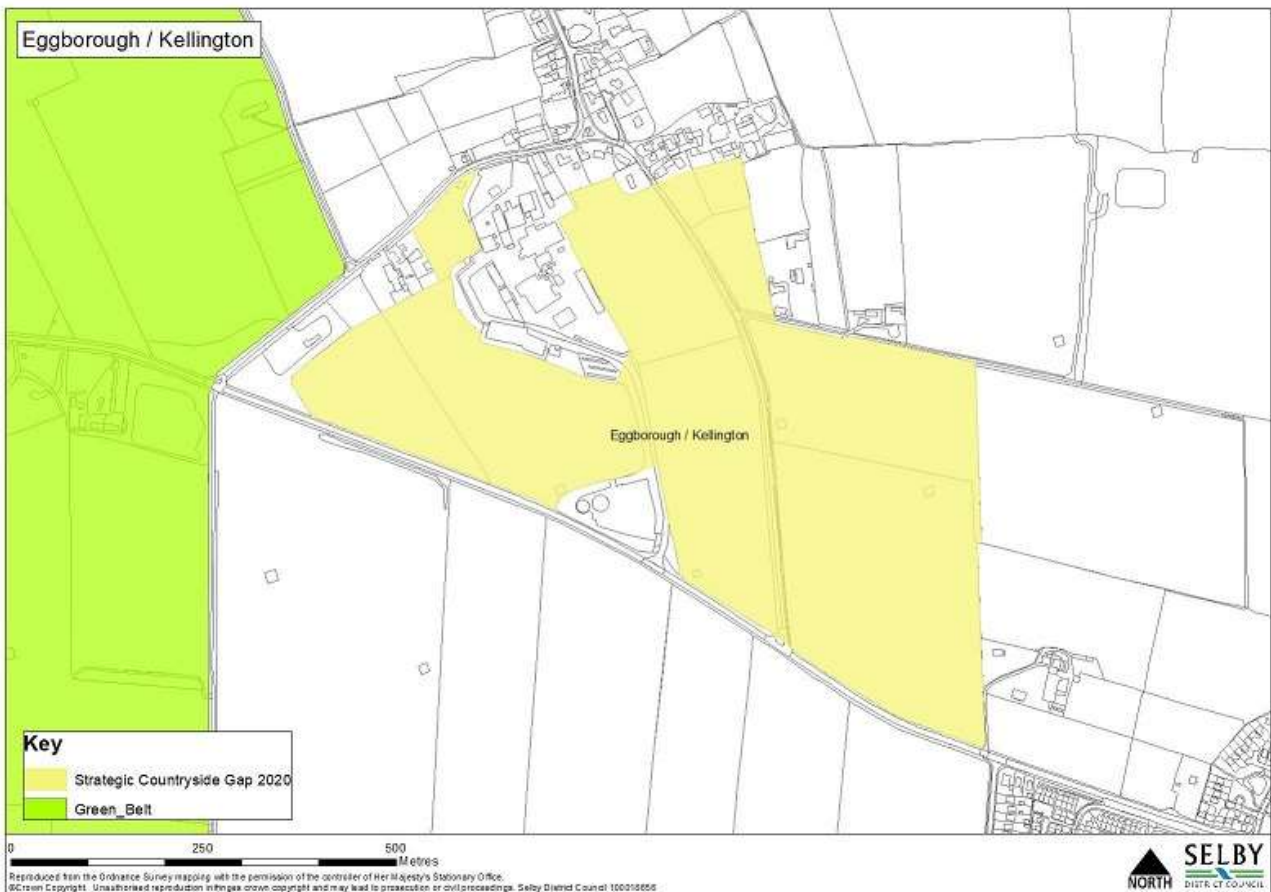
- 3.21 Continue with designation as a Strategic Countryside Gap.
- 3.22 Rename the Strategic Countryside Gap as the “Cliffe and Hemingbrough Strategic Countryside Gap”.
- 3.23 The boundary is amended as set out in paragraph 3.20 and as shown in Figure 6. Consult upon this minor change as part of the plan-making process.

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



2022 Assessment

- 3.24 The 2021 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. However, it is considered that the “/” in the name is replaced with “and” to be consistent with the other Strategic Countryside Gaps.
- 3.25 Comments at Preferred Options included both support and not for the proposed changes. Specific comments received at the new Local Plan consultations included extending the boundary to the east to cover EGGB-S and EGGB-T, the removal of the land granted planning permission for residential development on Broach lane, and various amendments to the boundary around Poskitts Farm to allow for the potential expansion of this agricultural business.
- 3.26 Extending the boundary to the east is not necessary. There is no development pressure in this location as the sites put forward for consideration in the “Call for Sites” (EGGB-S and EGGB-T) are recommended to be rejected for allocation in the emerging Local Plan.
- 3.27 The suggested amendments to the boundary of the Strategic Countryside Gap around Poskitts Farm to allow for the expansion of this rural business included: a) excluding the northern portions of the two fields south of Poskitts Farm; b) removing the northern field to the west side of Broach Lane, and c) to the north-west, removing the small area of land between Kellington Manor Hotel and Poskitts Farm.
- 3.28 It is considered that the suggested boundary amendment to a) exclude the northern portions of the two fields south of Poskitts Farm from the solar panels to Southfield House in the west, weakens the role of the proposed Strategic Countryside Gap in this location. Reducing the width of the proposed Strategic Countryside Gap between the proposed extension to Eggborough and Kellington village would not only compromise the prevention of the merging of the two settlements, it would also compromise the perception of leaving one settlement and entering the other, and reduce the sense of openness between the two settlements. In addition, the suggested amendment does not follow an easily identifiable boundary such as a public footpath or field boundary. There is a public footpath following the field boundary through these fields in a south-east to north-west direction from site EGGB-Y to the south to the hotel and beyond in the west that adds to the sense of being in the countryside. It is considered that to maintain and reinforce the openness of the proposed Strategic Countryside Gap and to ensure that Eggborough and Kellington do not coalesce, there are no changes to the boundary in this location.
- 3.29 The suggested boundary change b) to remove the whole of the northern field to the west of Broach Lane does follow a logical field boundary. The northern part of this field includes an amendment to the Development Limits to reflect the planning approval for four new dwellings on Broach Lane. This field is also identified as KELL-E, a rejected residential site in the Preferred Options due to it being in the proposed Strategic Countryside Gap. It is considered that the planning permission and subsequent Development Limit change has weakened the role of the proposed Strategic Countryside Gap in this location, and it is appropriate therefore, that the whole of the field to the west side of Broach Lane (KELL-E) is removed from the proposed designation. However, the use of part of this field as an extension to the agricultural business appears logical, but any development would need careful siting and consideration to reduce any potential negative impacts.
- 3.30 To exclude the west side of Broach Lane means that the land to the east of Broach Lane could also be considered for removal from the Strategic Countryside Gap designation, as by itself it does not support and reinforce the role of the proposed Strategic Countryside Gap in this location. Therefore, it is considered appropriate that the eastern side of Broach Lane, north of the junction with Upper Common Lane, is also to be removed from the proposed Strategic Countryside Gap designation.

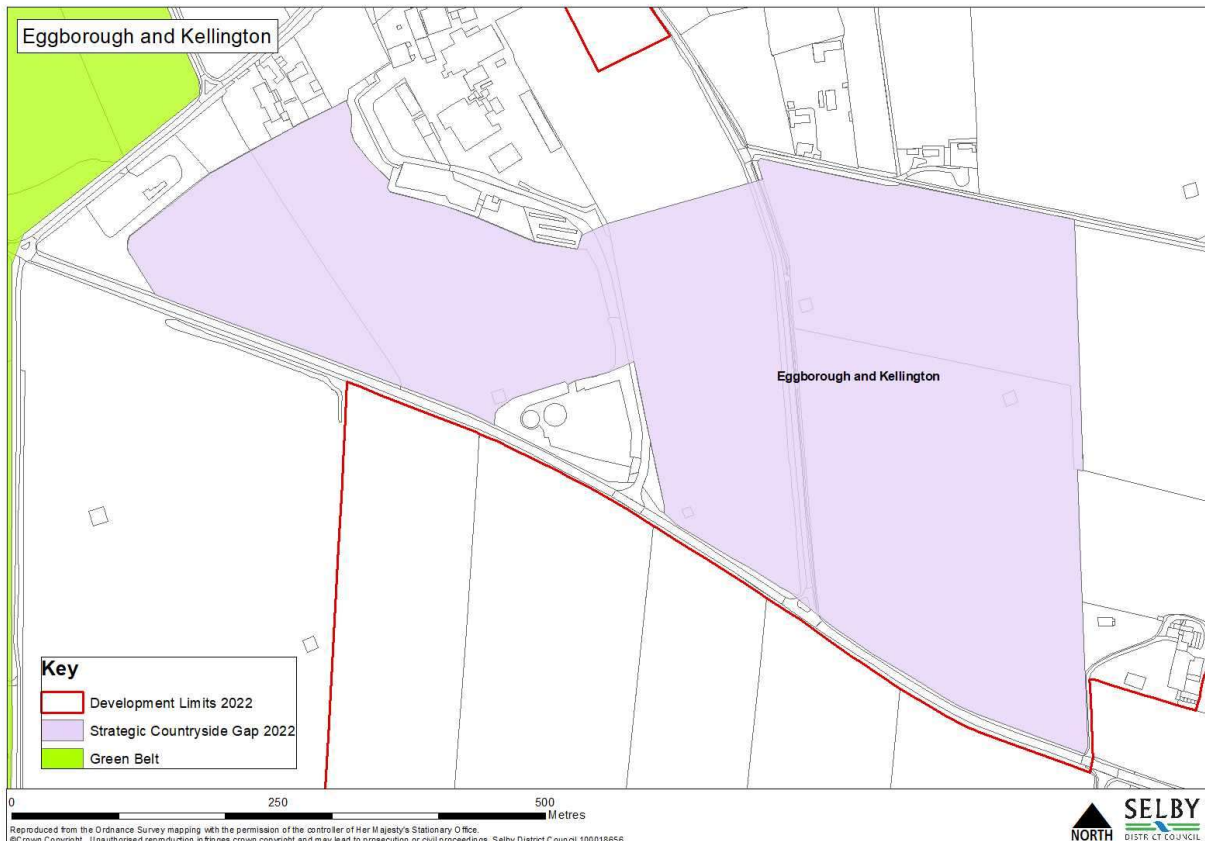
- 3.31 Similarly, the small area of land between Kellington Manor Hotel and Poskitts Farm c), does not reinforce the proposed Strategic Countryside Gap between the extension to Eggborough and Kellington. It is considered appropriate to remove this area of land and follow an easily identifiable boundary. The Strategic Countryside Gap boundary is therefore amended by removing this area from designation.
- 3.32 It is considered that changes b) and c) together with the fields to the east of Broach Lane to the north of Upper Common Lane are logical revisions as they follow easily identified field boundaries, and that the suggested changes support and positively reinforce the designation of a Strategic Countryside Gap in this location.
- 3.33 There are no minor changes needed to meet the Development Limits changes in Kellington.

