

Selby District Council

**A Study of the Green Belt,
Strategic Countryside Gaps,
Safeguarded Land and
Development Limits for Plan Selby**

Strategic Countryside Gaps

DRAFT FOR STAKEHOLDER ENGAGEMENT: SUMMER
2015

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

In spring 2015, Ove Arup and Partners ('Arup') were appointed by Selby District Council ('Selby DC') to prepare 'A Study of Green Belt, Strategic Countryside Gaps, Safeguarded Land and Development Limits' as part of the evidence base for PLAN Selby.

The component parts of this commission contain draft detail and recommendations for discussion as part of the PLAN Selby Summer 2015 engagement with selected stakeholders. Following this engagement the finalised recommendations and conclusions will inform, but not predetermine, decision-making regarding Site Allocations for inclusion within the emerging publication draft of PLAN Selby. The Preferred Options Draft of PLAN Selby will be consulted on in early 2016.

The purpose of the Study is to provide Selby District Council with the relevant evidence on the appropriateness and the spatial extent of Strategic Countryside Gaps within the District. Strategic Countryside Gaps form an important planning consideration in the determination of site allocations later in the PLAN Selby process. It is important to recognise that any Strategic Countryside Gaps mapped within this report will not automatically be translated into a policy designation within PLAN Selby.

Specifically, the scope of the study will cover the following points:

- Define, in principle, the role and purpose of the SCGs within Selby;
- Identify thresholds and characteristics to determine which settlements 'in principle' could be subject to a SCG policy and establish a clear methodology and proforma for the appraisal of SCGs within the District;
- Report the outcomes of the survey work to inform the proposed extent and detailed boundaries of each SCG; and,
- Suggest draft policy-wording for the formulation of a new Strategic Countryside Gap Policy for inclusion within the PLAN Selby.

2 Policy Context and Guidance Review

2.1 Overview

The overarching framework governing planning policy in England is the National Planning Policy Framework ('NPPF'). This establishes the principles and policies against which plan making and decision taking should be made. Supporting the NPPF, the Planning Practice Guidance ('PPG') provides an additional layer of interpretive clarification and guidance.

At a local level the development plan comprises the 2013 Core Strategy together with saved policies from the 2005 Local Plan. Strategic Countryside Gaps are defined in local level policy. The 2005 Selby Local Plan and 2013 Core Strategy together define the gaps and set out their justification. The following sections set out the policy context within which SCGs sit.

2.2 National Policy

2.2.1 National Planning Policy Framework ('NPPF')

The NPPF does not contain any specific policies relating to countryside gaps, however the Core Planning Principles include the requirement for planning decisions and plan making to:

"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it" (Arup emphasis)

Rural Settlements are an important aspect to the character of the countryside. By ensuring that rural settlements maintain their separate identities, Strategic Countryside Gaps are one such way in which the intrinsic character and value of the countryside can be recognised and maintained.

2.2.2 Planning Practice Guidance ('PPG')

As with the NPPF there are no specific policies pertaining to Strategic Countryside Gaps. The PPG does however expand upon the core planning principle reproduced above, providing advice on the assessment of landscape character and how it can be assessed to inform plan-making and decision taking:

"One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside." (Arup emphasis)

Strategic Countryside Gaps in Selby therefore provide a strategic policy that in essence recognises the intrinsic character of the district and the wider countryside.

2.3 Local Policy

2.3.1 Core Strategy, Adopted 2013

There is no specific policy within the Selby District Council Core Strategy (adopted in 2013) that relates specifically to the designation of Strategic Countryside Gaps. However the supporting text in paragraphs 4.19, 4.40 and 5.30 within the Core Strategy briefly explains the role played by the Strategic Countryside Gaps. Specifically, these paragraphs state:

“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.” (Paragraph 4.19)

‘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.’ (Paragraph 4.40)

‘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.’ (Paragraph 5.30)

Figure 1 *Core Strategy Key Diagram* illustrates the broad location of the SCGs around the town of Selby. The Key Diagram identifies a fourth SCG, additional to the text within Paragraphs 4.19, 4.40 and 5.30 between Thorpe Willoughby and Selby.

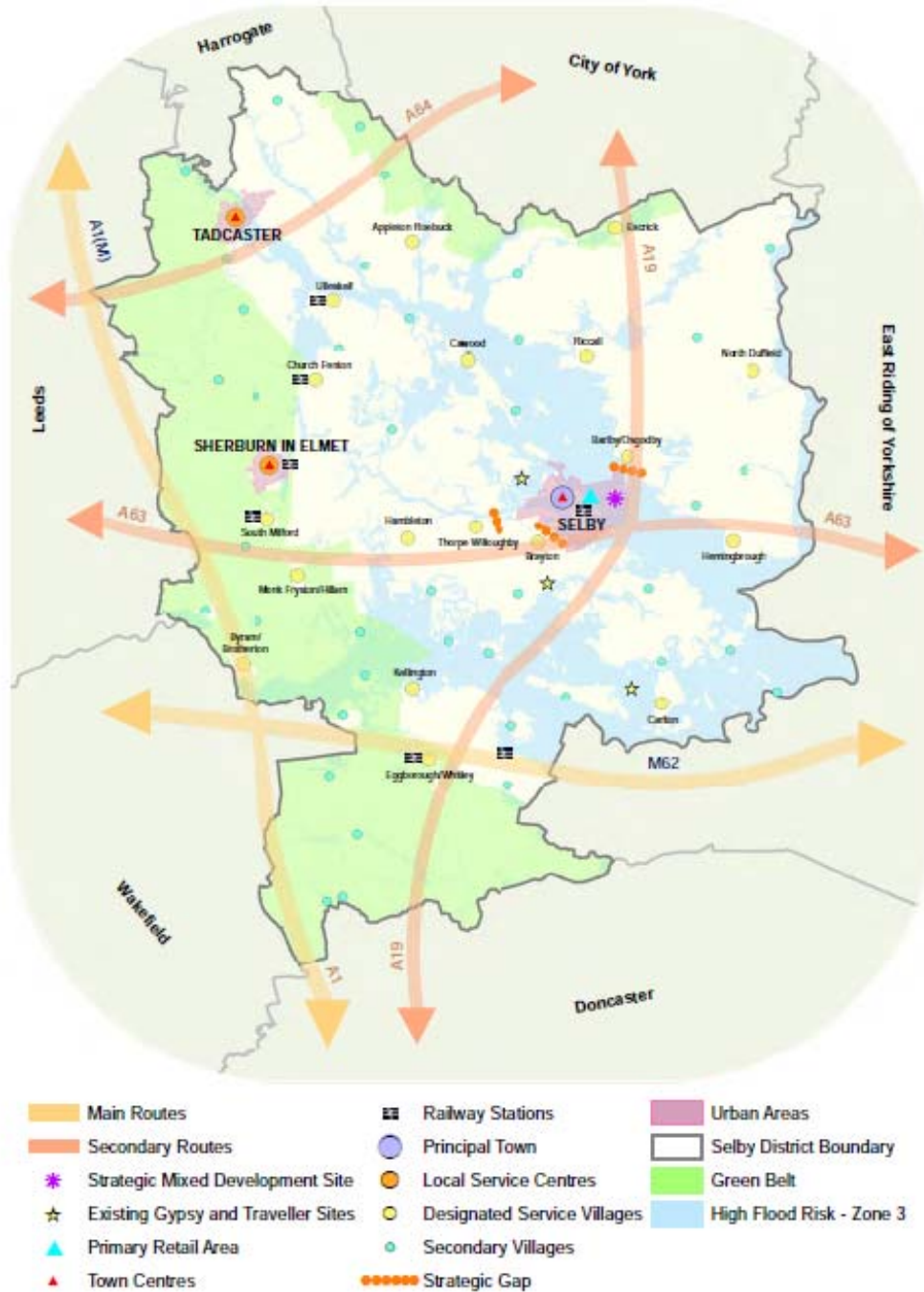


Figure 1: Selby District Core Strategy Map 6: Key Diagram

2.3.2 Local Plan, Adopted 2005

The Selby District Council Local Plan (adopted in 2005) contained policy SG1, which was saved under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004. SG1, as set out below, defines the General Extent of the Strategic Countryside Gaps within the District. This policy still remains part of the Development Plan for Selby District Council.

Selby District Council Local Plan (2005): Section Four: Strategic Countryside Gaps

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 (paragraph 3.62).

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 (paragraph 3.63).

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 (paragraph 3.64).*

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. (paragraph 3.65)

Strategic Countryside Gaps may serve other functions, such as affording access to the countryside and recreational opportunities, and may also provide wildlife corridors.

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 (paragraph 3.66).

2.3.3 Summary of SCGs within Policy Documents

Table 1 summarises identifies the specific policy document in which they are recorded.

Table 1 SCG Policy Table

SCG	SCGs in Local Plan (2005)	SCGs in Core Strategy (2013)	
		SCGs on Key Diagram	SCGs mentioned in text but not on Key Diagram
Selby and Brayton*/ Brayton/Selby**	✓	✓	✗
Barlby Bridge and Barlby*/ Barlby Top/Barlby Crescent**	✓	✓	✗
Barlby and Osgodby*/ Barlby/Osgodby**	✓	✗	✓
Thorpe Willoughby	✗	✓	✗
Church Fenton East/West	✓	✗	✗
Cliffe/Hemingbrough	✓	✗	✗
Gateforth	✓	✗	✗
Hensall North/South	✓	✗	✗
Skipwith	✓	✗	✗
Stillingfleet	✓	✗	✗
Thorganby	✓	✗	✗

* As identified in Selby District Council Core Strategy (2013)

** As identified in Selby District Council Local Plan (2005)

3 Methodology

3.1 Introduction

As outlined in Section 2, ten SCGs were identified within the Selby District Local Plan (2005) and four SCGs (three named within the text and an additional one identified on the key diagram), are identified in the Selby District Council Core Strategy (2013).

Of the four SCGs identified in the Core Strategy the three SCGs named within the text are located in the same location as three of the SCGs identified and mapped within the Selby District Local Plan (2005). The fourth SCG illustrated only on mapping within the Core Strategy, the Thorpe Willoughby SCG, is a new SCG not previously identified within the Selby District Local Plan (2005) and the boundary of this SCG has not previously been defined.

As identified in paragraph 5.30 of the Core Strategy (2013):

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.

The methodology for undertaking a comprehensive review of the previously defined SCGs and identifying any potential new SCGs within Selby District is identified within this section of the report.

3.2 Role of the Strategic Countryside Gaps in Selby

Following a review of the policy wording associated with SCGs in the Selby District Local Plan (2005) and Core Strategy (2013), key purposes of the SCG designation, have been identified as follows:

- to protect the individual identity of settlements;
- to prevent coalescence of settlements; and
- to preserve the existing settlement pattern by safeguarding the openness of the intervening landscape.

In addition it should be noted that the Selby District Local Plan (2005) identifies that *“In a number of cases Strategic Countryside Gaps have been identified in order to maintain the individual character of different parts of settlements.”*

Taking these key purposes into account it is considered that the key characteristics of a settlement outside of the Green Belt which should ‘in principle’ be subject of a SCG policy are as follows:

- settlements in close enough proximity to be at risk of coalescing within the lifetime of the policy;
- settlements which face a real risk of coalescing either with another settlement or with separate parts of the same settlement;
- settlements where open space within the settlement boundary contributes to the character of the settlement and helps maintain the individual character of different parts of settlements; and

- settlements without any other designations or policies to prevent their outward spread either within the settlement itself or within the surrounding landscape.

It is considered pertinent to ask the following questions with regard to the designation and definition of SCG's within the District:

- Is there a real risk that two settlements will coalesce?
- Is the land between the two settlements open in character?
- Is there a perception of leaving one settlement and entering open countryside before entering the next settlement?

3.3 Comparative Examples

To help inform the methodology for the review and identification of new SCGs, a high level review has been undertaken of the published methodologies adopted by other Local Authorities in the identification and review of similar policy designations. Full details are provided in Appendix A.

The review has identified that there is no one standard methodology that has been adopted for reviewing and identifying SCGs or similar designations the assessments. All assessments considered the landscape character of the 'gaps' and the features within them, and the visual, and in most instances perceptual, separation between settlements.

3.4 Methodology for Reviewing and Revising SCGs

3.4.1 Overview

The proposed assessment methodology for reviewing and defining SCGs has been split as follows:

- a review of the existing SCGs identified within the District; and
- a consideration of whether there are new areas which it is necessary to designate as a SCG.

3.4.2 Review of existing SCGs

The assessment of the existing SCGs in terms of whether it protects a valued gap and its extent has been based on professional judgement informed desk based study and site work.

The boundaries of the existing SCGs, where they exist, have been mapped on OS 1:10,000 mapping. These boundaries have been taken from the Selby District Local Plan (2005). As boundaries of the SCGs identified in the Core Strategy (2013) have not been identified within the Core Strategy, the boundaries of those that are also identified in the Selby District Local Plan (2005) have been used. In the case of the Thorpe Willoughby SCG only a broad area for the SCG has been identified within the Core Strategy (2013).

The Local Plan Development Limits and all relevant consented development (i.e. development that would increase the development pressure within the SCG or the broad area indicated as a SCG) were identified and mapped. Relevant consented

development was considered to include all residential development over 5 units, any industrial or other business premises. This allowed a comparison of the existing and future permitted/intended shape of the settlements which are separated by a SCG and the potential pressures on the SCG.

A proforma was developed to enable to collation of a standardised set of information about each SCG, see Appendix B. The proforma was used to record the form and separation distance between settlements, the landscape, visual and perceptual context of the SCG, and the presence of any relevant designations or consented development within the SCG.

Site visits were then undertaken to each of the SCGs. A proforma was completed and photographs taken to provide a record of each SCG.

A review was undertaken of how each SCG performed against the following questions:

- Does the SCG prevent the merging of settlements or parts of a settlement?
- Is the SCG 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?

This was to which consider how the SCGs performed against the key purposes of the SCGs in Selby as identified from the policy wording associated with SCGs in the Selby District Local Plan (2005) and Core Strategy (2013).

The accessible edges of the SCG boundaries were reviewed on site, while the inaccessible edges were reviewed using a combination of OS and aerial mapping in the office. Modifications to the boundaries of the SCGs were suggested where it was considered to strengthen the SCG designation.

3.4.3 Identification of new SCGs

The process for identifying any potential new SCGs initially involved reviewing the gaps between all settlements outside of Green Belt in close proximity to each other where development pressure could potentially cause them to coalesce.

This review focussed on those settlements or parts of a settlement with defined Development Limits, as identified in the Core Strategy (2103), within no more than 1.5km of each other. A separation distance of 1.5km between settlements was used as this was the maximum separation distance between the settlements where existing SCGs have been defined either within the Core Strategy (2013) or within the Local Plan (2005). The Green Belt Study assessed the role of the Green Belt designation in protecting land gaps between settlements within a 5km radius, however this reflects the strategic and cross-boundary nature of Green Belt. A 5km assessment radius is not considered necessary within the appraisal of Strategic Countryside Gaps as this would likely cover all land gaps between settlements within Selby.

In addition, the Core Strategy (2013) states that only limited amounts of residential development may be absorbed within the Development Limits of Secondary Villages (see later for further description). Whilst the 18 Designated Service Villages will be required to accommodate 2,000 new residential

properties, this will be distributed between these Villages as appropriate. A separation distance of 1.5km therefore represents a rational assessment radius.

Once settlements outside of the Green Belt and within 1.5km of each other had been identified consideration was given to whether the settlements or parts of a settlement:

- are joined by a road along which ribbon development may occur;
- have something which may form a physical boundary to development, such as a river, between them;
- are separated by a parcel of land which is considered to be open in nature based on current OS mapping and aerial mapping;
- are separated by a parcel of land with no designations which would prevent the coalescence of settlements; and
- have other known or likely pressures or constraints, such as safeguarding zones, which may prevent development from occurring within the gap.