| Role of New Strategic Countryside Gap 2022 | Yes / In part | No / Very Limited |
|--|----------------------|--------------------------|
| 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 and entering open countryside before entering the next settlement or part of a settlement? | ✓ | |

2022 Recommendations

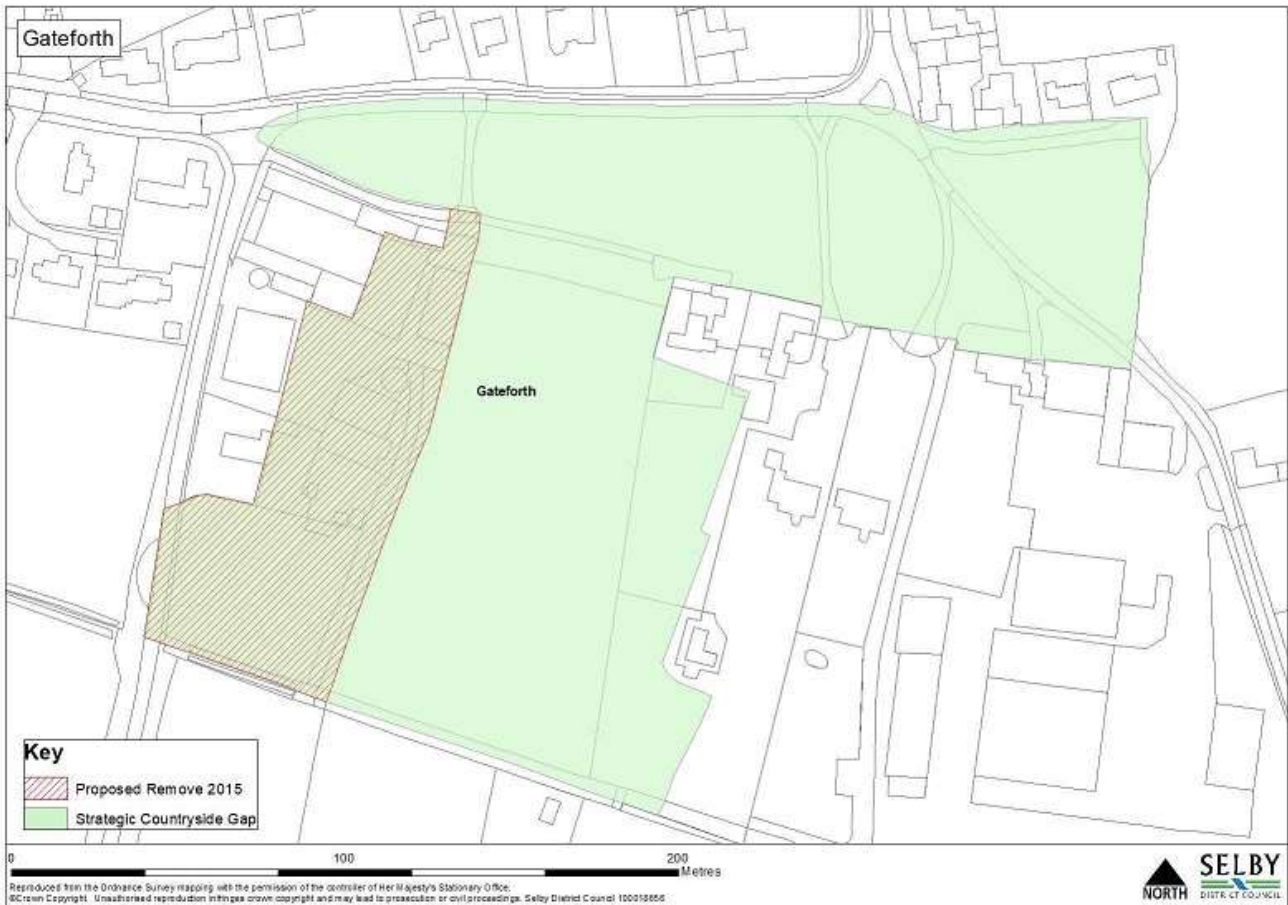
- 3.34 Continue with designation as a Strategic Countryside Gap.
- 3.35 Rename the Strategic Countryside Gap as the “Eggborough and Kellington Strategic Countryside Gap”.
- 3.36 The boundary is amended as set out in paragraphs 3.28-3.32 and as shown in Figure 8. Consult upon these changes as part of the plan-making process.

Figure 8 - Eggborough and Kellington Strategic Countryside Gap 2022



Gateforth

Figure 9 - Gateforth Strategic Countryside Gap



2022 Assessment

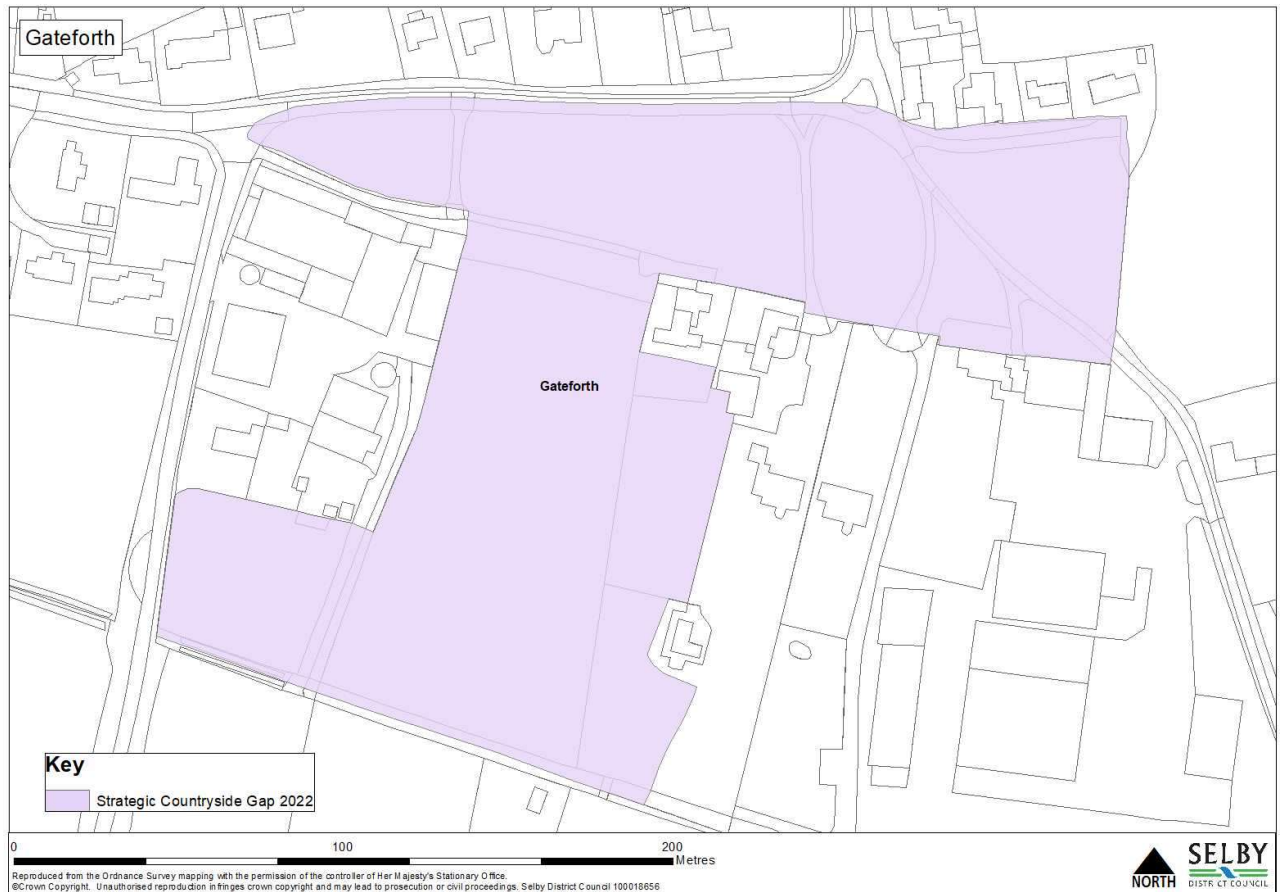
- 3.37 The 2021 assessment and conclusions are still relevant and appropriate.
- 3.38 Comments at Preferred Options included both support and not for the proposed changes. Gateforth Parish Council supported the changes to remove from the Strategic Countryside Gap designation the farm buildings of Manor Farm, but requested that the small field to the south is retained within the Strategic Countryside Gap designation. It is considered that this request more accurately reflects the extent of the development at Manor Farm whilst maintaining and reinforcing the role of the Gateforth Strategic Countryside Gap in this location.
- 3.39 Amending the boundary to reflect a planning approval at Fir Tree Farm was not considered necessary as the development does not encroach into the Strategic Countryside Gap designation. However, the boundary has been amended to reflect more accurately the western boundary of Ashford Grange, The Old Fold Yard and Holly Cottage.

| Role of Strategic Countryside Gap 2022 | Yes / In part | No / Very Limited |
|--|---------------|-------------------|
| 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 and entering open countryside before entering the next settlement or part of a settlement? | | ✓ |