The status of each settlement in terms of the settlement hierarchy which will be used to guide future development that has been identified in the Core Strategy (2013) has been considered. The settlement hierarchy identifies four distinct settlement types as follows:

- **Principal Town** - Selby is the only settlement in this category and is identified as the most sustainable location for further growth within the District;
- **Local Service Centre** – this covers Sherburn in Elmet and Tadcaster. There is considered to be scope for continued growth in both settlements;
- **Designated Service Village** – this covers 18 villages which are considered capable of accommodating additional limited growth; and
- **Secondary Village with defined Development Limits** – this covers 40 smaller villages are in general not considered capable of accommodating further planned growth, however some housing development within the Development Limits may be acceptable.

Taking all of the above into account, consideration was given to whether the settlements would actually face a real risk of coalescing either with one another whether the land between the settlements is considered to be open in nature and provides the perception of leaving one settlement before entering the next (i.e. the key purposes of a SCG as identified in Section 3.2).

Where a suitable gap between settlements or parts of settlements was identified further consideration was given to the likely extent of the potential new SCG, including the mapping of boundaries, taking the key purposes of SCGs into account. Where required this was informed by a site visit.

4 Existing Strategic Countryside Gaps

4.1 Selby and Brayton

4.1.1 Overview

Selby is the principal town with Selby District. It is an ecclesiastical market town located on the River Ouse with the Church of St Mary and St Germain, also known as Selby Abbey, (a Grade 1 listed building) forming a notable local landmark within the town. Significant commercial development and redevelopment has taken within Selby place since the 1980s. However despite the extensive residential growth to the west and south, the town has retained a relatively compact shape.

Brayton, a designated service village within the Core Strategy (2013), is located to the east of the A19 approximately 260m south of the southern edge of the development limits of Selby. The historic core of Brayton around Brayton Lane focuses on large village green with large housing developments surrounding this area.

The Selby and Brayton SCG was identified in the Selby District Local Plan (2005), see Figure 2, where it was referred to as the Brayton/Selby SCG. The Selby and Brayton SCG has also been identified with the text of the Core Strategy (2013). The boundary of the Selby and Brayton SCG has not been indicated within the Core Strategy and for the purpose of this assessment has been assumed to be the same as identified in the Selby District Local Plan (2005).

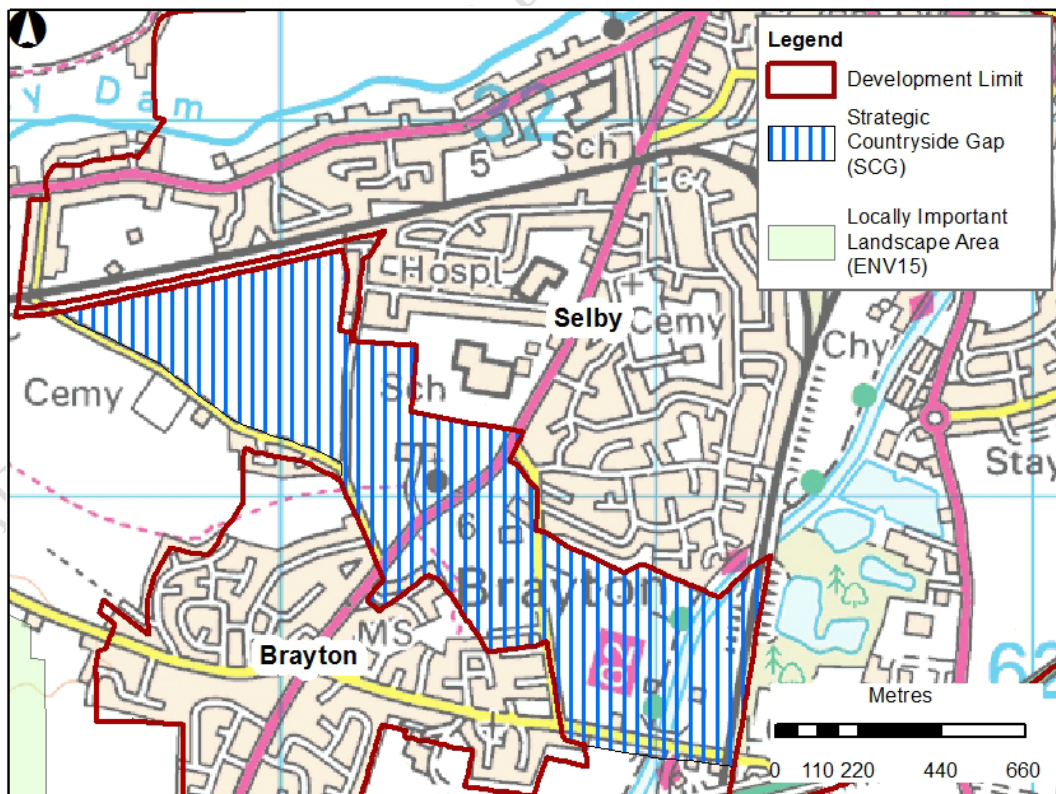


Figure 2 Assumed boundary of the Selby and Brayton SCG based on the Brayton/Selby SCG boundary identified in the Selby District Local Plan (2005)

The SCG is located between the settlements of Brayton to the south and Selby to the north. It comprises a mixture of playing fields associated with Brayton High School, St Mary's Primary School and the Brayton Community Centre, rough grassland, church grounds, semi mature woodland planting and arable fields, see Figure 3 and Figure 4. There are several buildings within this SCG including St Mary's Primary School, Selby Bowling Club, Parish Church of St Wilfrid Brayton and the Brayton Community Centre. The spire of the church forms a noticeable focal point within this SCG, see Figure 5.



Figure 3 Semi mature woodland planting to the north of Brayton



Figure 4 View from Foxhill Lane across open fields towards the south of Selby



Figure 5 View from edge of Brayton towards St Wilfrids Church

4.1.2 Other Designations with the SCG

The core of the Selby and Brayton SCG is designated as a Conservation Area, Selby District Local Plan (2005) saved Policy ENV25, See Appendix C for policy wording.

The playing fields associated with the Brayton Community Centre and the land associated with Selby Bowling Club on Baffam Lane are designated as Recreation Open Space, Selby District Local Plan (2005) saved Policy RT1, see Appendix C for policy wording.

4.1.3 Development Pressure

There is no relevant consented development within the Selby and Brayton SCG.

4.1.4 Assessment

Role of SCG

The SCG, together with the Conservation Area designation, helps maintain an area of open space between Selby and Brayton and prevents these settlements from merging.

Although the SCG contains areas of deciduous woodland it is considered to be predominantly open in character.

While there are elements of built form within this SCG, in particular St Wilfrids Church, the wider open nature of this SCG provides the overall experience of leaving one settlement and passing through an area of open undeveloped land before entering another settlement.

Table 2 Summary of the role of the Selby and Brayton SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the SCG 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?	✓	

Role of other designations

The area between Selby and Brayton is designated as a Conservation Area. As Conservation Areas are considered to be a protected article 2 (3) land, land within these areas is excluded from permitted development rights. Removal of permitted development rights therefore does not restrict development from taking place, but it removes the principle of consent for small-scale changes. Despite the designation of the area within the Selby – Brayton SCG as a Conservation Area, it remains prudent to retain a SCG designation to ensure that any development not only respects the setting and character of the Conservation Area but the openness and sensitivity of the SCG.

The Recreation Open Space designation which covers the playing fields at Brayton Community Centre and the land associated with Selby Bowling Club does not extend across the whole SCG and as such does not protect the whole ‘gap’ from development. Also this designation does not provide the same level of protection to the land for the same purposes as the SCG.

Conclusion

Overall, as the Selby and Brayton SCG is considered to fulfil its role as an SCG and there are no other designations covering the ‘gap’ which would perform the function of the SCG designation in protecting the openness of the ‘gap’ and preventing the merging of settlements it is recommended that the Selby and Brayton SCG is retained.

Extent and Detailed Boundaries of the SCG

No changes are proposed to the boundary of the Selby and Brayton SCG as identified in the Selby District Local Plan (2005), see Figure 2.

4.2 Barlby Bridge and Barlby

4.2.1 Overview

Barlby Bridge is located within the northern part of the Development Limits for Selby. Barlby Bridge contains short terraces of Edwardian red brick properties located off Barlby Road as well as modern housing development and areas of industrial development.

Barlby village is designated within the Core Strategy (2013) in conjunction with the village of Osgodby as a designated service village with close links and shared facilities. Barlby is located 160m north of the northern edge of the Development Limits for Selby. It is a clustered, mixed age settlement with older properties generally located along York Road, the main thoroughfare through the village, with higher density new development tucked behind.

The Barlby Bridge and Barlby SCG was identified in the Selby District Local Plan (2005), see Figure 6 where it was referred to as the Barlby Top/Barlby Crescent SCG. The Barlby Bridge and Barlby SCG has also been identified with the text of the Core Strategy (2013). The boundary of the Barlby Bridge and Barlby SCG has not been indicated within the Core Strategy and for the purpose of this assessment has been assumed to be the same as identified in the Selby District Local Plan (2005).

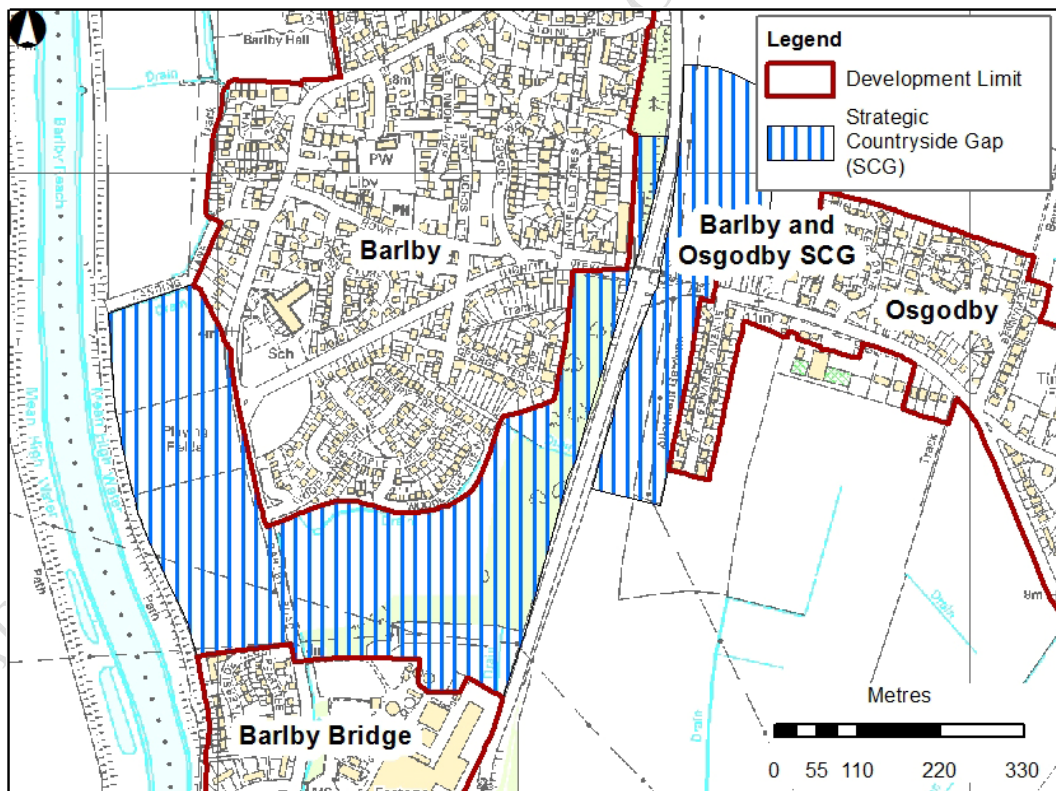


Figure 6 Assumed boundary of the Barlby Bridge and Barlby SCG based on the Barlby Top/Barlby Crescent SCG boundary identified in the Selby District Local Plan (2005)

The settlements of Barlby Bridge and Barlby are located approximately 170m apart. The SCG is located between the settlements of Barlby to the north/west and

Barlby Bridge to the south. The Barlby and Osgodby SCG, see Section 4.3, is located to the west of the A19.

The SCG comprises arable fields with raised grass flood embankments beyond along the River Ouse to west of Barlby Road (see Figure 7), rough mown public open space (Barlby Meadow), playing fields and deciduous woodland to the south of Barlby (see Figure 8), and deciduous woodland to the west of Barlby adjacent to the A19.



Figure 7 View west towards the flood defences along the River Ouse.



Figure 8 View south west across Barlby Meadow. Houses on northern edge of Barlby Bridge are visible in the background.

4.2.2 Other Designations with the SCG

The playing fields to the west of Barlby Road within the Barlby Bridge and Barlby SCG are designated as Recreation Open Space, Selby District Local Plan (2005) saved Policy RT1, see Appendix C for policy wording.

4.2.3 Development Pressure

There is no relevant consented development within the Barlby Bridge and Barlby SCG.

4.2.4 Assessment

Role of SCG

The SCG helps maintain an area of open space between Barlby Bridge and Barlby and prevents these settlements from merging.

Although the SCG contains areas of deciduous woodland it is considered to be predominantly open in character.

The open nature of this SCG provides the experience of leaving one settlement and passing through an area of open undeveloped land before entering another settlement.

Table 3 Summary of the role of the Barlby Bridge and Barlby SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the SCG 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?	✓	

Role of other designations

The Recreation Open Space designation on the playing fields west of Brayton Road does not cover the whole SCG and as such do not protect the whole 'gap' from development. Also this designations do not provide the same level of protection to the land for the same purposes as the SCG designation.

Conclusion

Overall, the Barlby Bridge and Barlby and Osgodby SCG is considered to fulfil its role as an SCG and there are no other designations covering the 'gap' which would perform the function of the SCG designation in protecting the openness of the 'gap' and preventing the merging of settlements. As such it is recommended that the Barlby Bridge and Barlby SCG is retained.

Extent and Detailed Boundaries of the SCG

No changes are proposed to the boundary of the Barlby Bridge and Barlby SCG as identified in the Selby District Local Plan (2005), see Figure 6.

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4.3 Barlby and Osgodby

4.3.1 Overview

Although two separate settlements Barlby/Osgodby is considered within the Core Strategy (2013) to be a designated service village with close links and shared facilities.

Barlby is located 160m north of the northern edge of the Development Limits for Selby. It is a clustered, mixed age settlement with older properties generally located along York Road, the main thoroughfare through the village, with higher density new development tucked behind.

Osgodby is located approximately 380m north east of the northern edge of the Development Limits for Selby. Development within Osgodby is mostly located to the north of the A63 with the housing along St Leonard's Avenue and a small grouping of residential development around the garden centre forming the exception.

The Barlby and Osgodby SCG was identified in the Selby District Local Plan (2005), see Figure 9 where it was referred to as the Barlby/Osgodby SCG. The Barlby and Osgodby SCG has also been identified with the text of the Core Strategy (2013). The boundary of the SCG has not been indicated within the Core Strategy and for the purpose of this assessment has been assumed to be the same as identified in the Selby District Local Plan (2005).

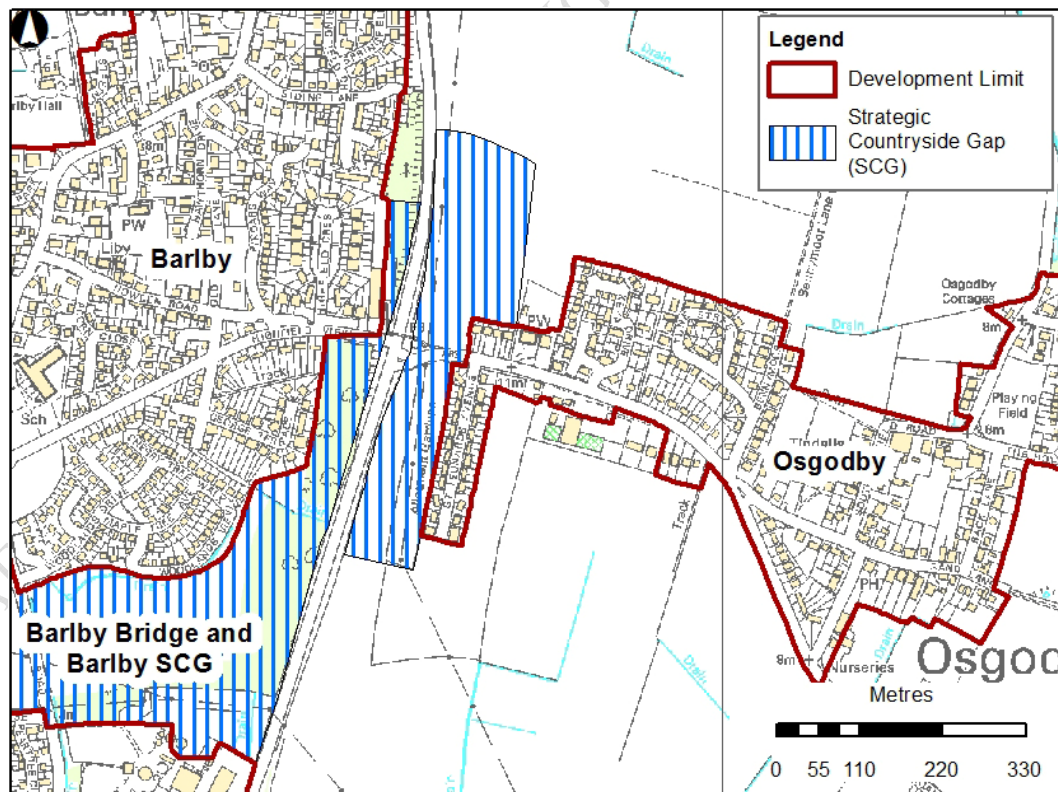


Figure 9 Assumed boundary of the Barlby and Osgodby SCG based on the Barlby/Osgodby SCG boundary identified in the Selby District Local Plan (2005)

The settlements of Barlby and Osgodby are located 105m apart. The SCG is located between the settlements of Barlby to the west and Osgodby to the east. It is located to the east of the A19 adjacent to Osgodby and follows the corridor of the A19. The Barlby Bridge and Barlby SCG, see Section 4.2, is located to the west of the A19.

The SCG comprises allotments and arable fields to the south of the A63 and larger arable fields to the north, see Figure 10 and Figure 11, respectively. Deciduous woodland on the western side of the A19, which is partially within the Barlby Bridge and Barlby SCG screens views of Barlby from Osgodby.



Figure 10 Looking south west across the Barlby/Osgodby SCG.



Figure 11 Looking north across the Barlby/Osgodby SCG

4.3.2 Other Designations with the SCG

The allotments west of St Leonard's Avenue within the Barlby and Osgodby SCG are designated as Recreation Open Space, Selby District Local Plan (2005) saved Policy RT1, see Appendix C for policy wording.

4.3.3 Development Pressure

There is no relevant consented development within the Barlby and Osgodby SCG.

4.3.4 Assessment

Role of SCG

The SCG does not on its own prevent the settlements of Barlby and Osgodby from merging. The A19, the Recreational Open Space at the allotments West of St Leonard's Avenue and the Barlby Bridge and Barlby SCG also play a role in preventing the settlements from merging.

The SCG contains arable fields and allotments and as such is considered to be open in nature.

Despite its limited size the SCG provides the perception of leaving one settlement and passing through an area of open undeveloped land before entering another settlement.

Table 4 Summary of the role of the Barlby and Osgodby SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the SCG 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?	✓	

Role of other designations

While the allotments west of St Leonard's Avenue are currently well used if they were to become less well used development pressure may be felt on this land. The continued inclusion of this area within the Barlby and Osgodby SCG provides an additional layer of protection against the development of this area.

Conclusion

As the Barlby and Osgodby SCG fulfils its role as an SCG and there are no other designations covering the 'gap' which would perform the function of the SCG designation in protecting the openness of the 'gap' and preventing the merging of settlements it is recommended that the Barlby and Osgodby SCG is retained.

Extent and Detailed Boundaries of the SCG

No changes are proposed to the boundary of the Barlby and Osgodby SCG as identified in the Selby District Local Plan (2005), see Figure 9.

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4.4 Thorpe Willoughby

4.4.1 Overview

The village of Thorpe Willoughby is located approximately 1.3km west of the western edge of Selby and approximately 1.4km north west of Brayton. Thorpe Willoughby is identified as a Designated Service Village within the Core Strategy (2013). The village has no perceivable village centre and comprises principally modern estate development.

The Thorpe Willoughby SCG is identified within the Core Strategy (2013). It is not named within the list of SCGs, however it is shown on Map 6: Key Diagram (see Figure 1). The Thorpe Willoughby SCG is intended to prevent the settlement of Thorpe Willoughby merging with Selby and, to a lesser extent, Brayton, see Figure 12. There is no boundary defined at present for the Thorpe Willoughby SCG.

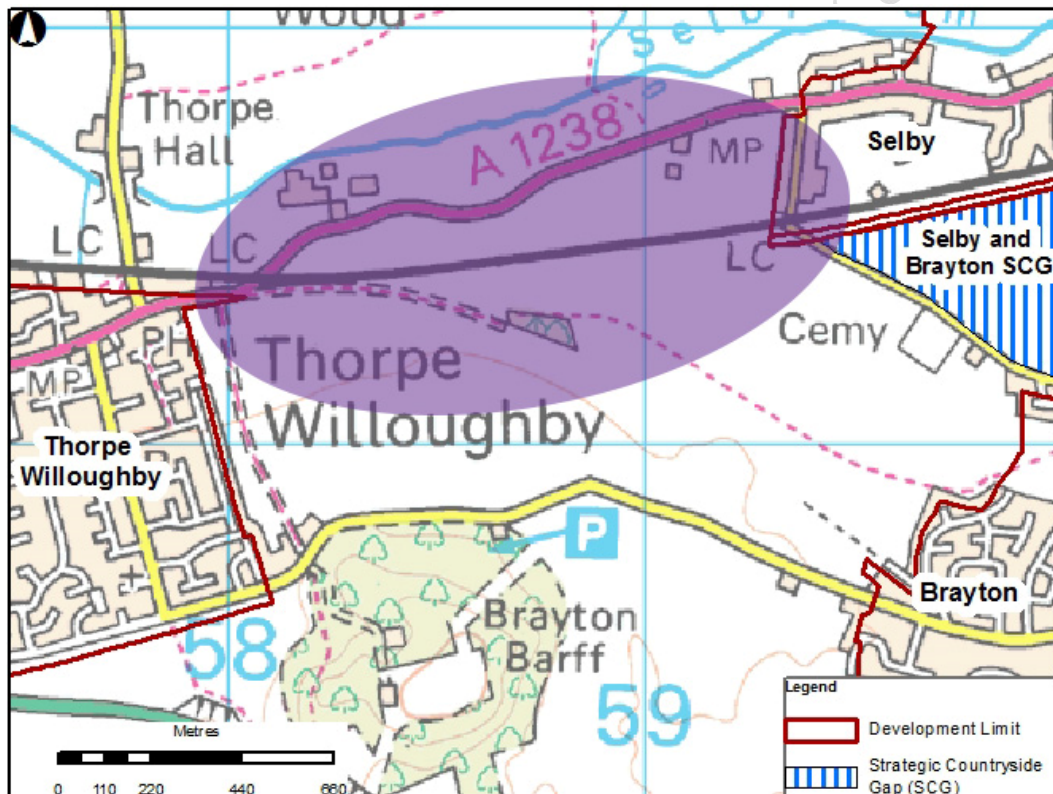


Figure 12 Relationship between Thorpe Willoughby and Selby. Area for consideration as a SCG broadly indicated in purple.

The landscape between Thorpe Willoughby and Selby along the A1238 Leeds Road contains predominantly arable fields. There is a small cluster of industrial units and residential properties, as well as a single isolated residential property and a veterinary practice located along the A1238 Leeds Road.

The landscape between Thorpe Willoughby and Brayton also contains predominantly arable fields with little existing residential development. Brayton Barff, a local landmark which contains an elevated area of woodland, is situated to the south-east of Thorpe Willoughby.



Figure 13 Looking towards Thorpe Willoughby from the entrance to the industrial units on Leeds Road.



Figure 14 Looking towards west Thorpe Willoughby from the edge of Selby. Brayton Barff, a largely wooded hill, is visible in the left of the view. The isolated residential property is visible in the centre of the view.



Figure 15 Looking south along the edge of Selby. Brayton Barff is visible in the right of the view.

4.4.2 Other designations within SCG

There are no designations located within the 'gap' broadly between Thorpe Willoughby and Selby, and Thorpe Willoughby and Brayton.

4.4.3 Development pressure

Parts of the land between Thorpe Willoughby and Selby, and Thorpe Willoughby and Brayton is coming under pressure for the development of residential properties.

An outline planning application for up to 230 no. residential properties on the eastern edge of Thorpe Willoughby to the south of Leeds Road was granted permission in January 2015 (application reference: 2014/1028/OUT), see Figure 16. The application excluded all Reserved Matters except for access. The site would be accessed from the A1238 Leeds Road.

In addition, permission is being sought for 125 residential dwellings on the western edge of Brayton to the south of Barff Lane (application reference: 2015/0367/FUL) and for 52 residential dwellings on the western edge of Brayton to the north of Barff Lane (application reference: 2015/0389/FUL). Whilst these developments are not currently consented they highlight that there is pressure for further residential development in this location. They have not been shown on Figure 16 as they are not yet consented developments.

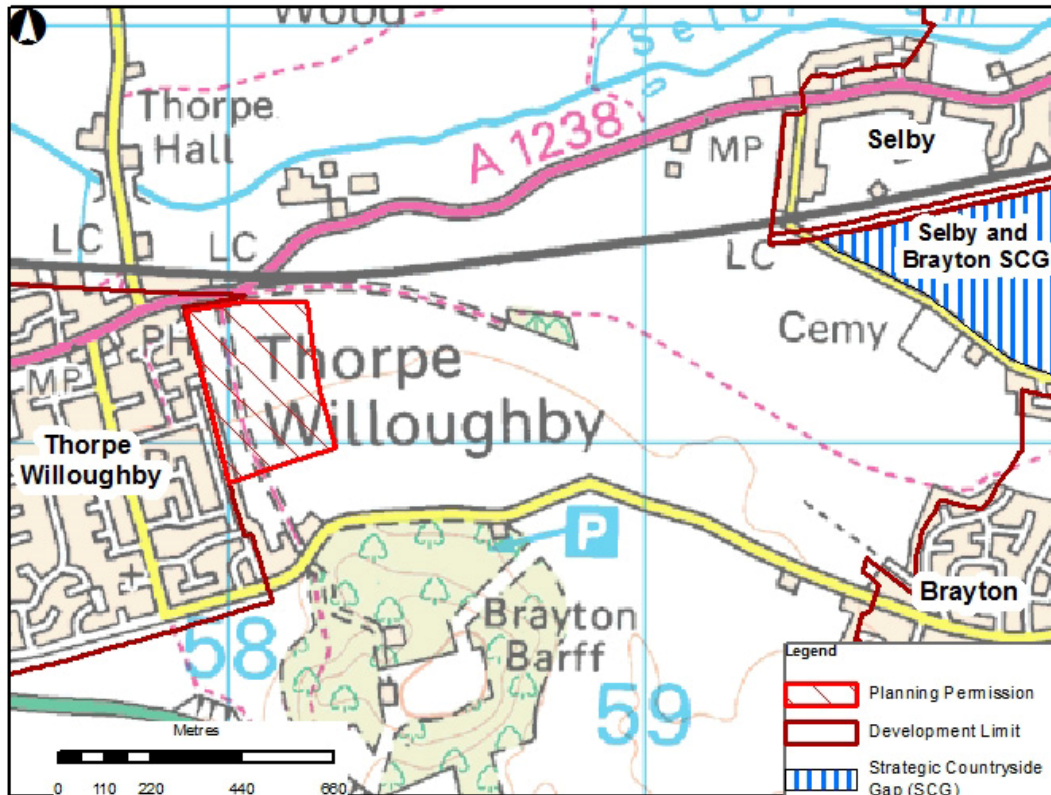


Figure 16 Planning permission (Application Ref: 2014/1028/OUT) in Thorpe Willoughby

This site lies outside the defined development limits for the villages of Thorpe Willoughby and Brayton.

4.4.4 Assessment

As noted previously there is no boundary defined with the Core Strategy (2013) for the Thorpe Willoughby SCG. This assessment considers the 'gap' between Thorpe Willoughby and Selby, Thorpe Willoughby and Brayton, in particular the land along the A1238 Leeds Road and Barff Lane.

Role of the SCG

The designation of land between Thorpe Willoughby and Selby as a SCG would prevent the continuation of ribbon development along the A1238 Leeds Road which would eventually lead to the merging of these settlements. It would also prevent the continuation of development along Barff Lane which would eventually lead to the merging of the settlements of Thorpe Willoughby and Brayton. However, it is considered that the complete 'gap' between the settlements is not required to fulfil this role due to the overall extent of the 'gap'.

Although the 'gap' does contain some development and some proposed development (see Section 4.4.3) the wider 'gap' is considered to be open in nature.

While there are elements of existing and proposed built form within the 'gap' between Thorpe Willoughby and Selby, the overall open nature of the 'gap'

facilitates the experience of leaving one settlement and passing through an open undeveloped ‘gap’ before entering another settlement.

Overall it is considered that the ‘gap’ between Thorpe Willoughby and Selby broadly fulfils its role as a SCG, subject to the identification of boundaries.. However, it is not required in its entirety.

There are no natural boundaries such as woodland that would create a SCG boundary and an arbitrary boundary would pre-empt the future site selection process.

Role of other designations within the SCG

There are no designations within the ‘gap’.

Conclusion

The purpose of the Thorpe Willoughby SCG is considered to be to prevent the merging of the settlements of Thorpe Willoughby and Selby, and Thorpe Willoughby and Brayton. While these settlements are approximately 1.3km and 1.4km apart respectively it is considered that there could be sufficient development pressure on the ‘gap’ which would eventually lead to merging of the settlements. This has in part been demonstrated by permitted and proposed residential developments on the edge of Thorpe Willoughby and Brayton (see Section 4.4.3).

Overall, it is considered that the ‘gap’ could fulfil its role as a SCG. As there are no designations covering the land which could perform the function of the SCG designation it is recommended that the Thorpe Willoughby SCG is retained and the boundaries identified.

Extent and Detailed Boundaries of the SCG

No boundaries for the Thorpe Willoughby SCG have been identified within the Core Strategy (2013).

The ‘gap’ is much larger than any of the other SCGs identified within Selby District. Given the perceived and actual physical gap between Thorpe Willoughby and Selby, and Thorpe Willoughby and Brayton it is considered that the SCG may not cover the full extent of the gap between the settlements.

A final decision on the principle and extent of the Strategic Countryside Gap policy designation between Thorpe Willoughby and Selby/Brayton in PLAN Selby will be made later in the plan-making process using the Council’s finalised site selection methodology.

4.5 Church Fenton East/West

4.5.1 Overview

Church Fenton is located approximately 8.4km north west of Selby and is identified as a designated service village within the Core Strategy (2013). The village is divided into two parts, east and west, by an area of open countryside. It is predominantly a linear settlement with some in-depth development in the western part of the village, south of Station Road. The village comprise mainly residential properties with some industrial development in the western part of the village

The Church Fenton East/West SCG passes between the two parts (east and west) of the village and was designated as a SCG within the Selby District Local Plan (2005), see Figure 17. This SCG has not been identified within the Core Strategy (2013).