2022 Recommendations

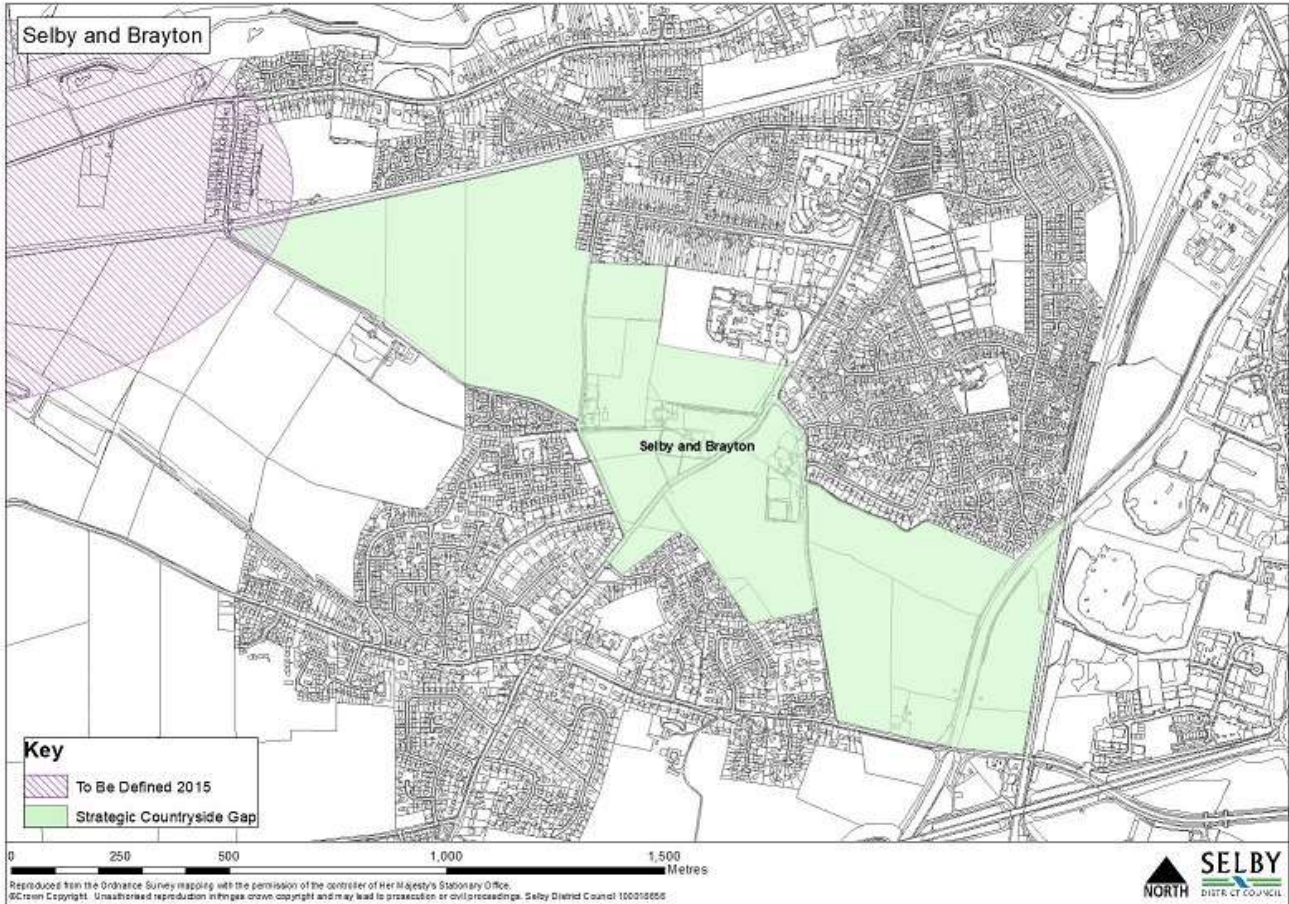
- 3.40 Continue with designation as a Strategic Countryside Gap.
- 3.41 Amend the boundary as in paragraphs 3.38–3.39 and as set out in Figure 10. Consult upon these changes as part of the plan-making process.

Figure 10 - Gateforth Strategic Countryside Gap 2022



Selby and Brayton

Figure 11 - Selby and Brayton Strategic Countryside Gap



2022 Assessment

- 3.42 The 2021 assessment and conclusions are still relevant and appropriate.
- 3.43 Whilst not the subject of a specific change, comments were received at the Preferred Options consultation and included: support for retaining the Gap especially around St Wilfrid’s Church, Brayton; enlarging the Gap by merging with the Thorpe Willoughby Gap by extending southwestwards between Barff lane and Brackenhill Lane; removing the gap entirely, and amending the boundary to accommodate rejected housing sites (SELB-BE and BRAY-D) near St Wilfrid’s Church, Brayton.
- 3.44 It is considered that extending the gap to join with the Thorpe Willoughby Strategic Countryside Gap is not necessary in this location. There is some development pressure in this location: Site BRAY-G is recommended for allocation whilst site BRAY-B is recommended to be rejected for allocation in the emerging Local Plan. Support for the retention of the Gap around St Wilfrid’s Church, Brayton is welcomed, especially as it supports the rejection of SELB-BE and BRAY-D. Therefore, apart from the minor amendments to reflect the changes to Development Limits as below, no further changes are proposed.
- 3.45 The minor changes needed to meet the Development Limits changes in Selby and Brayton are:
- Removing the designation from:
 - Foxwood House off Baffam Lane
 - the rear boundaries of 43 & 49 Old Farm Way
 - the footpath on Doncaster Road from Braycliff to Greystones, and from Greystones to 1 Brackenhill Lane
 - Adding the designation to:

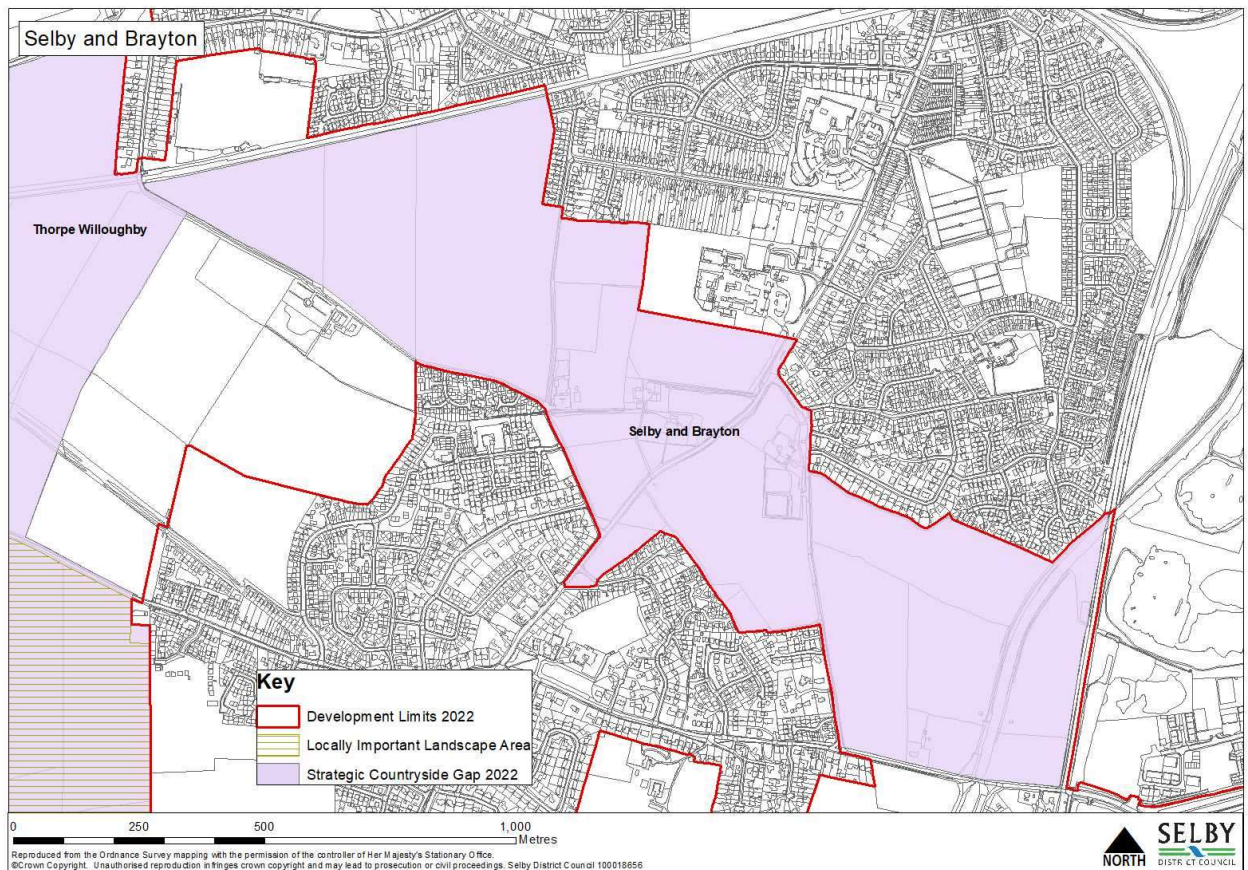
- Meet the western and southern boundaries of Brayton Academy
- Meet the front boundaries of 149-155 Doncaster Road and 1-2- Northleigh, Baffam Lane
- Meet the rear boundaries of 2-34 Baffam Gardens
- Meet the rear gardens of 1-5 Ness Bank Close
- Meet the front boundaries of 10 Baffam Lane and side boundaries of 1-2 Garrick Close, 1 Barton's Garth and 1 & 6 Ness Bank Close
- Meet the side boundaries of 47-48 Holmfield
- The triangle area of land at Church View at the junction of Meadowcroft with Doncaster Road.
- Cover the road from 1-47 Brackenhill Lane

2022 Recommendation

3.46 Continue with designation as a Strategic Countryside Gap.

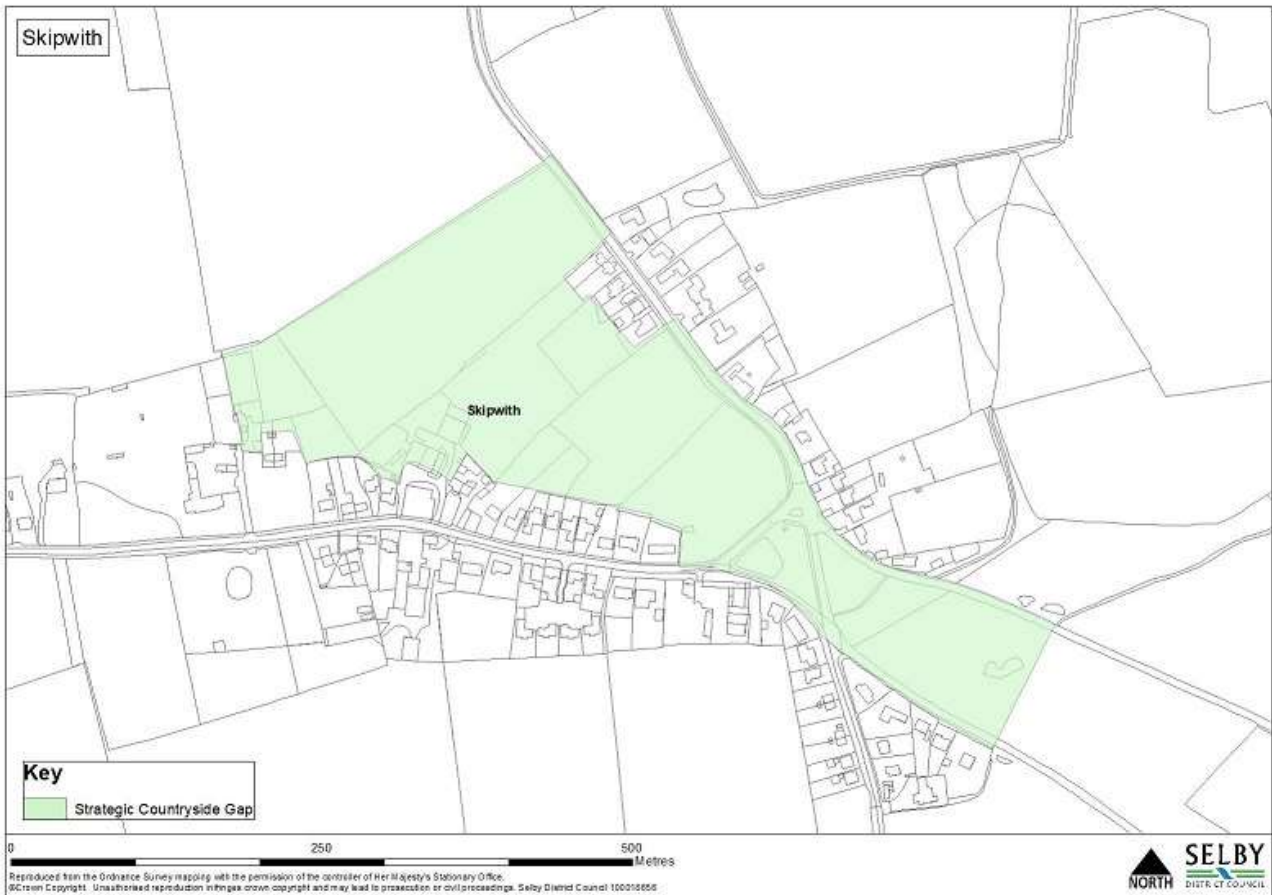
3.47 Amend the boundary as in paragraph 3.45 and as set out in Figure 12 and consult upon these changes as part of the plan-making process.

Figure 12 - Selby and Brayton Strategic Countryside Gap 2022



Skipwith

Figure 13 - Skipwith Strategic Countryside Gap



2022 Assessment

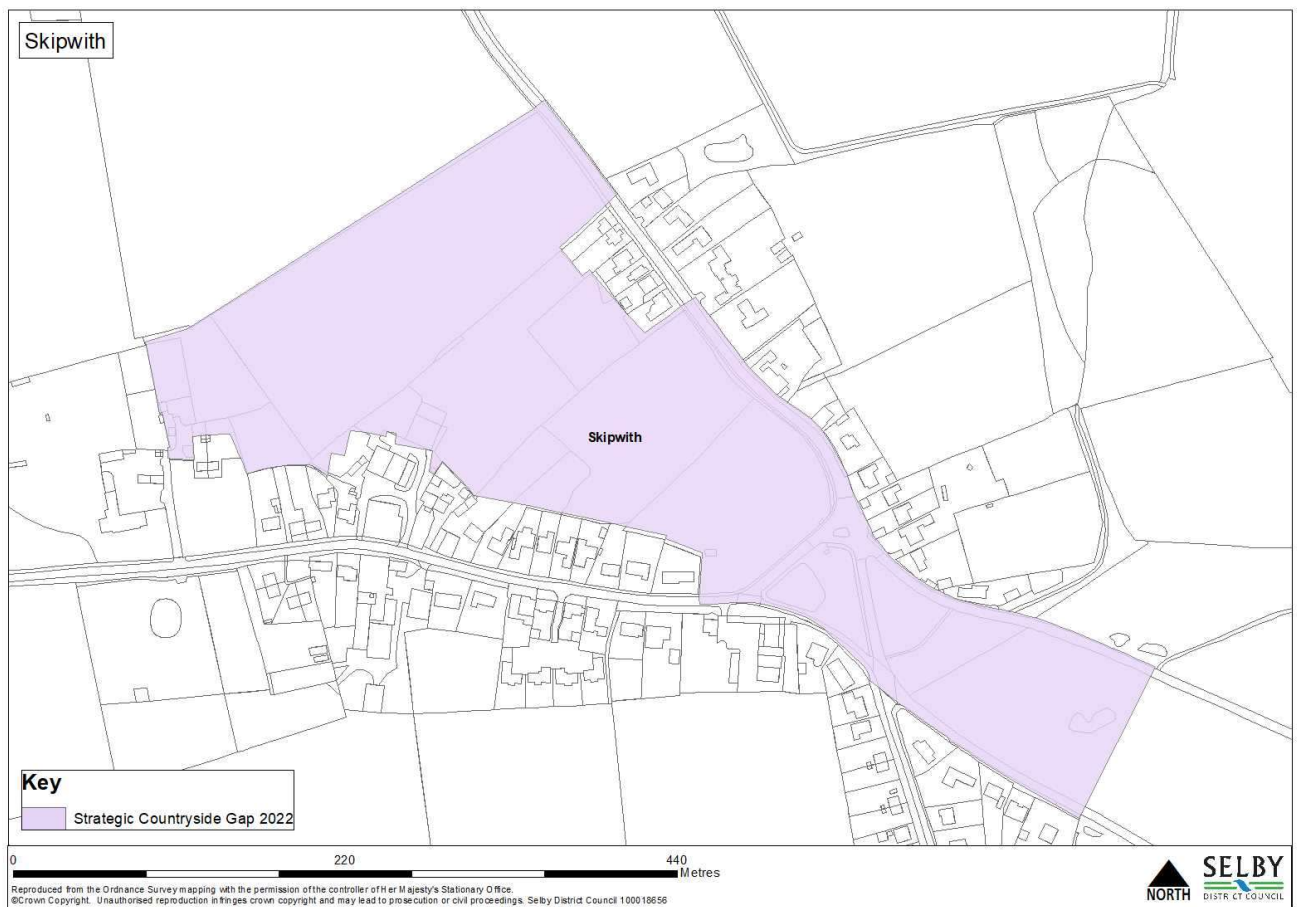
- 3.48 The 2021 assessment and conclusions are still relevant and appropriate.
- 3.49 Whilst not the subject of a specific change, a comment requesting the removal of the Gap as it was not considered strategic and serves no planning purpose was received at the Preferred Options consultation. It is not considered appropriate to remove the Strategic Countryside Gap as it fulfils the role and purpose of a Strategic Countryside Gap.
- 3.50 However, it is considered appropriate that the boundary is amended to exclude the new dwellings as a result of the planning permission for 8 new dwellings at Red House Farm. The proposed development was considered to not have an adverse effect on the open character of the countryside or compromise the Strategic Countryside Gap as plots 5-7 did not extend into the open countryside as far as an existing agricultural barn that would be demolished as part of the proposals. In addition, the area of land extending into the Strategic Countryside Gap would be used as the rear gardens.
- 3.51 Apart from the change needed to meet the Development Limits as a result of this planning approval at Red House Farm, no further changes are proposed. It is considered that the role is not altered as a result of this small change to the boundary.

| Role of Strategic Countryside Gap 2022 | Yes / In part | No / Very Limited |
|--|----------------------|--------------------------|
| 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 and entering open countryside before entering the next settlement or part of a settlement? | | ✓ |

2022 Recommendation

- 3.52 Continue with designation as a Strategic Countryside Gap.
- 3.53 Amend the boundary as set out in paragraph 3.50 and as set out in Figure 14. Consult upon these changes as part of the plan-making process.

Figure 14 - Skipwith Strategic Countryside Gap 2022

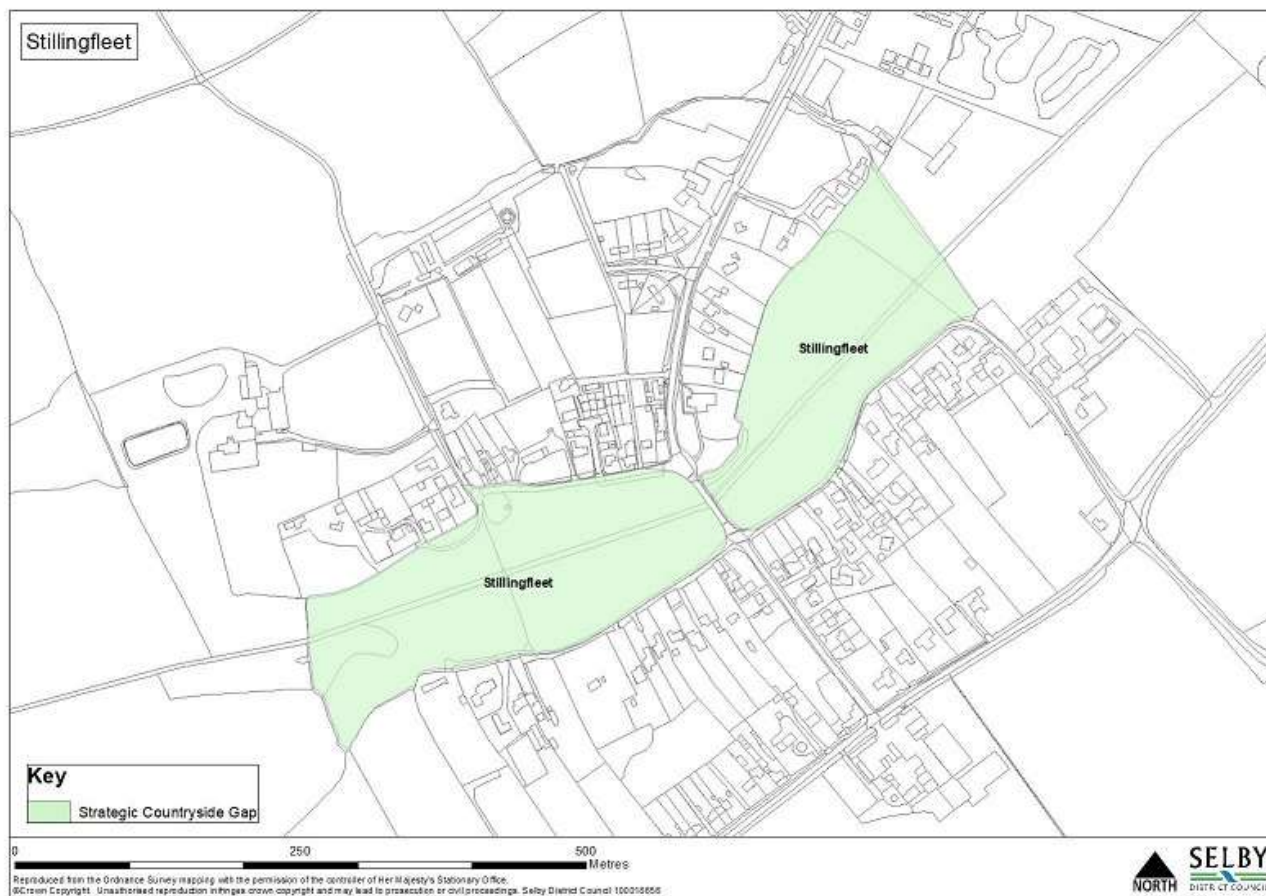


Stillingfleet

Retain Strategic Countryside Gap designation

(Strategic Countryside Gap Designation Recommended To Be Removed 2021)