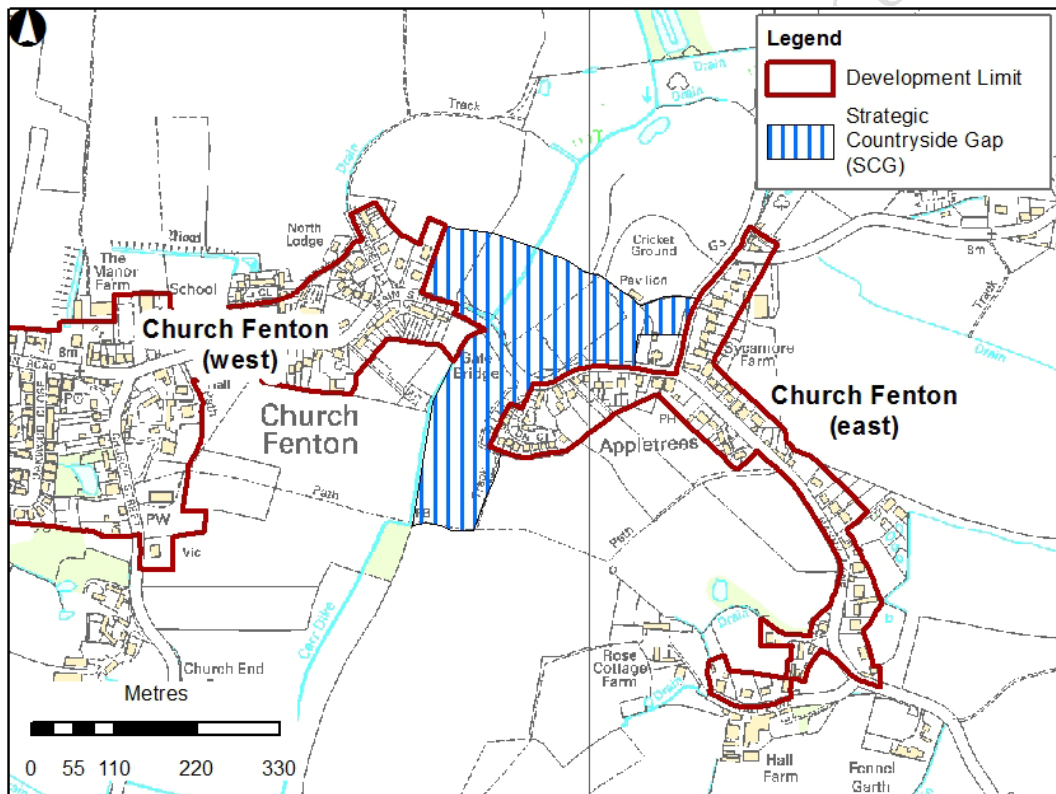


Figure 17 Boundary of the Church Fenton East/West SCG as identified in the Selby District Local Plan (2005)

This SCG comprises a mixture of arable and pastoral fields, small pockets of deciduous woodland, playing fields and a recreation ground with play area, see Figure 18. The Church of St Mary the Virgin, which is located outside of the SCG in Church Fenton West, forms a focal point across the SCG from the edge of Church Fenton East, see Figure 19.



Figure 18 Looking into the north of the SCG from the edge of Church Fenton East



Figure 19 View west from the edge of Church Fenton East. Note the tower of St Mary's Church in the left of the view.

4.5.2 Other designations within the SCG

The playing field on Main Street (in part) and the recreation ground to the rear of Main Street are designated as are designated as Recreation Open Space, Selby District Local Plan (2005) saved Policy RT1, see Appendix C for policy wording.

In addition the land adjacent to recreation ground to the rear of Main Street is designated as Proposed Recreation Open Space, Selby District Local Plan (2005) saved Policy CHF/2, see Appendix C for policy wording.

4.5.3 Development Pressure

There is no relevant consented development within the Church Fenton East/West SCG.

4.5.4 Assessment

Role of the SCG

The SCG maintains the open space between Church Fenton east and west, and prevents these two parts of the settlement from merging.

The SCG contains a small pocket of deciduous woodland as well as some scrub but overall is considered to be open in nature.

The generally open nature of this SCG, especially to the south, and the lack of development within the SCG creates a strong perception of leaving one part of Church Fenton before entering another. The SCG means that the two parts of the Church Fenton could be perceived as two separate settlements

Table 5 Summary of the role of the Church Fenton East/West SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the SCG 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?	✓	

Role of other designations

Neither of the designations (Recreation Open Space and Proposed Recreation Open Space) which are also present within the SCG cover the entire SCG and as such do not protect the whole 'gap' from development. Also these designations do not provide the same level of protection to the land for the same purposes as the SCG.

Conclusion

Overall, as the Church Fenton East/West SCG is considered to fulfil its role as an SCG and there are no other designations covering the 'gap' which would perform the function of the SCG designation in protecting the openness of the 'gap' and preventing the merging of the two parts of the settlement it is recommended that the Church Fenton East/West SCG is retained.

Extent and Detailed Boundaries of the SCG

No changes are proposed to the boundary of the Church Fenton East/West SCG as identified in the Selby District Local Plan (2005), see Figure 17.

4.6 Cliffe/Hemingbrough

4.6.1 Overview

The village of Cliffe is located approximately 2.5km east of the eastern edge of the Development Limits for Selby. Cliffe is identified as a Secondary Village with defined Development Limits with the Core Strategy (2013). It is a predominantly linear village which includes a mixture of 18th and 19th century cottages interspersed with a number of farmhouses. An area of modern estate type development is located in the south of the village.

Hemingbrough is located 3.5km east of the eastern edge of the Development Limits for Selby and is identified as a Designated Service Village within the Core Strategy (2013). It historically centres on Main Street, which runs through the west of the village. Newer development to the east of Main Street comprises low density estate development.

The Cliffe/Hemingbrough SCG is located between the settlements of Cliffe to the east and Hemingbrough to the west and was designated as a SCG within the Selby District Local Plan (2005), see Figure 20. This SCG has not been identified within the Core Strategy (2013).

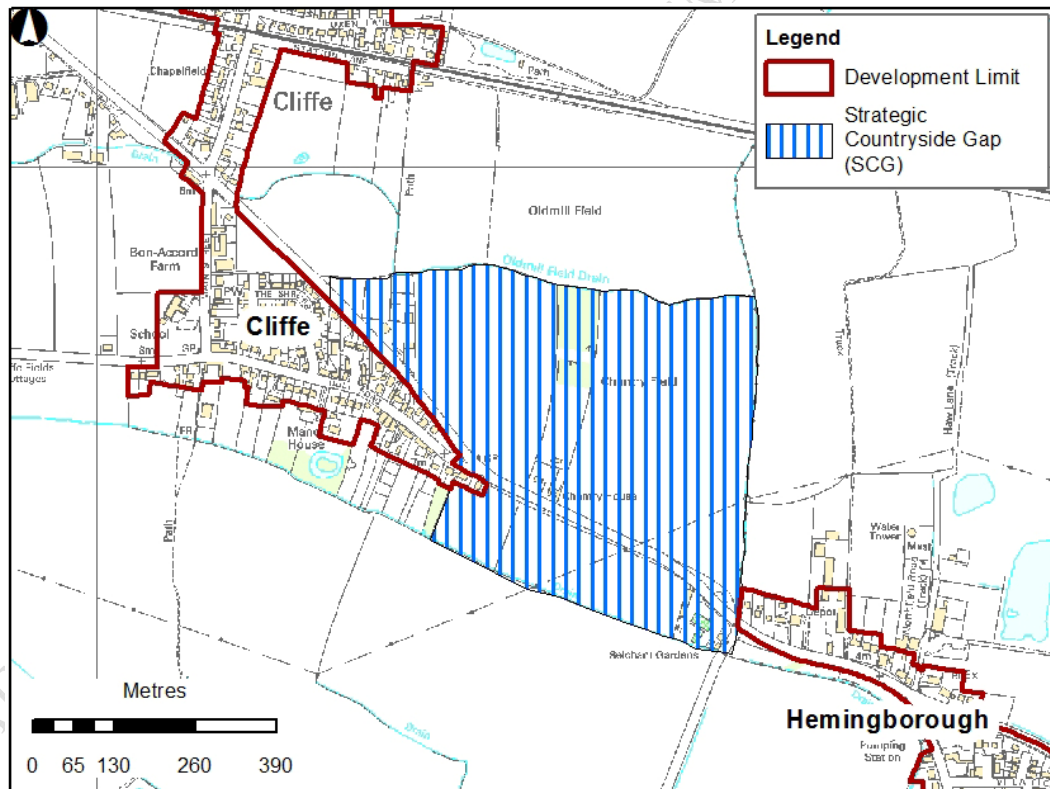


Figure 20 Boundary of the Cliffe/Hemingbrough SCG as identified in the Selby District Local Plan (2005)

This SCG comprises predominantly flat arable fields bound by hedgerows with two small clusters of residential properties and their associated gardens, see Figure 21.



Figure 21 View north east from edge of Cliffe. Note the heavily tree planted area in the right of the view is a private garden and the houses in the left of the view are in the north of Cliffe.

4.6.2 Other designations within the SCG

The Trans-Pennine Trail, Selby District Local Plan (2005) saved Policy RT8 (see Appendix C for policy wording) passes through this SCG.

4.6.3 Development pressure

There is no relevant consented development within the Cliffe/Hemingbrough SCG.

4.6.4 Assessment

Role of the SCG

The SCG maintains the open space between Cliffe and Hemingbrough, preventing these two settlements from merging.

With the exception of the two small clusters of residential development and the woodland planting within the one of the residential gardens the SCG is considered to be open in nature.

While there are elements of built form within this SCG, the overall open nature of this SCG provides the overall experience of leaving one settlement and passing through an open undeveloped 'gap' before entering another settlement.

Table 6 Summary of the role of the Cliffe/Hemingbrough SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the SCG 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?	✓	

Role of other designations within the SCG

The only other designation within this SCG is the Trans-Pennine Trail (Selby District Local Plan (2005) saved Policy RT8). This designation does not afford any protection to the landscape.

Conclusion

Overall, as the Cliffe/Hemingbrough SCG is considered to fulfil its role as an SCG and there are no designations covering the land which would perform the function of the SCG designation in protecting the openness of the 'gap' and preventing the merging of settlements it is recommended that the Cliffe/Hemingbrough SCG is retained.

Extent and Detailed Boundaries of the SCG

As a minimum, no changes are proposed to the boundary of the Cliffe/Hemingbrough SCG as identified in the Selby District Local Plan (2005), see Figure 20.

However, it is recommended that consideration be given to the inclusion of an additional area of land in Cliffe, see Figure 22. The inclusion of this area of land would continue the 'gap' between Cliffe and Hemingbrough and would prevent the infilling of land between the northern and southern parts of Cliffe.

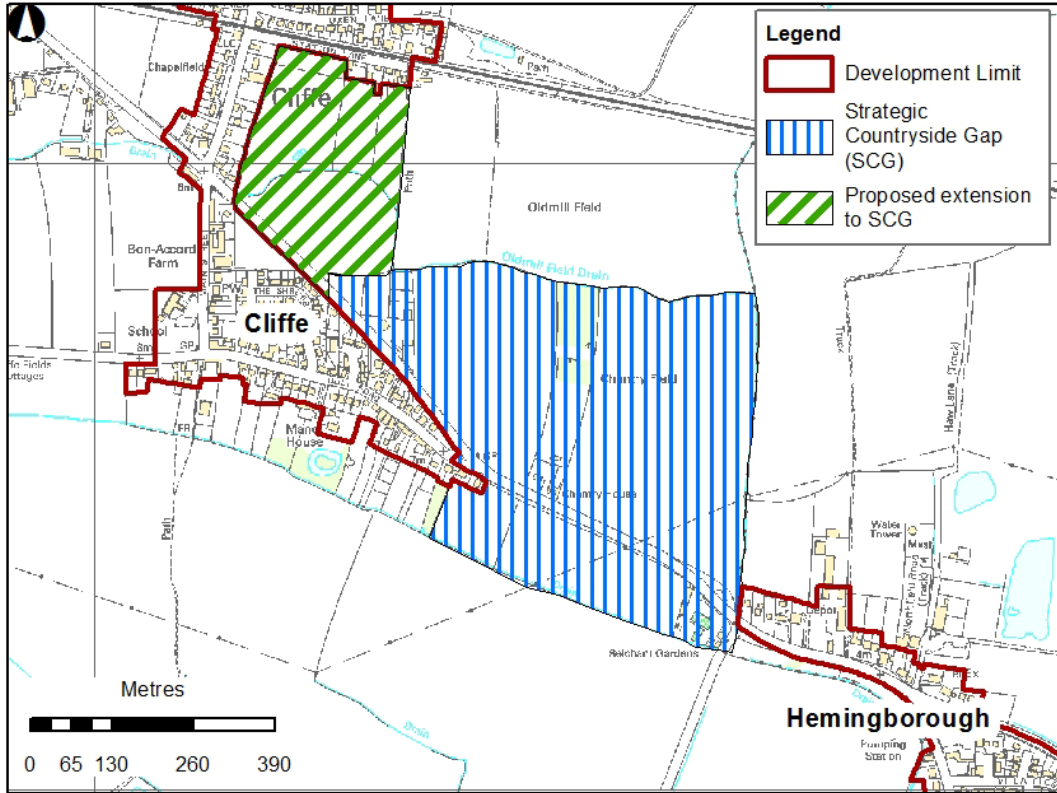


Figure 22 Proposed extension to Cliffe/Hemingbrough SCG boundary

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4.7 Gateforth

4.7.1 Overview

The village of Gateforth is located approximately 4.1km south west of the western edge of the Development Limits for Selby. Gateforth is identified as a Secondary Village with defined Development Limits within the Core Strategy (2103). The village comprises mixed age detached and semi-detached residential properties and farm steadings focused on the village green.

The Gateforth SCG extends into the settlement of Gateforth from the south and covers the village green, see Figure 23. It was designated as a SCG within the Selby District Local Plan (2005) and has not been identified within the Core Strategy (2013).

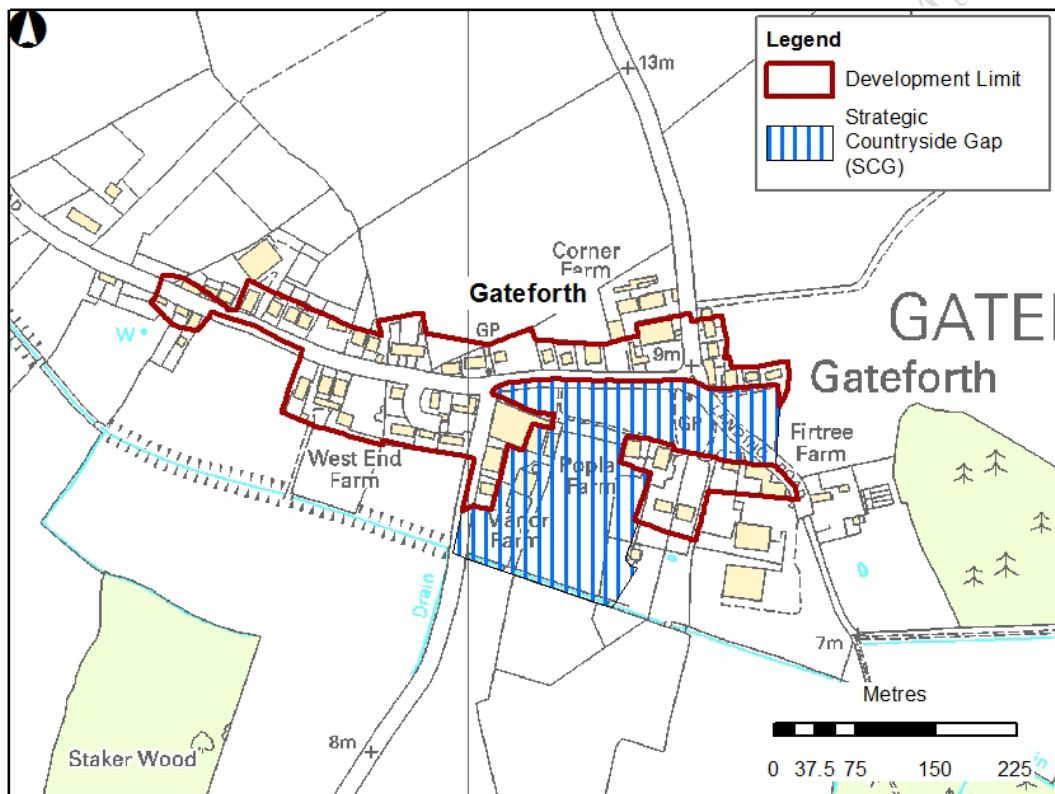


Figure 23 Boundary of the Gateforth SCG as identified in the Selby District Local Plan (2005)

This SCG comprises a pastoral field to the south, residential gardens, part of a farmstead and Gateforth village green, see Figure 24 and Figure 25.