Figure 15 - Stillingfleet Strategic Countryside Gap



2022 Assessment

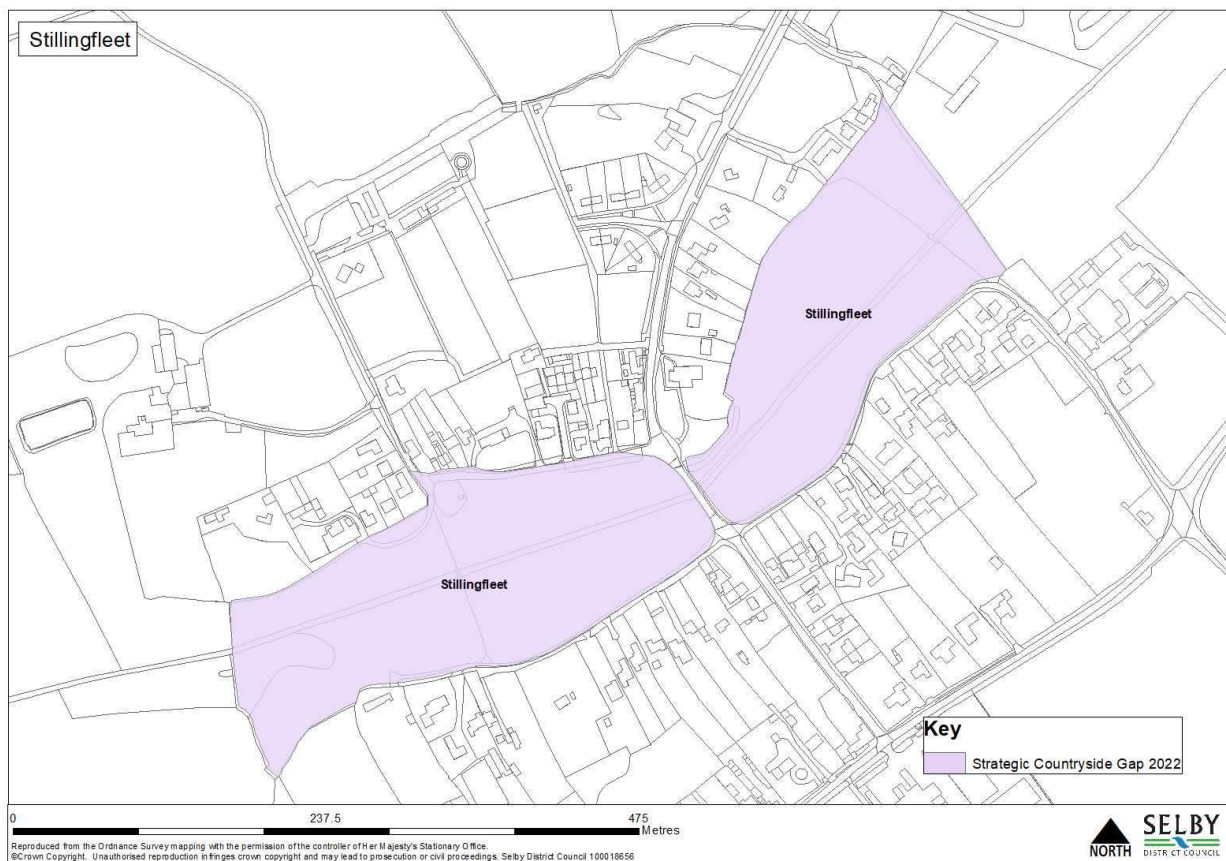
- 3.54 Through the Local Plan consultations in 2021 the removal of the Stillingfleet Strategic Countryside Gap was not supported by the majority of those responding to this question. Reasons given include the need to protect and maintain the diverse wildlife and the wildlife corridor along the beck through the village along the Village Green, the need to retain this important open part of the village and the need to maintain the individual character of different parts of the settlement.
- 3.55 Support for removing the Strategic Countryside Gap was limited. Recognition was made that a Village Green designation is difficult to remove, and that a Village Green designation would prevent development causing coalescence. It was also pointed out that the 2021 assessment did not consider the SINC designation in this location and that the report should be amended to reflect this.
- 3.56 The Village Green Status was the main factor in recommending the removal of this Strategic Countryside Gap in 2021. Recognition was made that a Village Green is a stronger designation against development and under the “Policy off” approach in 2021 the Stillingfleet Strategic Countryside Gap was seen to duplicate the Village Green designation. In addition, the SINC designation was not considered. The role of a Strategic Countryside Gap is to maintain the identity and separation of different parts of a settlement, and in this case the Strategic Countryside Gap fulfils this role, reinforcing the openness and sense of separation between the two parts of Stillingfleet village. Therefore, in line with other Strategic Countryside Gaps which also cover Village Green and other designations, the removal of the Strategic Countryside Gap designation is not considered appropriate in this location.

| Role of Strategic Countryside Gap 2022 | Yes / In part | No / Very Limited |
|--|----------------------|--------------------------|
| 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 and entering open countryside before entering the next settlement or part of a settlement? | ✓ | |

2022 Recommendation

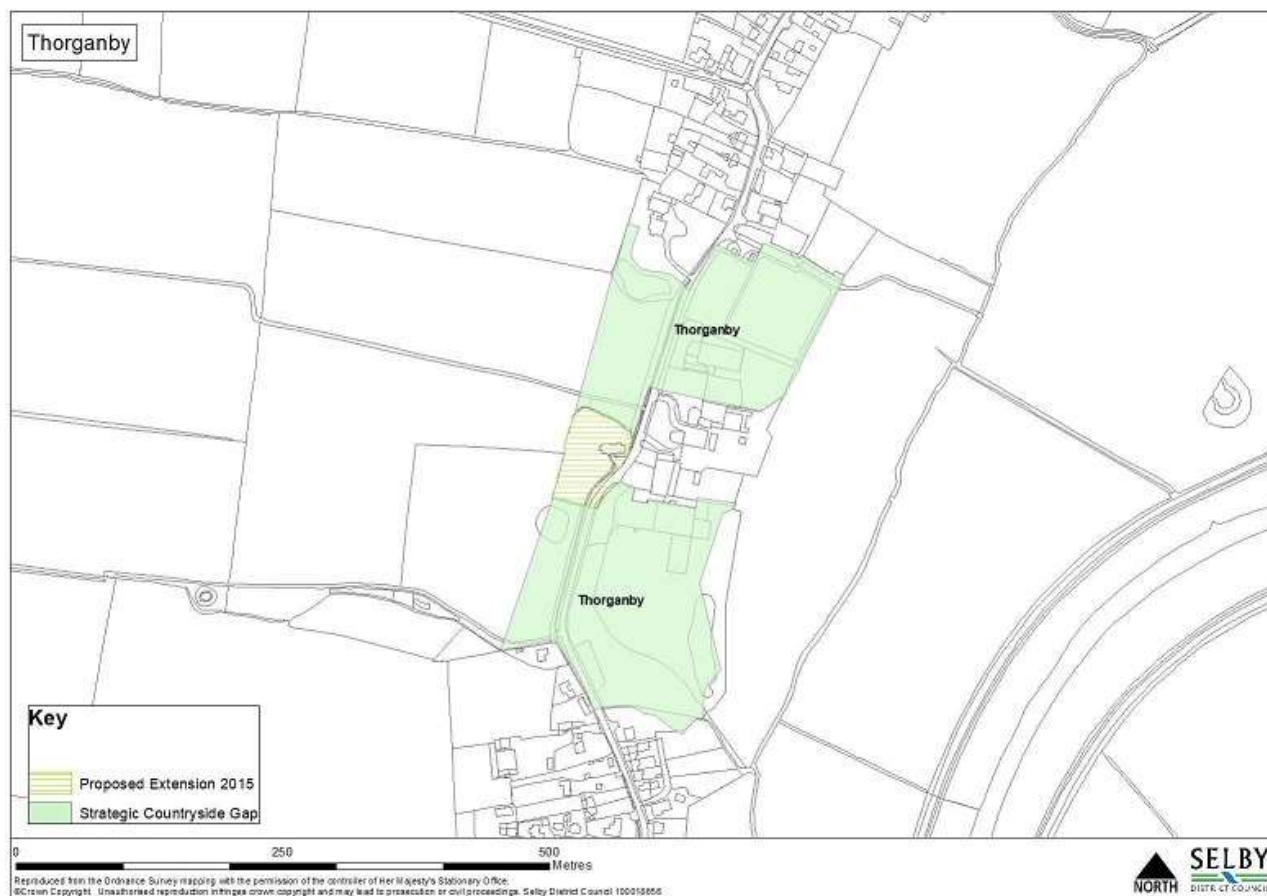
- 3.57 The Stillingfleet Strategic Countryside Gap is to be retained. There are no changes to the Strategic Countryside Gap boundary as currently designated.
- 3.58 The Strategic Countryside Gap is as shown in Figure 16. Consult upon this change as part of the plan-making process.

Figure 16 - Stillingfleet Strategic Countryside Gap Designation 2022



Thorganby

Figure 17 - Thorganby Strategic Countryside Gap



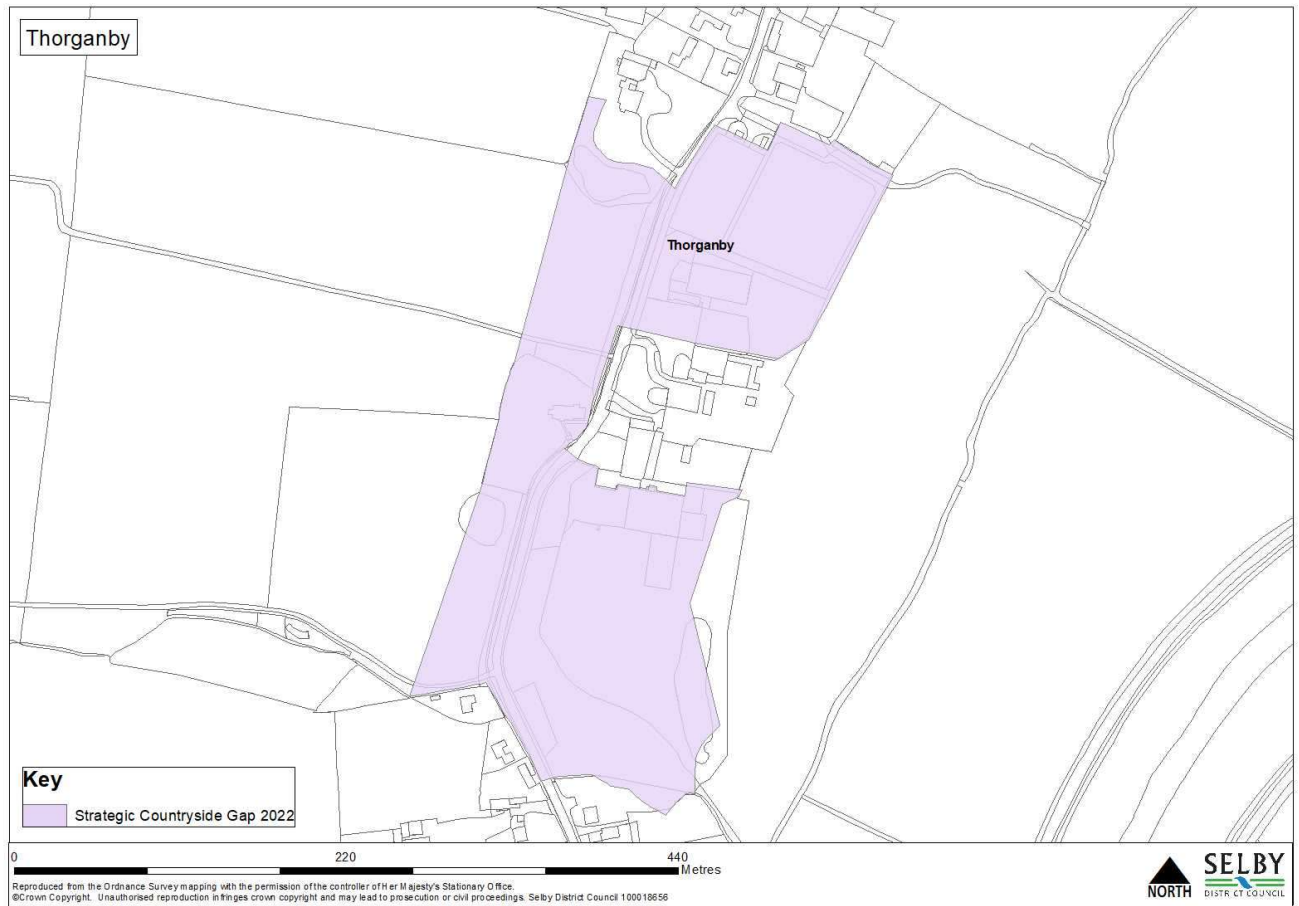
2022 Assessment

- 3.59 The 2021 assessment and conclusions are still relevant and appropriate.
- 3.60 Comments at Preferred Options included both support and not for the proposed changes. In addition, there was a comment requesting the removal of the Gap as it was not considered strategic and serves no planning purpose. It is considered that it is not appropriate to remove the Gap as it does fulfill the role and purpose of a Strategic Countryside Gap in this location. No further changes are proposed.

2022 Recommendation

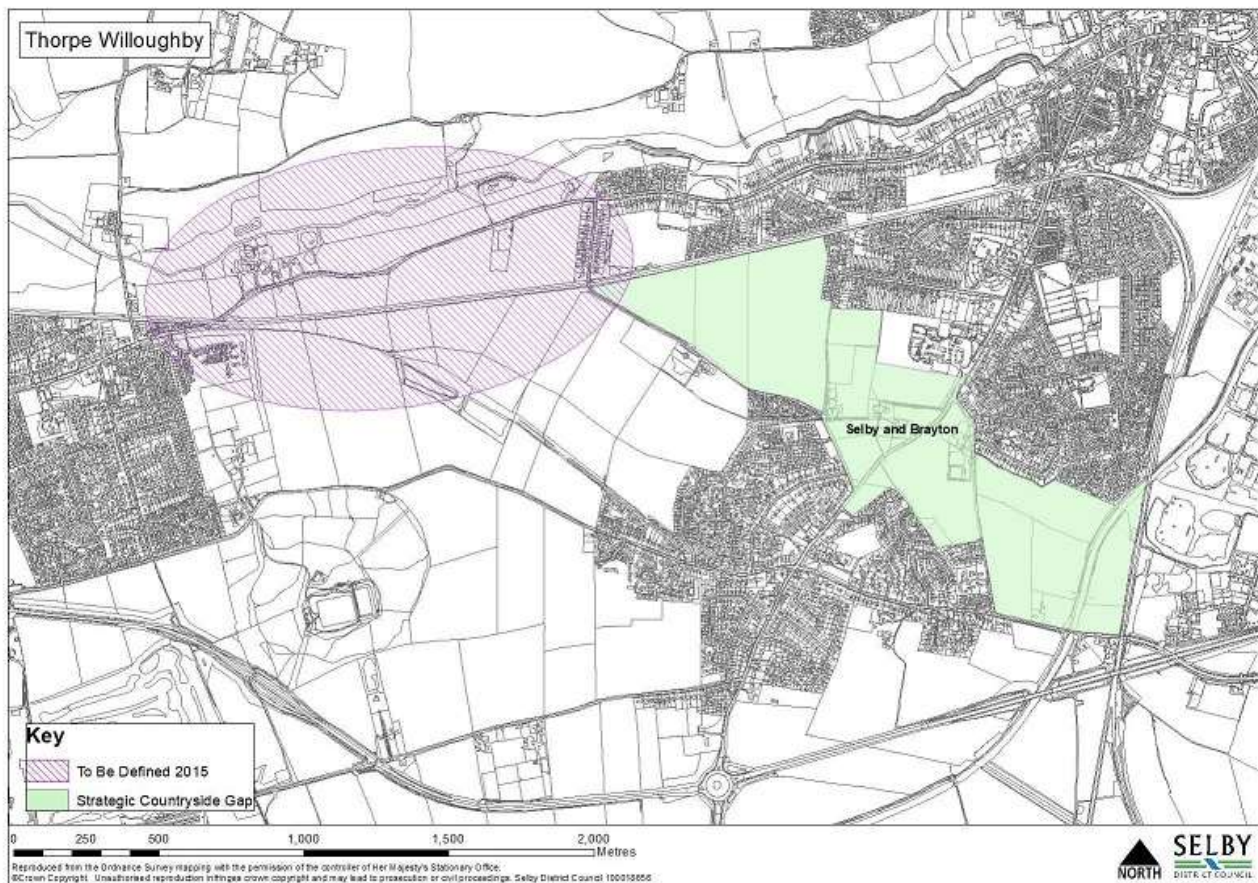
- 3.61 That no further changes are made to the Thorganby Strategic Countryside Gap. The Strategic Countryside Gap is as shown in Figure 18.

Figure 18 - Thorganby Strategic Countryside Gap 2022



Thorpe Willoughby

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



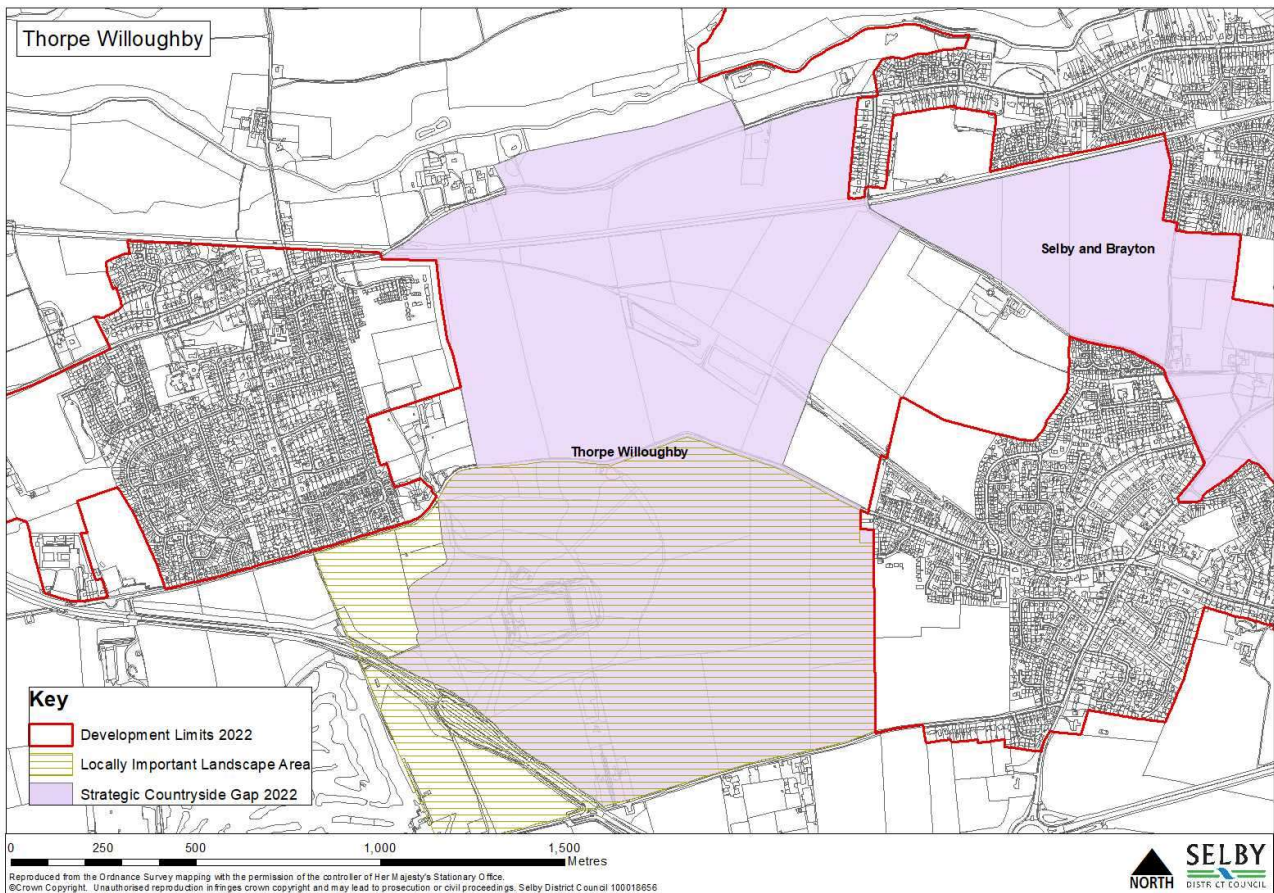
2022 Assessment

- 3.62 The 2021 assessment and conclusions are still relevant and appropriate.
- 3.63 Comments at Preferred Options included both support and not for the proposed changes. Support for the designation included the suggestion to extend further to include the land at Barff Lane and Brackenhill Lane and to join with the Selby and Brayton Strategic Countryside Gap which is considered at paragraph 3.42-3.47. There was one comment which stated that the Strategic Countryside Gap was rather large
- 3.64 Apart from very minor changes to meet the Development Limits, no further changes are proposed.
- 3.65 The minor changes needed to meet the Development Limits changes are:
- Removing the designation from:
 - A very small area at Thorpe Gates level Crossing to meet development limit
 - Adding the designation to:
 - The small field south of Manorfelde on Barff Lane

2022 Recommendation

- 3.66 Continue with designation as a Strategic Countryside Gap.
- 3.67 Amend the boundary as set out in paragraph 3.65 and as set out in Figure 20. Consult upon these changes as part of the plan-making process.