Figure 24 View looking south at SCG. Note the plume from the Eggborough power station is visible above the trees in the left of the view.



Figure 25 View east looking at SCG where it covers the village green.

4.7.2 Other designations within the SCG

There are no other designations located within the Gateforth SCG.

4.7.3 Development pressure

There is no relevant consented development within the Gateforth SCG.

4.7.4 Assessment

Role of the SCG

The SCG maintains the open space (village green) within the core of Gateforth, and prevents two parts of the south of the village from merging.

With the exception of the agricultural barns and buildings included within the SCG this SCG is considered to be open in nature.

The SCG does not provide the perception of leaving a settlement or part of a settlement and entering open countryside before entering the next settlement or part of a settlement. This is due to the scale of the SCG and the inward looking nature of the village of Gateforth around the SCG.

Table 7 Summary of the role of the Gateforth SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the SCG 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?		✓

Role of other designations within the SCG

There are no other designations within the SCG.

Conclusion

The Gateforth SCG is considered to fulfil two of the three roles identified for a SCG and there are no other designations covering the land. As such it is recommended that the Gateforth SCG is retained.

Extent and Detailed Boundaries of the SCG

As a minimum, no changes are proposed to the boundary of the Gateforth SCG as identified in the Selby District Local Plan (2005), see Figure 23.

However, it is recommended that consideration be given to the omission of part of the SCG around Manor Farm, see Figure 26. The omission of this part of the SCG is proposed as this part of the SCG appears based on a review of aerial photography and OS mapping supplemented by the site visit, to be heavily developed and incompatible with the role of a SCG.

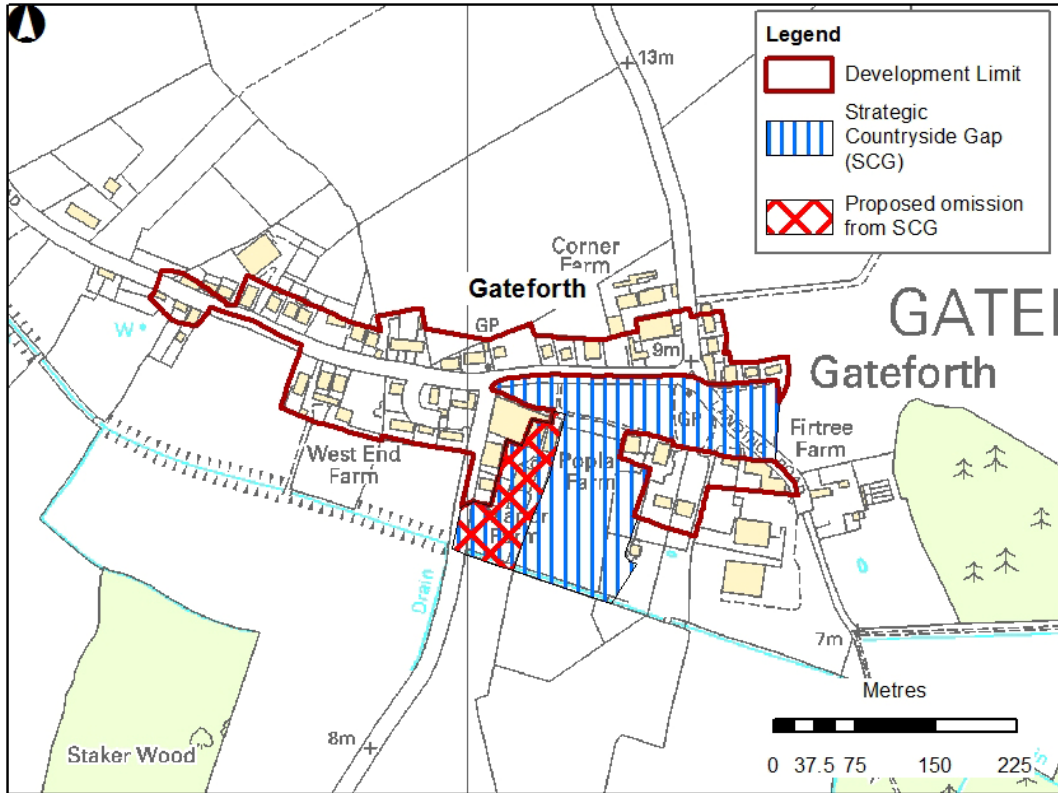


Figure 26 Proposed boundary revision to the Gateforth SCG

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4.8 Hensall North/South

4.8.1 Overview

The village of Hensall is located approximately 6.7km south of the southern edge of the Development Limits for Selby. Hensall is identified as a Secondary Village with defined Development Limits within the Core Strategy (2103).

The village is separated into two parts, north and south. The north of the village comprises mixed age residential properties. The older properties are generally focused on Main Street with newer cul-de-sac development located throughout the north of the village. The south of the village is mainly linear in nature and includes a mixture of residential properties, light industrial buildings and Hensall Station.

The Hensall North/South SCG, which was designated in the Selby District Local Plan (2005) passes between the two parts (north and south) of Hensall, see Figure 27. The SCG has not been identified within the Core Strategy (2013)

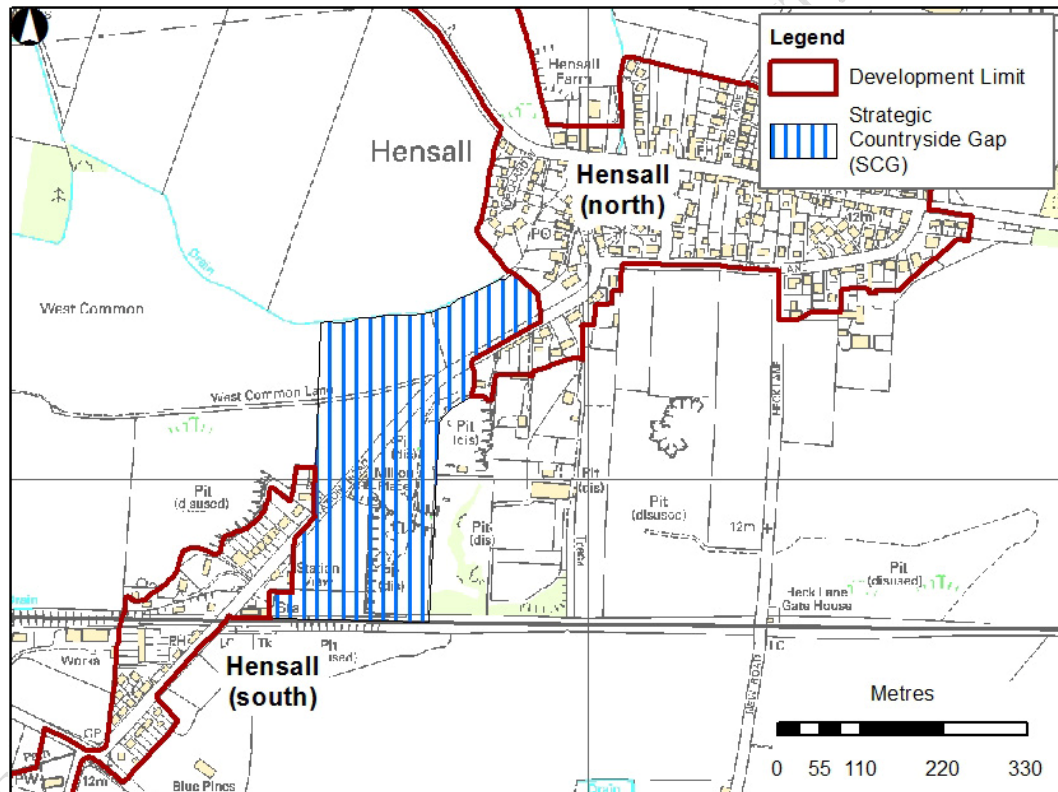


Figure 27 Boundary of the Hensall North/South SCG as identified in the Selby District Local Plan (2005)

This SCG comprises mixed arable and pastoral fields with some rough scrubby ground, see Figure 28 and Figure 29. A short terrace of houses and their associated gardens is located within this SCG.



Figure 28 Looking south west towards Hensall south



Figure 29 Looking north east towards Hensall north

4.8.2 Other designations with the SCG

There are no other designations identified within the SCG.

4.8.3 Development pressure

There is no relevant consented development within the Hensall North/South SCG.

4.8.4 Assessment

Role of the SCG

The SCG provides a ‘gap’ between the two parts of the settlement, preventing them from merging.

With the exception of the short residential terrace on Station Road the SCG is considered to be open in nature.

The generally open nature of this SCG creates a perception of leaving one part of Hensall before entering another. The SCG means that the two parts of Hensall could actually be perceived as two separate settlements

Table 8 Summary of the role of the Hensall North/South SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the SCG 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?	✓	

Role of other designations within the SCG

There are no other designations within the SCG.

Conclusion

Overall, as the Hensall North/South SCG is considered to fulfil its role as an SCG and there are no designations covering the land which would perform the function of the SCG designation it is recommended that the Hensall North/South SCG is retained.

Extent and Detailed Boundaries of the SCG

No changes are proposed to the boundary of the Hensall North/South SCG as identified in the Selby District Local Plan (2005), see Figure 27.

4.9 Skipwith

4.9.1 Overview

The village of Skipwith is located approximately 5.9km north east of the northern edge of the Development Limits for Selby. It is identified as a Secondary Villages with defined Development Limits with the Core Strategy (2013).

Skipwith is predominantly a linear village located along Main Street and Common Road. It contains predominantly mixed age detached residential properties with occasional farm steadings. The village is separated into two parts (north and south) by the village green and a series of pastoral fields.

The Skipwith SCG which was identified in the Selby District Local Plan (2005) passes between the two parts (north and south) of Skipwith, see Figure 30.

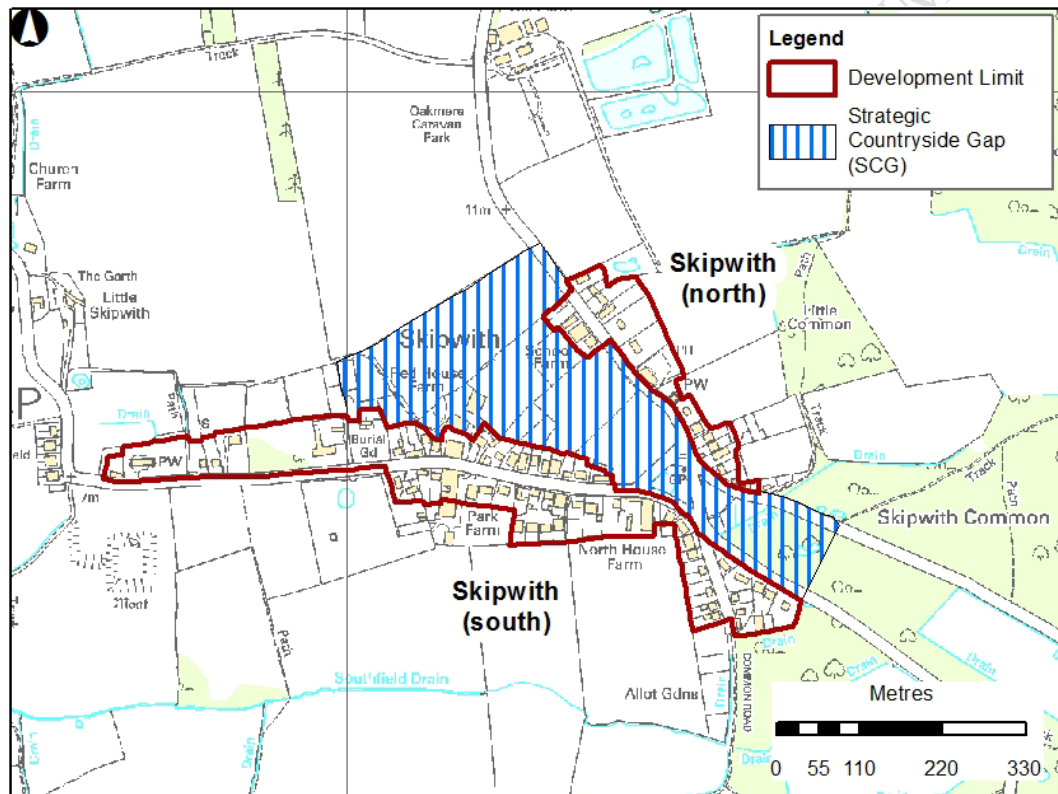


Figure 30 Boundary of the Skipwith SCG as identified in the Selby District Local Plan (2005)

This SCG covers an area of deciduous woodland in the south east, Skipwith village green and pond in the centre, and pastoral fields in the north west, see Figure 31, Figure 32 and Figure 33. The area of woodland forms part of the wider Skipwith Common National Nature Reserve (NNR) which is also designated as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).



Figure 31 Looking at south east part of SCG into the Skipwith Common NNR/SSSI/SAC



Figure 32 Looking north west across the village green



Figure 33 Looking west across part of the northern section of the SCG

4.9.2 Other designations within the SCG

As outlined in Section 4.9.1 the southern part of the Skipwith SCG is designated as a NNR, SSSI and SAC and is covered by Core Strategy (2013) Policy SP18: Protecting and Enhancing the Environment (see Appendix C for policy wording).

4.9.3 Development pressure

There is no relevant consented development within the Skipwith SCG.

4.9.4 Assessment

Role of the SCG

The SCG provides a 'gap' between the two parts of the settlement, preventing the two parts of the village of Skipwith from merging.

With the exception of the woodland in the south of the SCG, the SCG is considered to be open in nature.

The SCG does not provide the perception of leaving a settlement or part of a settlement and entering open countryside before entering the next settlement or part of a settlement. This is due to the scale of the SCG and the inward looking nature of the village of Skipwith around the SCG.

Table 9 Summary of the role of the Skipwith SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	

Is the SCG 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?		✓

Role of other designations within the SCG

The other designations within the Skipwith SCG are all nature conservation designations (NNR, SSSI and SAC) and they do not extend across the whole SCG. The designations are not concerned with preserving the openness of the 'gap' within Skipwith or preventing the merging of the settlement and as such are not considered to replace the need for the SCG.

Conclusion

Overall, the Skipwith SCG is considered to fulfil two of the three roles identified for a SCG and the other designations within the 'gap' perform the function of the SCG designation in protecting the openness of the 'gap' and preventing the merging of settlements. As such it is recommended that the Skipwith SCG is retained.

Extent and Detailed Boundaries of the SCG

No changes are proposed to the boundary of the Skipwith SCG as identified in the Selby District Local Plan (2005), see Figure 30.

4.10 Stillingfleet

4.10.1 Overview

The village of Stillingfleet is located approximately 7km north of the edge of Selby. The village is divided into distinctly separate parts north and south of the Stillingfleet Beck which contain a mix of historic and more modern properties. The north of Stillingfleet contains the Grade 1 listed St Helens Church.

The Stillingfleet SCG was identified in the Selby District Local Plan (2005). The SCG passes between the two parts (north and south) of Stillingfleet, see Figure 34, and is intended to prevent these two parts of the village from merging. Much of Stillingfleet is designated as a Conservation Area which also covers the extent of the SCG.

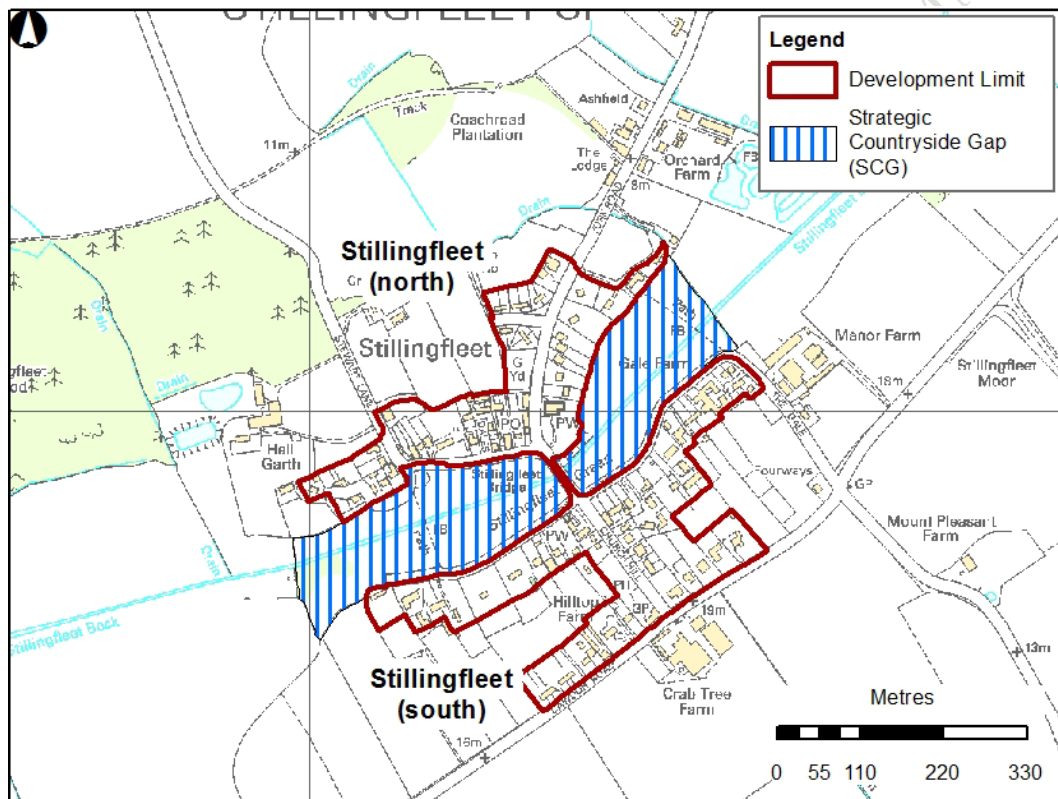


Figure 34 Boundary of the Stillingfleet SCG as identified in the Selby District Local Plan (2005)

The Stillingfleet SCG includes Stillingfleet Green, an area of rough marshy grassland with occasional scattered trees, along the banks of the Stillingfleet Beck as it passes through the village, see Figure 35 and Figure 36. The area is crossed by several paths (PROW) with two pedestrian footbridges providing connections between the north and south parts of the village across Stillingfleet Beck. Trees line the Beck as it passes St Helen's Church, see Figure 36.



Figure 35 Looking west across the north western part of the SCG.



Figure 36 Looking east across the south eastern part of the SCG.

4.10.2 Other designations with the SCG

The whole of the Stillingfleet SCG falls within the Stillingfleet Conservation Area, Selby District Local Plan (2005) saved Policy ENV25, see Appendix C for policy wording.

4.10.3 Development pressure

There is no relevant consented development within the Stillingfleet SCG.

4.10.4 Assessment

Role of SCG

The SCG, together with flood risk of the area, prevents two parts of the village of Stillingfleet from merging, influencing the form and direction of development in Stillingfleet by preventing the spread of development across Stillingfleet Green.

The SCG is open in nature and as a ‘green lung’ bringing the countryside into the settlement of Stillingfleet.

Stillingfleet is a single settlement. Although visually connected across Stillingfleet Green the Stillingfleet SCG does provide the perception of leaving one part of the settlement before entering the other.

Table 10 Summary of the role of the Stillingfleet SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the SCG 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?	✓	

Role of other designations

The area whole of the Stillingfleet SCG is located within the Stillingfleet Conservation Area. As Conservation Areas are considered to be a protected Article 2(3) land, land within these areas is excluded from permitted development rights. Removal of permitted development rights therefore does not restrict development from taking place, but it removes the principle of consent for small-scale changes. Despite the designation of the area within the Stillingfleet SCG as a Conservation Area, it remains prudent to retain a SCG designation to ensure that any development not only respects the setting and character of the Conservation Area but the openness and sensitivity of the SCG.

Conclusion

As the Stillingfleet SCG is considered to still fulfil its role as an SCG and it is considered that the SCG designation works in combination with the conservation area status of the village to preserve the open space at the core of the village it is recommended that the Stillingfleet SCG is retained.

Extent and Detailed Boundaries of the SCG

No changes are proposed to the boundary of the Stillingfleet SCG as identified in the Selby District Local Plan (2005), Figure 34.

4.11 Thorganby

4.11.1 Overview

The village of Thorganby is located approximately 9.7km north east of the northern edge of the Development Limits for Selby. Thorganby is identified as a Secondary Villages with defined Development Limits within the Core Strategy (2013). It is a linear village made up of mixed age predominantly red brick residential properties. The village is divided into two parts, north and south.

The Thorganby SCG, which was identified with the Selby District Local Plan (2005), is formed in two discreet areas between the two parts (north and south) of Thorganby village, see Figure 37.

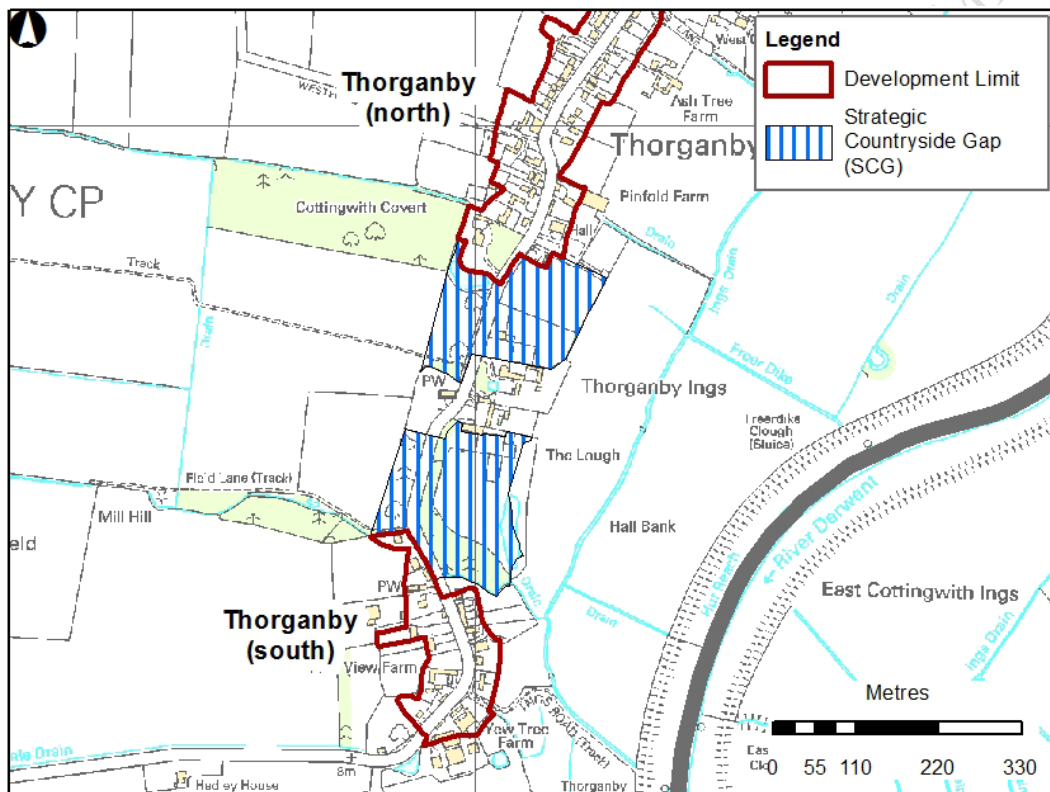


Figure 37 Boundary of the Thorganby SCG as identified in the Selby District Local Plan (2005)

St Helen's Church and a loose cluster of residential properties separate the two parts of the SCG. The minor road which passes through the two parts of the SCG is lined with a mixed hedgerow and in parts trees, to the east restricting views into the east of the SCG.

The northern part of this SCG contains arable and pastoral fields, see Figure 38, while the southern part contains part of a recreational open space with a children's play area, an area of woodland and pastoral fields.



Figure 38 Looking south west across the northern part of the SCG. The outline of St Helen's church is visible within the trees to the left of centre of the view.

4.11.2 Other designations with the SCG

The Thorganby SCG lies within the Thorganby Conservation Area, Selby District Local Plan (2005) saved Policy ENV25, See Appendix C for policy wording.

The western part of the southern section of the Thorganby SCG is designated as Recreation Open Space, Selby District Local Plan (2005) saved Policy RT1, see Appendix C for policy wording.

To the east of the minor road which passes through Thorganby, both parts of the SCG are designated as an Area of Restraint, Selby District Local Plan (2005) saved Policy RT6, see Appendix C for policy wording.

4.11.3 Development pressure

There is no relevant consented development within the Thorganby SCG.

4.11.4 Assessment

Role of the SCG

The SCG prevents the two main parts of the village of Thorganby (north and south) from merging.

Although the SCG contains small areas of deciduous woodland it is considered generally to be open in nature.

The generally open nature of this SCG creates a perception of leaving one part of Thorganby before entering another. The SCG means that the two parts of Thorganby could actually be perceived as two separate settlements

Table 11 Summary of the role of the Thorganby SCG

Role of Strategic Countryside Gap	Yes / in part	No / very limited
Does the SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the SCG 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?	✓	

Role of other designations with the SCG

The Thorganby SCG is located in part within the Thorganby Conservation Area. As Conservation Areas are considered to be a protected Article 2 (3) land, land within these areas is excluded from permitted development rights. Removal of permitted development rights therefore does not restrict development from taking place, but it removes the principle of consent for small-scale changes. Despite the designation of the area within the Thorganby SCG as a Conservation Area, it remains prudent to retain a SCG designation to ensure that any development not only respects the setting and character of the Conservation Area but the openness and sensitivity of the SCG.

Neither the Recreation Open Space designation nor the Area of Restraint designation cover the entire SCG and as such do not protect the whole 'gap' from development. Also these designations do not provide the same level of protection to the land for the same purposes as the SCG.

Conclusion

Overall, the Thorganby SCG is considered to fulfil its role as an SCG and none of the designations which are within the SCG perform the function of the SCG designation in protecting the openness of the 'gap' and preventing the merging of settlements. As such it is recommended that the Thorganby SCG is retained.

Extent and Detailed Boundaries of the SCG

As a minimum, no changes are proposed to the boundary of the Thorganby SCG as identified in the Selby District Local Plan (2005), see Figure 37.

However, it is recommended that consideration be given to the inclusion of an additional area of land at St Helen's Church, see Figure 39. The inclusion of this area of land would allow the two sections of the Thorganby SCG to join and would protect the openness of the land around the church.

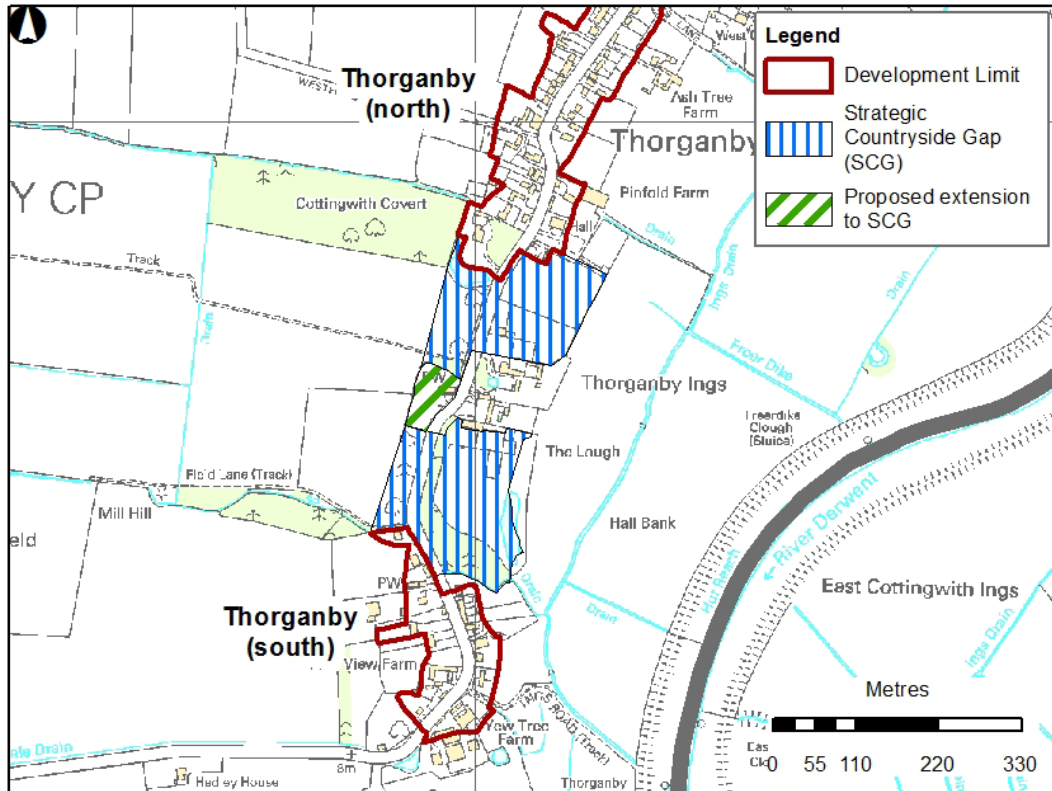


Figure 39 Proposed extension to Thorganby SCG boundary

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5 Identification of new SCGs

5.1 Introduction

A review was undertaken of the settlements within Selby District which were considered to be at risk of coalescing with and adjacent settlements to identify if, and where any further SCGs may be required within the District.

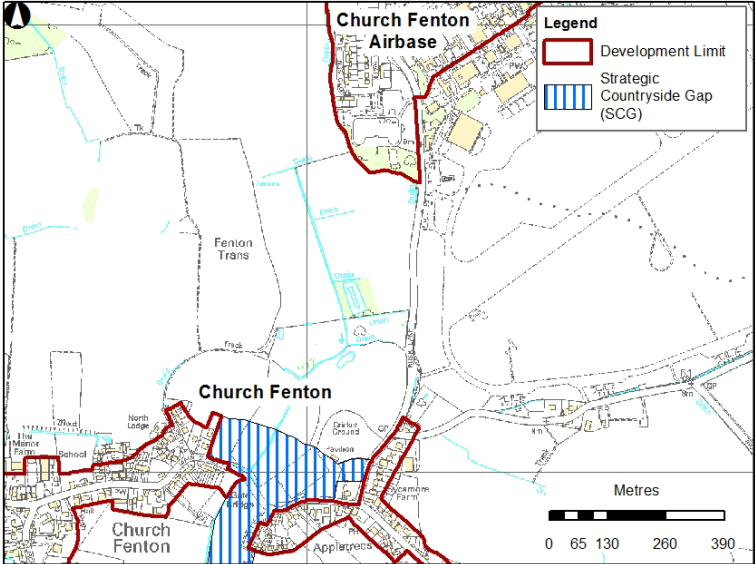
5.2 Assessment

The initial review has considered all settlements with defined Development Limits as identified in the Core Strategy (2103) within 1.5km of each other as well as gaps between Development Limit boundaries for individual settlements, see Table 12.