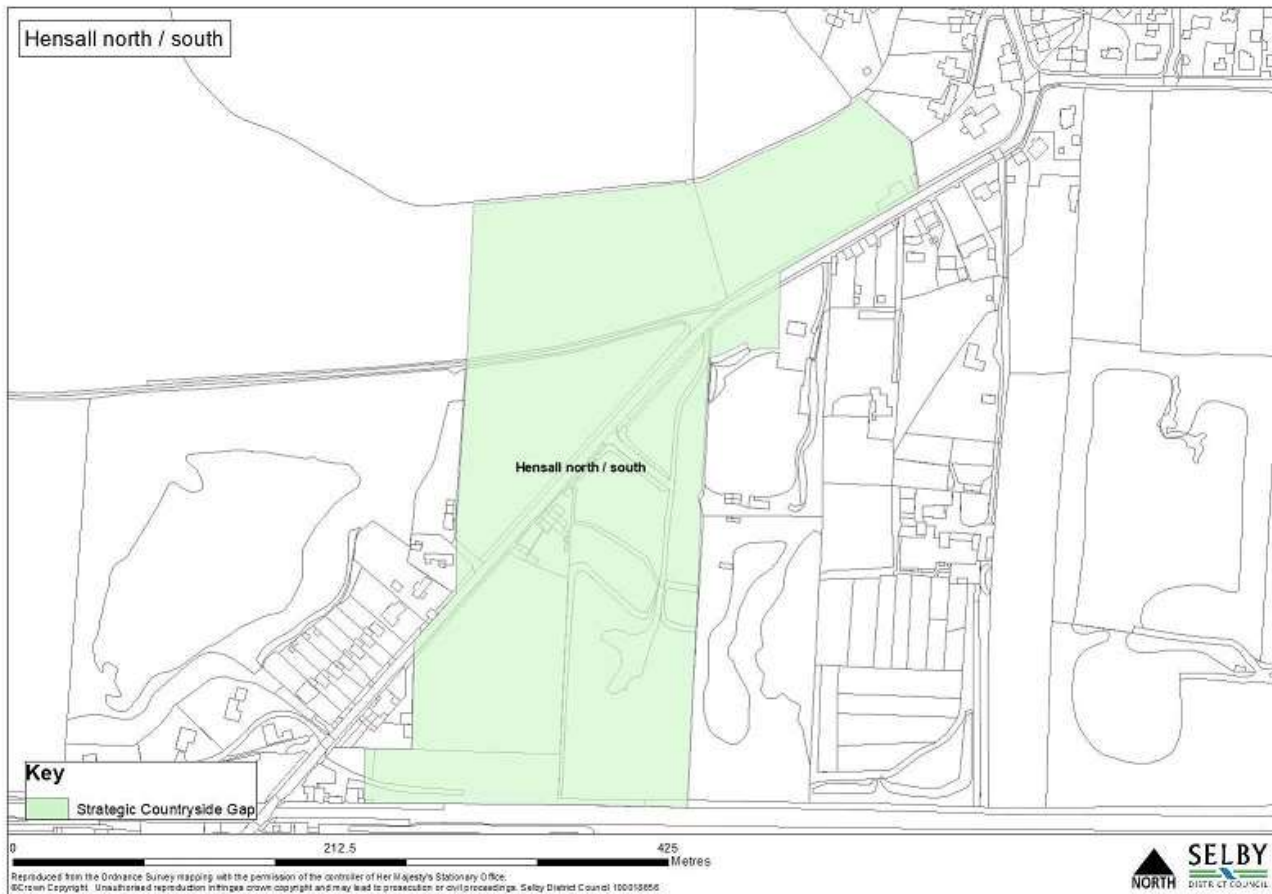
Figure 20 - Thorpe Willoughby Strategic Countryside Gap 2022



Removed as a Strategic Countryside Gap 2022

Hensall North / South

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



2022 Assessment

- 3.68 The 2021 assessment and conclusions are still relevant and appropriate. Support for the removal of the Strategic Countryside Gap was received from Hensall Parish Council.
- 3.69 No further changes are proposed.

2022 Recommendation

- 3.70 The Hensall North / South Strategic Countryside Gap to be removed from designation.

Areas Rejected as a Strategic Countryside Gap 2022

2022 Assessment

- 3.71 2021 assessment and conclusions of the following areas investigated as potential Strategic Countryside Gaps in 2015 and 2021 are still relevant and appropriate.
- 3.72 Support was received for not designating a new Strategic Countryside Gap between Camblesforth and Carlton.

2022 Recommendation

- 3.73 Do not consider designating as a new Strategic Countryside Gap in these locations:
- 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
 - Tadcaster (south of town centre either side of the River Wharfe)
 - Tadcaster / Stutton

Further Areas Rejected as a Strategic Countryside Gap 2022

- 3.74 The following areas were put forward by consultees through the Preferred Options consultation to be considered as new Strategic Countryside Gaps. The assessment and recommendations follow:

2022 Assessment and Recommendations

Barlby and Riccall - between the two villages

- 3.75 There are no allocations which have the potential to merge the settlements of Riccall and Barlby in this Local Plan period. Do not consider designating as a new Strategic Countryside Gap in this location.

Selby – between Selby and all of the surrounding currently independent free-standing settlements

- 3.76 There is no need for further Strategic Countryside Gaps to be defined between Selby and the other separate settlements as there are no allocations proposed in such areas during the Plan period. Do not consider designating new Strategic Countryside Gaps around Selby.

Stillingfleet – between the existing village of Stillingfleet and the former mine workings

- 3.77 It is not necessary to define a new Strategic Countryside Gap between the site of the former Stillingfleet Mine and Stillingfleet village as the former mine site is not an allocated site for development in this Plan period. Do not consider designating as a new Strategic Countryside Gap in this location.

Sherburn in Elmet and South Milford - between the two settlements

- 3.78 The area between Sherburn in Elmet and South Milford is within the nationally designated West Yorkshire Green Belt. There is no need for a locally designated Strategic Countryside Gap in this location. Do not consider designating as a new Strategic Countryside Gap in this location.

New Settlement Options –

- Burn - between the proposed new settlement and the existing village of Burn
- Stillingfleet - between the proposed new settlement and the existing village of Stillingfleet

3.79 If it is considered necessary, a new Strategic Countryside Gap will be defined between the new settlement and an existing village. A Strategic Countryside Gap is not necessary for those potential new settlements not chosen to be developed.

There should be more Strategic Countryside Gaps

3.80 Further Strategic Countryside Gaps may be designated should the need be justified throughout the lifetime of the Local Plan. This would be set out in the annual Authority Monitoring Report.

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 Local Plan Preferred Options Consultation (January 2021)

Preferred Approach SG6 - Strategic Countryside Gaps

The preferred approach is that proposals for development which impact the Strategic Countryside Gaps as defined on the Policies Map will only be supported where it has been demonstrated that there will be no adverse effect on the character of the countryside or where the gap between settlements will not be compromised.

Explanation

- 4.25 It is 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 are subject to strong development pressures as is the case with Selby Town and the surrounding villages. Some smaller settlements are separated by narrow and largely undeveloped gaps of countryside, where continued expansion would result in coalescence and threaten the identity of the individual settlements or parts of settlements. Whilst other settlements contain open space within the settlement boundary which contributes to the character of the settlement and helps to maintain the individual character of different parts of the settlement.
- 4.26 A review of the Strategic Countryside Gaps has been undertaken in 2020 and the report has been published alongside this consultation document. The preferred approach is that the Strategic Countryside Gaps are removed from designation at Hensall North/South and Stillingfleet. The Strategic Countryside Gaps where boundaries are proposed to be amended are Barlby and Osgodby, Church Fenton East/West, Cliffe/Hemingbrough, Gateforth, and Thorganby. The boundary at Thorpe Willoughby has been defined and a new Strategic Countryside Gap is proposed and defined for Eggborough / Kellington.
- 4.27 The boundaries of Strategic Countryside Gaps are identified on the draft Policies Map. The Strategic Countryside Gaps are: Selby and Brayton, Barlby and Osgodby, Thorpe Willoughby, Church Fenton East/West, Cliffe/Hemingbrough, Gateforth, Skipwith, Thorganby, Eggborough/Kellington

Alternative Options Considered

- 4.28 Three alternative options were considered: To remove Strategic Countryside Gaps and rely on a policy approach to avoid coalescence; to continue to designate the eleven Strategic Countryside Gaps as identified in the Selby District Local Plan (2005) and the Selby District Core Strategy Local Plan (2013), or to agree with the assessments and conclusions of the draft report: "A Study of Green Belt, Strategic Countryside Gaps, Safeguarded Land and Development Limits" (Arup 2015).

Question 16

Do you agree with the preferred approach to Strategic Countryside Gaps? If not, please give the reason for your answer and explain how you would like to see it changed.

Question 17

Do you agree with the proposed amendments to the following Strategic Countryside Gaps?

1. The removal of Hensall North / South?
2. The removal of Stillingfleet?
3. The amended boundary at Barlby & Osgodby?
4. The amended boundary at Church Fenton East / West?
5. The amended boundary at Cliffe / Hemingbrough?
6. The amended boundary at Gateforth?
7. The amended boundary at Thorganby?
8. The boundary at Thorpe Willoughby?
9. The new proposed Strategic Countryside Gap at Eggborough / Kellington?

Appendix 3 – Summary of Responses Received to Local Plan Preferred Options Consultation January 2021

The responses to Questions 16 and 17 are summarised together to allow for a full consideration of all the issues. There were 54 individual responses to question 16 and 50 individual responses to question 17.

Some respondents just noted yes and/or no to the questions, whilst others provided considered and detailed responses on strategic countryside gaps.

Some comments were in relation to those Strategic Countryside Gaps without any proposed changes in the 2021 paper and some consultees suggested new Gaps to be considered for designation.

Some used the policy and boundaries defined to support their response to a site as an allocation, or to support their objection to a particular site allocation.

Agree with the preferred approach to Strategic Countryside Gaps

- Support the intention of the Strategic Countryside Gaps to maintain the character of individual settlements outside of the Green Belt
- They are important to protect the separate identities of settlements, retain cultural heritage and ensure proximity to green space.
- Retaining the independence of the district's villages should be protected
- Support for the proposed approach set out in SG6 to protect the Strategic Countryside Gaps from development in favour of development in areas which do not result in any adverse effect on the character of the countryside or where the gap between settlements will not be compromised.
- There should be more
- Those where the boundaries are to be extended are to be welcomed.
- Welcome the review and that this has been used to underpin the preferred approach

Do not agree with the preferred approach to Strategic Countryside Gaps

- Nothing has changed since they were designated.
- They should not be changed.
- By removing the Gaps the Plan promotes the coalescing of towns and villages
- The coalescence of towns will make it easier for developers as it is clear these boundaries are meaningless. Coalescence of towns undermines the character of places, abolishes any sense of community and creates an unpleasant environment. Separate towns and villages is what sets this region apart from nearby regions, such as Leeds. Loss of countryside land is permanent and irreversible, this is short-sighted and does not take into account probable demographic change in one or two generations
- The removal and amendments will have a devastating impact on the character and beauty of the local area and countryside
- The local plan identifies proposed development land to meet housing and employment needs outside the urban area or Green Belt. Unless development was appropriate for such a location the development plan has sufficient policies to protect the edge of settlements and potential coalescence.
- It is important that existing rural businesses within such areas are acknowledged and allowed to develop in an appropriate manner to ensure such businesses remain viable. Such a caveat could be inserted within the policy.
- If development can take place without harm then the gap should not have been put in place
- The principle of amending the designation, which means removing identified gaps and no longer offering gaps protection that were previously considered important, is evidence of the ineffectiveness of the policy designation. The designation should be deleted if the Plan is to be found sound, and the Council should simply rely upon development limits in order to prevent inappropriate development from taking place in areas of countryside.