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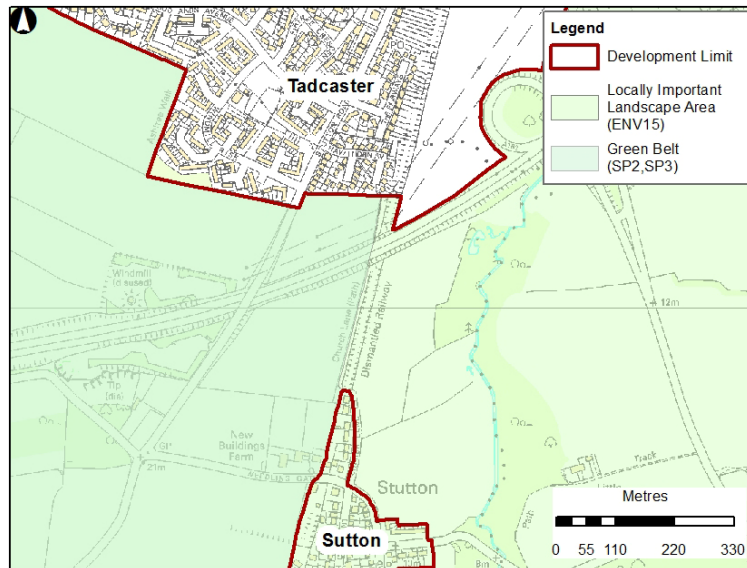
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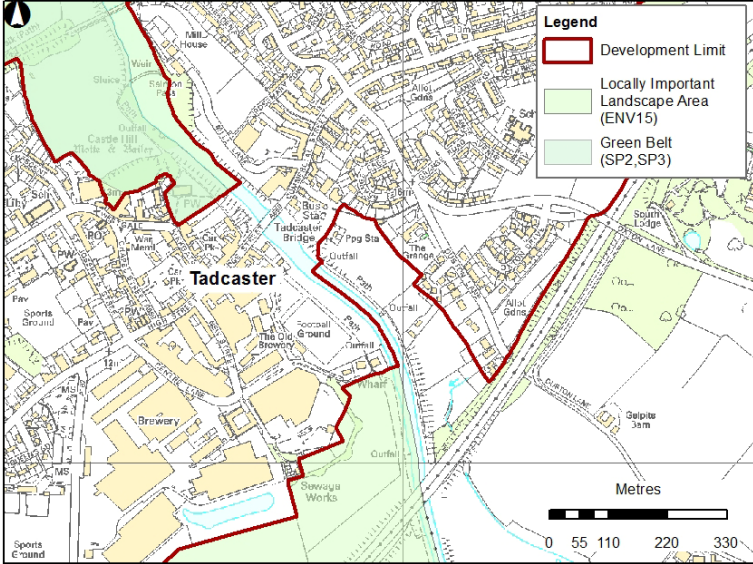
Table 12 Review of locations for potential new SCGs

Settlements		Approx. distance between	Comments	To be considered further
Church Fenton	Church Fenton Airbase	525m	<p>Church Fenton is a Designated Service Village and Church Fenton Airbase is a Secondary Village with defined Development Limits.</p> <p>This potential gap comprises mixed use fields and rough grass associated with the airfield. Noise constraints and safety exclusion zones associated with any future operation of the airfield are likely to preclude any development within this area. In addition, the Designated Service Village status of Church Fenton indicates that this settlements is only considered capable of accommodating additional limited growth while the Secondary Village with defined Development Limits status of Church Fenton Airbase indicates this settlement is not capable of accommodating further planned development.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this gap has not been considered further for inclusion as an additional SCG.</p> 	No

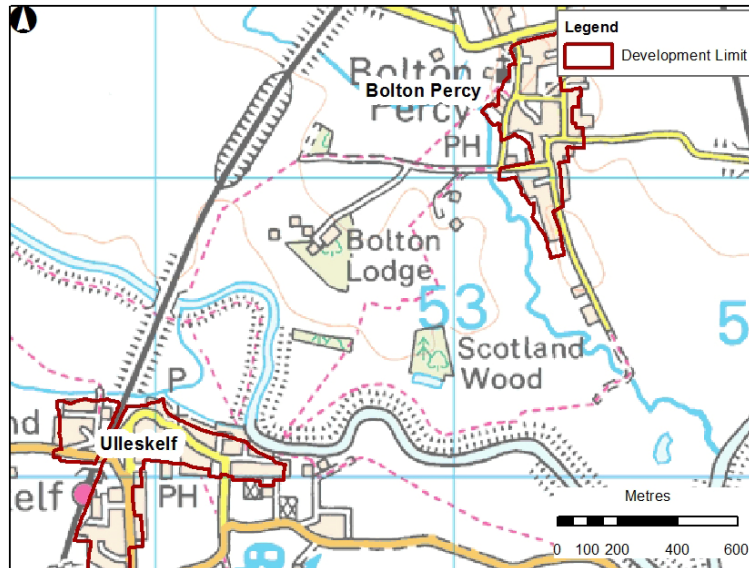
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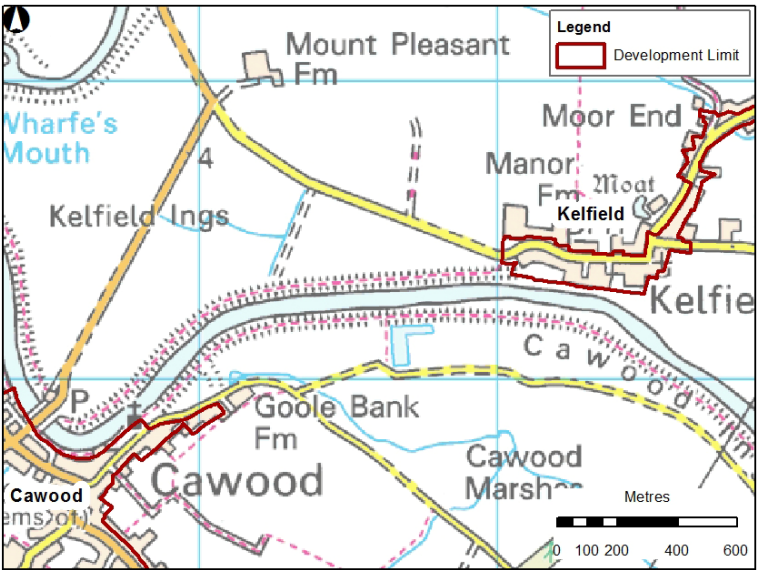
Settlements		Approx. distance between	Comments	To be considered further
Tadcaster	Sutton	325m	<p>Tadcaster is a Local Service Centre and Sutton is a Secondary Village with defined Development Limits. This potential gap is located on the edge of the Green Belt and is also in part covered by the Locally Important Landscape Area designation. It comprises mixed fields and a small linear area of woodland. While development may continue northward from Sutton towards Tadcaster there is no road directly linking the settlements for development to expand along. However, there is potential for Church Road in Sutton to extend but without substantial modifications the A64 would provide a physical separation between the settlements.</p> <p>The Local Service Centre status of Tadcaster means there is considered to be scope for continued growth, however in this location noise constraints from the A64 is likely to restrict development opportunities extending southward from Tadcaster. The Secondary Village with defined Development Limits status of Sutton indicates this settlement is not capable of accommodating further planned development.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this gap has not been considered further for inclusion as an additional SCG.</p>	No

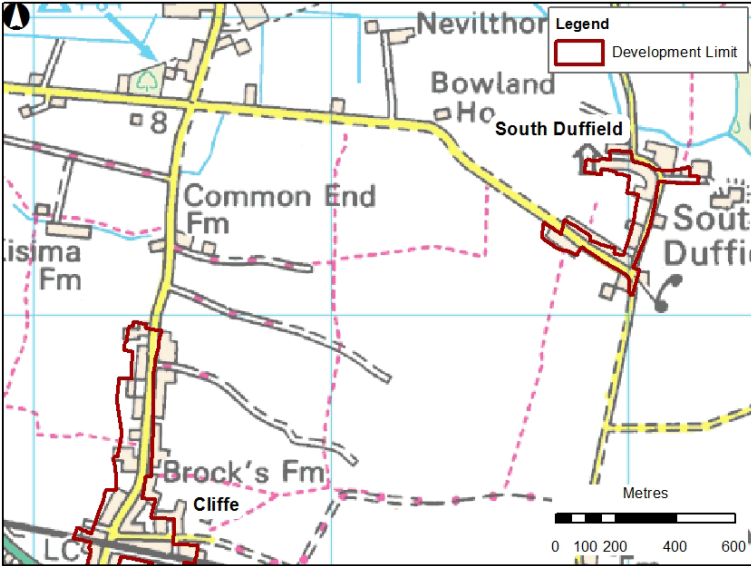


Settlements		Approx. distance between	Comments	To be considered further
Tadcaster, to south of the town centre on western side of River Wharfe	Tadcaster, to south of the town centre on eastern side of River Wharfe	100m	<p>Tadcaster is a Local Service Centre.</p> <p>This potential gap is located between the Development Limits for Tadcaster either side of the River Wharfe to the south of the town centre. It comprises open grass fields with some tree cover. The A64 provides the southern boundary to this area and open views into this area are possible from this road. There is no road extending into this area, however access could be introduced from the surrounding road network. The area is located within flood zone 3.</p> <p>The Local Service Centre status of Tadcaster means that there is considered to be scope for continued growth associated with the settlement. Noise constraints associated with the A64 is likely to restrict development opportunities in the south of this area.</p> <p>Overall, due to the development pressures on Tadcaster, it is considered that further consideration should be given to this gap as a potential SCG.</p> 	Yes

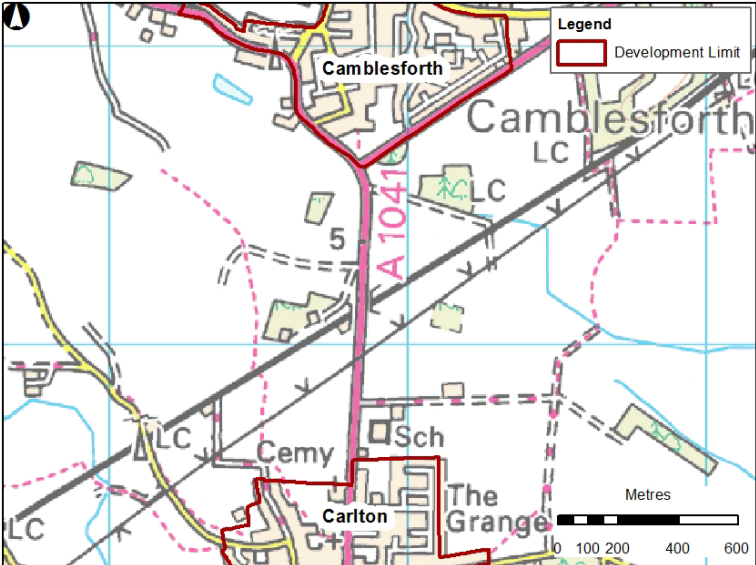
Settlements		Approx. distance between	Comments	To be considered further
Bolton Percy	Ulleskelf	1.2km	<p>Bolton Percy is a Secondary Village with defined Development Limits and Ulleskelf is a Designated Service Village.</p> <p>The two settlements are physically separated by the River Wharfe and there is no direct road link between the two settlements for development to expand along. The land within the potential gap comprises mixed arable and pastoral fields with some wooded areas.</p> <p>The Designated Service Village status of Ulleskelf indicates that this settlements is only considered capable of accommodating additional limited growth while the Secondary Village with defined Development Limits status of Bolton Percy indicates this settlement is not capable of accommodating further planned development.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this gap has not been considered further for inclusion as an additional SCG.</p>	No



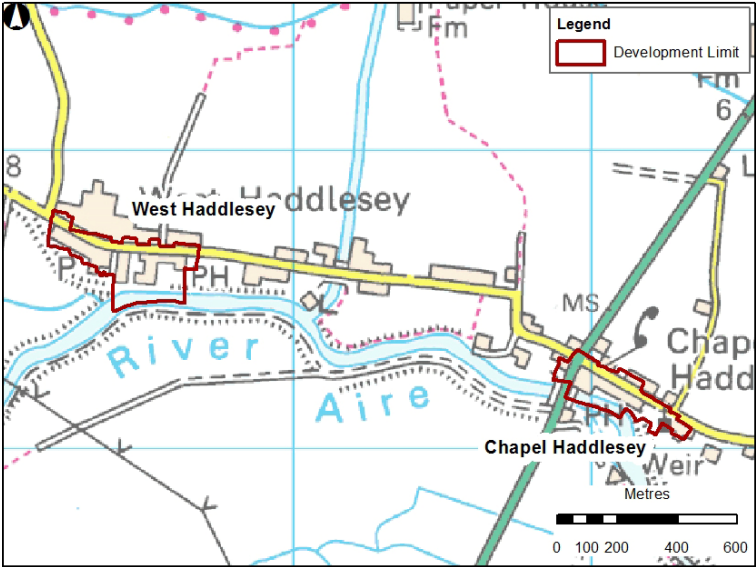
Settlements		Approx. distance between	Comments	To be considered further
Kelfield	Cawood	1.0km	<p>Kelfield is a Secondary Village with defined Development Limits and Cawood is a Designated Service Village.</p> <p>The potential gap comprises predominately arable fields. The two settlements are separated by the River Wharfe and there is no direct road link between the two settlements for development to expand along. In addition, the Designated Service Village status of Cawood indicates that this settlements is only considered capable of accommodating additional limited growth while the Secondary Village with defined Development Limits status of Kelfield indicates this settlement is not capable of accommodating further planned development.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this gap has not been considered further for inclusion as an additional SCG.</p> 	No

Settlements		Approx. distance between	Comments	To be considered further
Cliffe	South Duffield	1.4km	<p>Cliffe and South Duffield are both Secondary Villages with defined Development Limits.</p> <p>The potential gap comprises predominantly arable fields with some pastoral fields around the edge of Cliffe. There is no direct road link between the two settlements for development to expand along. In addition, the Designated Service Village status of both villages indicates that these settlements are only considered capable of accommodating additional limited growth.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this gap has not been considered further for inclusion as an additional SCG.</p> 	No

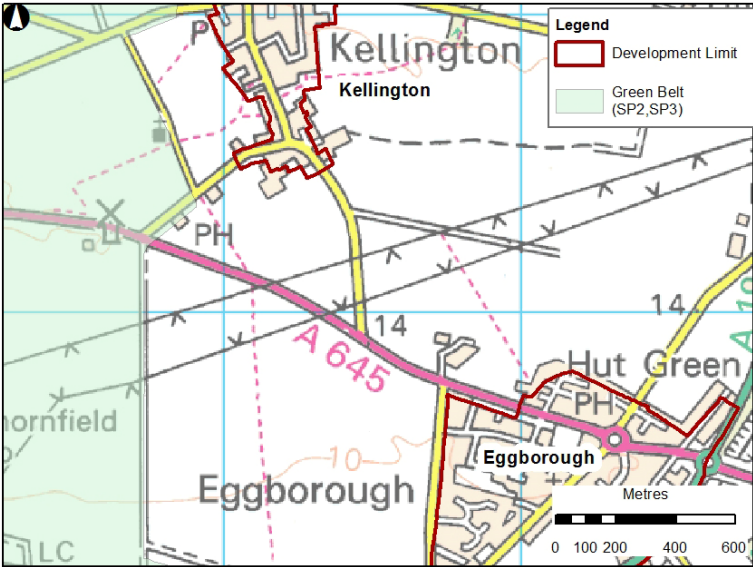
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Settlements		Approx. distance between	Comments	To be considered further
Camblesforth	Carlton	955m	<p>Camblesforth is a Secondary Village with defined Development Limits and Carlton is a Designated Service Village.</p> <p>The potential gap comprises mixed arable and pastoral fields and is crossed by a railway line. There is a direct road link (A1041) between the two settlements. However, the Designated Service Village status of Carlton indicates that this settlements is only considered capable of accommodating additional limited growth while the Secondary Village with defined Development Limits status of Camblesforth indicates this settlement is not capable of accommodating further planned development.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this gap has not been considered further for inclusion as an additional SCG.</p> 	No