- The SCGs should be deleted as they are not based on a national policy. The NPPF makes no provision for such a policy. The Council appears to be creating a new policy designation for the countryside in addition to Green Belt and Development Limits
- Strategic Countryside Gaps are not necessary or useful in most cases. Historically, settlements have expanded to encompass smaller surrounding settlements. Where there are clear reasons for maintaining separation between settlements this can usually be achieved by normal development management policies e.g. to protect the setting of Brayton Church. We don't envisage the Council will abandon Strategic Countryside Gaps so rather than object to the principle, we object to the following proposed SCGs which in our view are not strategic and serve no useful planning purpose: Barlby and Osgodby, Skipwith, Thorganby

Comments on the proposed changes to the boundaries of the Strategic Countryside Gaps:

- **1. The removal of Hensall north/south**
 - The Parish Council supports the removal of Hensall SCG
 - support the removal of the Hensall North/ South gap to support the growth and cohesion of the community in the future
- **2. The removal of Stillingfleet**

Support for the removal

 - This area is protected via a Village Green designation which is difficult to remove and as such would prevent development causing coalescence
 - The area is also designated as a SINC which should be acknowledged in the document
 - The removal of the Strategic Countryside Gap from the Green is acceptable provided that the status of the Green as a SINC is maintained (missing from the consultation paper but should be added for record purposes)
 - I do not have any strong objections to this if it leads to the delivery of amenities into Stillingfleet

Object to the removal

 - The case for removing Stillingfleet is not robust
 - The Stillingfleet SCG must remain for the benefit of the local community health and wellbeing
 - A lot of work has been done under the stewardship scheme to support and create high quality habitat for biodiversity
 - It is needed to protect the unique nature of the Green in Stillingfleet.
 - The removal of the Strategic Countryside Gap at Stillingfleet would completely change the whole aspect of a small country village and damage the wildlife corridor to the beck.
 - Ancient villages such as Stillingfleet, recorded as Steflingefled in the Domesday Book, with unique rural character should be preserved
 - It is surrounded by a fine rural landscape which should be preserved.
 - The removal of the Strategic Countryside Gap would have a seriously adverse effect on the character of the countryside
 - The Countryside Gaps are part of the character of the village, they contribute to its picturesque nature for the enjoyment of residents and visitors alike. As stated in your own document, for certain settlements Countryside Gaps "contribute to the character of the settlement and helps to maintain the individual character of different parts of the settlement" - this is the case of Stillingfleet and these gaps should not be removed
 - The village itself has lost its last shop. Regeneration of the high street should take priority above any destructive development of the surrounding rural green fields.

Further Gap suggested 1: between Stillingfleet and the former mine site

- A new gap should be created between the village and the operational area of the disused mine

- Create a Strategic Countryside Gap to the east of Stillingfleet to protect the village from the encroaching waste treatment plant on the mine site and from the potential STIL-D.

Further Gap suggested 2: Between Stillingfleet and the proposed new settlement (STIL-D)

- There will be local opposition for removing Stillingfleet in response to the landowner proposing a new settlement
 - Removal of the Stillingfleet gap would be the first step to allowing the development of STIL-D either now or in the future, ultimately leading to the unique separate village environments of Escrick & Stillingfleet being merged with any new development into one large town
 - I don't see why this should be compromised
 - The environment is so important, and the removal of Countryside Gaps signal the destruction of habitats. We are seeing native creatures such as otter and Barn Owl reemerging in our locality, indeed otter have been spotted under Selby Toll Bridge. We should be making it easier for our native animals to thrive not removing their newfound habitat. A fine rural landscape would vanish along with ancient woodland, any remaining countryside between Escrick and Stillingfleet would be put at risk and removal of the village envelope would allow development beyond the current village boundaries.
- **3. The amended boundary at Barlby & Osgodby?**
 - Support the extension of the Strategic Countryside Gap between Osgodby & Barlby to East of A19 southwards to the footpath, but is it enough when Barlby has expanded right the way up to the western side of the A19 to the North. The farms/houses on Market Weighton Road to the east of the A19 are part of Osgodby too.
 - Object to the proposed SCG which in our view is not strategic and serves no useful planning purpose
 - **4. The amended boundary at Church Fenton East / West?**
 - The Church Fenton Gap should not be altered
 - The Parish Council request that it is further extended to the north and west to protect and encompass land within Floodzone3. The proposed extension of the designated area from 2015 to 2021 does include the area of the River Wharf Regional Corridor; however, this is already land that is outlined in the Church Fenton Neighbourhood Plan as protected and unsuitable for development. Therefore, the Parish Council would question what gains are made by allocating this land as SCG?
 - that this could be extended even further to the north and to the west, south/west. The land adjacent to Main Street at Great Brigg which borders the Main Street Play area could also be included in this designated area. This field is not viable for development and provides no deliverables to the Planning Authority and therefore could be added to this zone (sits in FZ3). The Parish Council wish to x-reference this map to the SCG and reasons for rejection at former playing fields site off Busk Lane (2nd site at LEA land offered in the call for sites). These were cited as encroachment on the openness and SCG around the airfield and the impact this will have on the villages of Ulleskelf and Church Fenton. It is a material consideration in planning terms and therefore needs to be considered in the area in and around the airfield, especially as Ulleskelf and Ryther (neighbouring parishes) do not have a SCG.
 - We would object to the proposed an extension of the gap northwards and west of Busk Lane Church Fenton as the existing SGC (less the Site CFEN-J) is adequate to meet the requirements of maintaining a SGC between the two parts of Church Fenton. Indeed the land immediately to the west of Site CFEN-J is in fact a recreation and sports ground which by its very nature would prevent development in the SCG. We therefore see no need for an extension of the SCG at this location

- **5. The amended boundary at Cliffe / Hemingbrough?**

- No comments
- **6. The amended boundary at Gateforth?**
 - Parish Council insist that the field to the South of Manor Farm (shown on figure 10 - Gateforth Strategic Countryside Gap 2015) should be re-instated into the Strategic Countryside Gap for the village. The Parish Council understood that it was sensible for the farm buildings which form part of Manor Farm to be removed from the Countryside Gap but felt strongly that the field should not be removed as this might impact on development in the village in the future.
- **7. The amended boundary at Thorganby?**
 - Object to the proposed SCG which in our view is not strategic and serves no useful planning purpose
- **8. The boundary at Thorpe Willoughby?**
 - The SCG between Thorpe Willoughby and Brayton is rather large.
 - Support the need for a strategic gap between Selby, Brayton and Thorpe Willoughby. However, the boundaries proposed do not protect the land between Barff Lane and Brackenhill. It is critical in terms of preventing development in Brayton from merging with development along Leeds Road and Thorpe Willoughby. This land meets the defined functions of the SCG designation. It is very open in character and the network of PROWs which pass through it provide a sense of leaving one settlement and entering open countryside. This part of the landscape is exceptionally well used recreationally and meets the criteria for inclusion in the SCG.
- **9. The new proposed Strategic Countryside Gap at Eggborough / Kellington?**
 - a SCG between Eggborough and Kellington is welcomed.
 - The SCG should be extended to include the sites EGGB-S and EGGB-T and the land in between.
 - Part of the proposed strategic gap at Kellington already has extant planning permission for residential development. Another part is currently at appeal
 - The proposed designation surrounds a major commercial enterprise supplying vegetables to Asda. The allocation would constrain the future expansion of this major employment site, which could result in it having to relocate out of Selby District, creating loss of jobs and enterprise. The council have previously refused planning permission for developments that would potentially threaten the future of this important employment site.
 - We would like to continue to develop our business including the existing production facility to a more modern facility safeguarding local jobs. This may result in future proposals for ancillary buildings immediately adjacent to the existing farm buildings. Whilst we do not believe that a Strategic Countryside Gap should be identified between Eggborough and Kellington, if it is, we would suggest the extent of the gap should be as drawn on the attached plan. Such an approach would enable the farm to continue to develop and remain viable whilst ensuring there is no coalescence between the two settlements.
 - The best way to avoid coalescence would be to amend the Eggborough allocation, almost all of which falls within the Parish of Kellington.
 - Kellington Lane and Weeland Road currently provide very strong, clear, defensible boundaries. It would make more sense to develop Eggborough northwards between its existing residential and employment sites off Selby Road.
 - Given the provisions set out under Policy SG5 of the PO consultation document, it is considered that future development between Eggborough and Kellington is capable of being controlled. The land between Eggborough and Kellington is not Green Belt land and is not therefore required to fulfil the five purposes of Green Belt as set out in paragraph 134 of the NPPF. The inclusion of this Strategic Countryside Gap is not considered to be justified. Reference at paragraph 3.44 of the aforementioned report to “limited growth in both settlements” is also at

odds with the Council's growth aspirations for Eggborough, and which raises questions over the proposals for a 1,350 dwelling extension to the west of Eggborough.

Comments on Other SCGs

• **Selby and Brayton**

- The gap between Selby and Brayton needs to be fully recognised and secured
- appreciate the proposals to retain an open area around Brayton Church
- The gap should be removed as it constraints development in a tier 1 village
- Whilst it is understood that the Strategic Countryside Gap is needed to maintain the separation and openness between Brayton and Selby, it is considered that some amendments to the boundary could take place to support some residential development (SELB-BE and BRAY-D) that would still ensure that the openness of the gap remains, preventing the merging of settlements.
- Support the need for a strategic gap between Selby, Brayton and Thorpe Willoughby. However, the boundaries proposed do not protect the land between Barff Lane and Brackenhill. It is critical in terms of preventing development in Brayton from merging with development along Leeds Road and Thorpe Willoughby. This land meets the defined functions of the SCG designation. It is very open in character and the network of PROWs which pass through it provide a sense of leaving one settlement and entering open countryside. This part of the landscape is exceptionally well used recreationally and meets the criteria for inclusion in the SCG.

• **Skipwith**

- object to the proposed SCG which in our view is not strategic and serves no useful planning purpose

Comments on other areas not recommended as Strategic Countryside Gaps

• **Carlton / Camblesforth**

- We support the rejection of the potential new strategic countryside gap between Camblesforth and Carlton as it is not considered there is a risk that the settlements may coalesce.

Comments suggesting further Strategic Countryside Gaps are needed

• **Barlby / Riccall**

- There should be a gap between Barlby and Riccall

• **Burn**

- There should be a new Strategic Countryside Gap between the proposed new settlement and the existing village of Burn

• **Selby**

- more extensive areas of land should be protected from development (strategic open gaps/green corridors) between Selby and all of the surrounding currently independent free-standing settlements.

• **Sherburn in Elmet / South Milford**

- There should be a gap between Sherburn in Elmet and South Milford
- it is important to maintain a strategic gap between the two villages - without this it would ruin the separate identities that the communities have and effectively create a joined-up town. Although it is mentioned in the Landscape Sensitivity Study, it seems to only reference commercial development as being of high concern when in fact of any kind on this land would be detrimental to the maintenance of the strategic gap
- It is important for our separate identities, and to retain our cultural heritage and ensure proximity to our green space. Any further development on land between Sherburn Low Street/bypass and Milford would be detrimental to the maintenance of the strategic gap.

- The proposed development between Sherburn in Elmet and South Milford by Low St. would cause South Milford and Sherburn to merge such that the independent historically important villages would no longer exist separately.