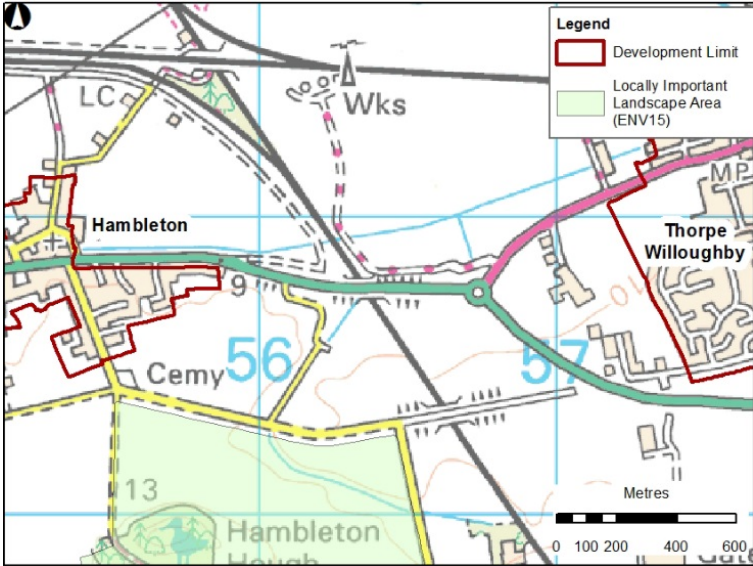
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Settlements		Approx. distance between	Comments	To be considered further
Chapel Haddlesey	West Haddlesey	1.3km	<p>Chapel Haddlesey and West Haddlesey are both Secondary Villages with defined Development Limits. This gap comprises predominantly arable fields. There is a direct road link between these two settlements. However, given the amount of development which already exists along the road this area could not be considered open. In addition, the Secondary Villages with defined Development Limits status of both villages indicates this settlement is not capable of accommodating further planned development. As such this gap has not been considered further for inclusion as an additional SCG</p>  <p>The map shows the River Aire flowing between West Haddlesey (top) and Chapel Haddlesey (bottom). Red lines delineate the Development Limits for both villages. A road runs north-south between them. A legend indicates 'Development Limit' with a red box. A scale bar at the bottom right shows 0, 100, 200, 400, and 600 metres.</p>	No

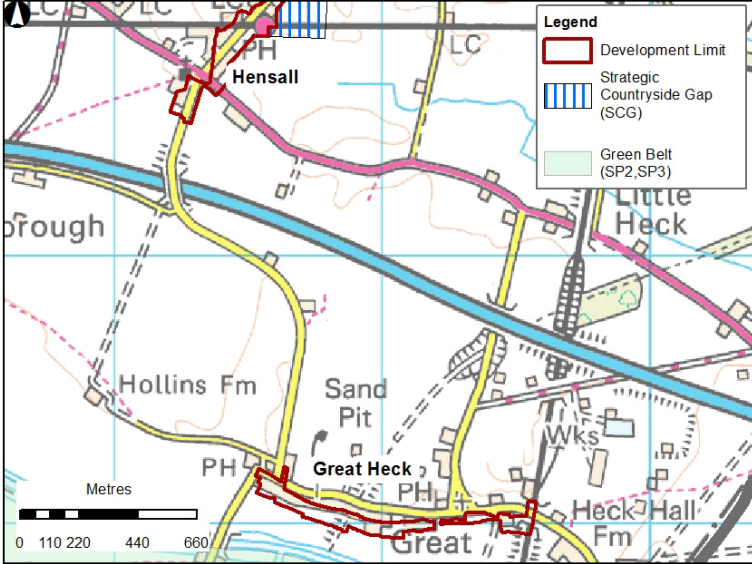
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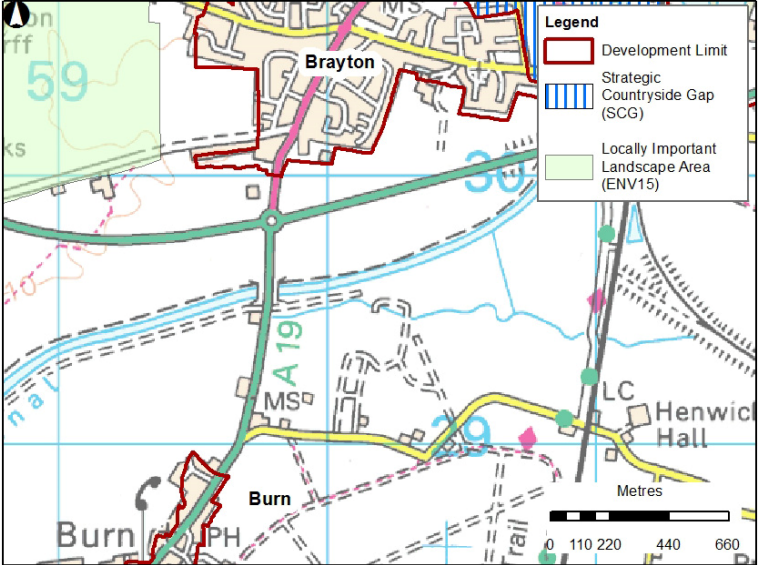
Settlements		Approx. distance between	Comments	To be considered further
Eggborough	Kellington	890m	<p>Eggborough and Kellington are both Designated Service Villages.</p> <p>This potential gap comprises mixed arable and pastoral fields. There is no direct road link between the two settlements for development to expand along and the pylons and overhead lines which pass through the gap between the villages would potentially place some restrictions on development within this area. In addition, the Designated Service Village status of both villages indicates that these settlements are only considered capable of accommodating additional limited growth.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this gap has not been considered further for inclusion as an additional SCG.</p> 	No

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Settlements		Approx. distance between	Comments	To be considered further
Hambleton	Thorpe Willoughby	1.3km	<p>Hambleton and Thorpe Willoughby are both Designated Service Villages.</p> <p>This potential gap comprises predominantly arable fields and the wooded corridor of the A63. There is a direct road link between these two settlements. However, the Designated Service Village status of both villages indicates that these settlements are only considered capable of accommodating additional limited growth.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this gap has not been considered further for inclusion as an additional SCG.</p>  <p>The map displays the geographical relationship between Hambleton and Thorpe Willoughby. Hambleton is on the left, and Thorpe Willoughby is on the right. A red line indicates the Development Limit for both. A green shaded area represents a Locally Important Landscape Area (ENV15) situated between the two villages. The A63 road runs through the gap between them. Other features include a cemetery (Cemy) near Hambleton, a wooded area (Wks) near Thorpe Willoughby, and various contour lines and roads. A scale bar at the bottom right shows distances up to 600 metres.</p>	No

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Settlements		Approx. distance between	Comments	To be considered further
Great Heck	Hensall	1.4km	<p>Great Heck and Hensall are both Secondary Villages with defined Development Limits.</p> <p>This 'gap' comprises mixed arable and pastoral fields with some small blocks of woodland. A sand quarry is located within the gap to the north of Great Heck. There is a direct road link between these two settlements. However, the M62 passes between these two settlements providing a physical barrier to coalescence. In addition, the Secondary Villages with defined Development Limits status of both villages indicates this settlement is not capable of accommodating further planned development.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this 'gap' has not been considered further for inclusion as an additional SCG.</p> 	No

Settlements		Approx. distance between	Comments	To be considered further
Brayton	Burn	1.1km	<p>Brayton is a Designated Service Village and Burn is a Secondary Village with defined Development Limits.</p> <p>This 'gap' contains mixed arable and pastoral fields. The Selby Canal and associated towpath and the A63 cross this 'gap'. There is a direct road link between the two settlements with some scattered development along this road. However, the Designated Service Village status of Brayton indicates that this settlements is only considered capable of accommodating additional limited growth; while the Secondary Village with defined Development Limits status of Burn indicates this settlement is not capable of accommodating further planned development.</p> <p>As such it is not considered that there is a significant risk that these settlements may coalesce and this 'gap' has not been considered further for inclusion as an additional SCG.</p> 	No

5.3 ‘Gaps’ for further consideration as a SCG

Only the ‘gap’ between the Development Limits for Tadcaster either side of the River Wharfe to the south of the town centre (potential Tadcaster SCG) has been identified for further consideration as a SCG.

Potential Tadcaster SCG

The initial review of the potential Tadcaster SCG which is located between the Development Limits for Tadcaster either side of the River Wharfe to the south of the town centre is provided in Table 12.

Access to this area is restricted to a PRoW which runs along the River Wharfe.

The land to the west of the River Wharfe is designated as a Locally Important Landscape Area, Selby District Local Plan (2005) saved Policy ENV15: Conservation and Enhancement of Locally Important Landscape Areas, see Appendix C for policy wording. However, there are no designations covering the potential SCG to the east of the River Wharfe, so little protection from development is currently provided to this area.

The potential SCG is located in Flood Risk Zone 3; however this alone cannot be relied on to restrict development within this area.

Role of potential SCG

The role of the broad area for the potential Tadcaster SCG, as indicated in Table 12, as a potential SCG is considered below.

There is currently little development within the potential SCG. Designating this area as a SCG would help prevent development which would result in the merging of the southern part of Tadcaster from encroaching into this area.

Although the SCG contains small areas of deciduous woodland it is considered generally to be open in nature. Designating this area as a SCG would help retain the openness of this area.

Glimpsed views of this potential SCG are possible from Commercial Street, Tadcaster, opening up into wider close distance views from Tadcaster bus station. The existing development which extends southward either side of the River Wharfe is largely screened from view by vegetation. When viewed from the A63 the existing development in the south of Tadcaster is largely well screened by intervening vegetation. On balance, due to the proximity of development and the screening of views by intervening vegetation the SCG provides only a limited perception of leaving part of a settlement and entering open countryside before entering the next part of a settlement.

Table 13 Summary of the role of the potential Tadcaster SCG

Role of potential Strategic Countryside Gap	Yes / in part	No/ very limited
Does the potential SCG prevent the merging of settlements or parts of a settlement?	✓	
Is the potential SCG open in nature?	✓	

Role of potential Strategic Countryside Gap	Yes / in part	No/ very limited
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?		✓

Conclusion

Overall, the potential Tadcaster SCG performs two of the three of its roles as a potential SCG. However, there is limited protection against development afforded to this area and any development within the Development Limits to the west of the River Wharf may result in the loss of the screening vegetation. This would in turn increase the importance of this potential SCG in providing the perception of leaving one part of a settlement and entering open countryside before re-entering another part of the settlement.

As such it is recommended that the potential Tadcaster SCG is taken forward as a SCG. The boundaries of the proposed Tadcaster SCG are indicated in Figure 40

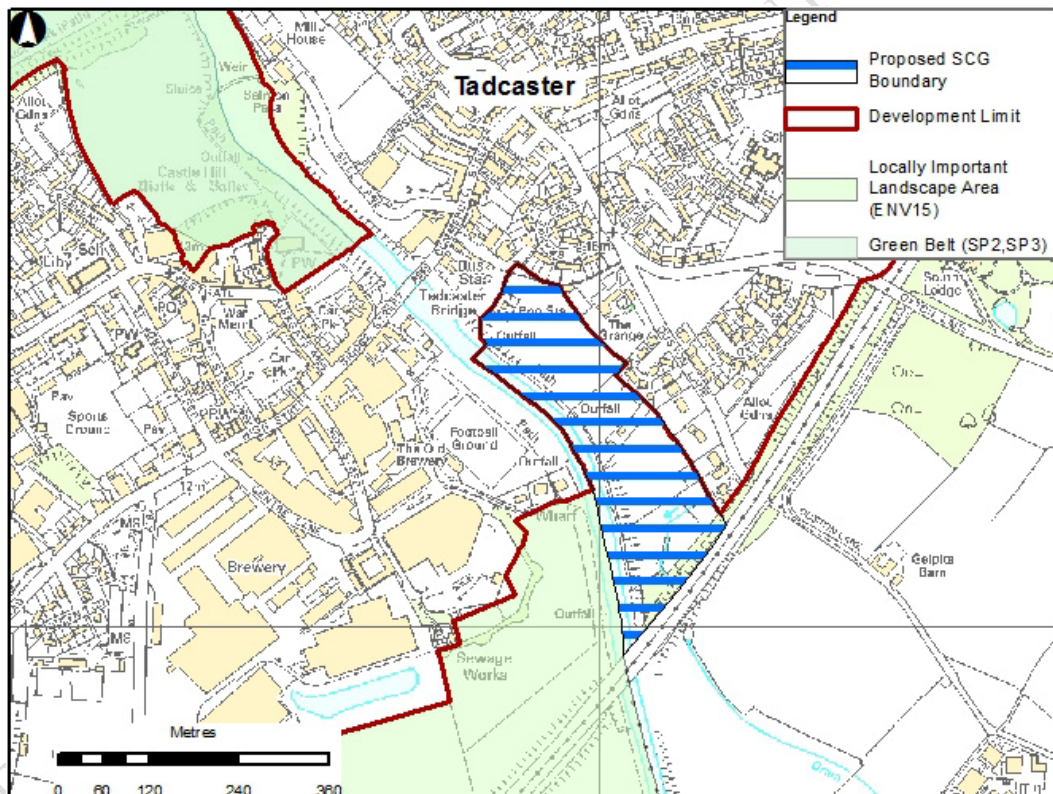


Figure 40 Boundary of the proposed Tadcaster SCG

6 Assessment Summary

6.1 Introduction

The purpose of this study was to consider the role and extent of SCGs within the District and identify potential new SCGs where appropriate.

The study defined the role and purpose of the SCGs within Selby District based on a review of the current and past SCG policy wording. The performance of the existing SCGs was reviewed against these purposes to establish whether they should be retained as SCGs. The boundaries of the existing SCGs were reviewed and modifications suggested where the boundaries were no longer performing their purpose as part of an SCG or where the inclusion of an area was required to either enhance the performance of an SCG.

In addition, a review of the existing gaps between settlements with clearly identified Development Limits outside of the Green Belt to identify any additional potential SCGs that may exist with Selby District.

6.2 Summary and Recommendations

6.2.1 Existing/historic SCGs

Each of the 11 SCGs identified within either the Core Strategy (2013) or the Local Plan (2005) were considered against their role as a SCG. This was undertaken through a combination of desk based study and field work.

It is recommended that all of the existing SCGs were performing their role as a SCG well and should be retained as SCGs. However, some minor modifications to the boundaries of the Cliffe/Hemingborough SCG (a proposed addition), Gateforth SCG (a proposed omission) and Thorganby SCG (a proposed addition) were proposed for further consideration by Selby District Council.

In the case of the Thorpe Willoughby SCG which was identified in the Core Strategy (2013) but had not defined boundary. It is recommended that as SCG should be included in the 'gap' between Thorpe Willoughby and Selby, and Thorpe Willoughby and Brayton. However the 'gap' is much larger than any of the other SCGs identified within Selby District. Given the perceived and actual physical gap between Thorpe Willoughby and Selby, and Thorpe Willoughby and Brayton it is considered that the SCG may not be required to cover the full extent of the 'gap' between the settlements to fulfil its role as a SCG.

Selby District Council are working towards identifying sites for allocation, a draft framework for site allocation is provided for comment as part of the Summer 2015 consultation titled 'PLAN Selby Site Allocations: A Framework for Site Selection'. When the portfolio of potential site allocations is known Selby District Council will confirm the exact boundary for the Thorpe Willoughby SCG.

6.2.2 Proposed SCGs

A review was undertaken of all settlements within 1.5km of each other which have defined Development Limits and are not within the Green Belt or subject to

an existing SCG designation to identify any potential new SCGs. In addition as 'gaps' between Development Limit boundaries for individual settlements were also considered.

In total 12 'gaps' were reviewed. Of these 'gaps' only one, the 'gap' between the Development Limits for Tadcaster either side of the River Wharfe to the south of the town centre (referred to as the 'potential Tadcaster SCG') was identified for further consideration as a SCG.

Overall, the potential Tadcaster SCG is considered to perform two of the three of its roles as a potential SCG – it prevents the merging of settlement or parts of a settlement and it is open in nature. However, there is the potential for further development within the Development Limits to result in the loss of screening vegetation which would in turn increase the importance of this potential SCG in providing the perception of leaving one part of a settlement and entering open countryside before re-entering another part of the settlement.

As such it is recommended that the potential Tadcaster SCG is taken forward as a SCG.

7 Policy Wording Recommendation

7.1 Overview

The Study Brief required recommendations to be made for the draft wording of a new Strategic Countryside Gap policy for inclusion in PLAN Selby.

The revised policy wording uses the existing Policy SG1 within the Local Plan (2005) as a basis and supplements this with the formalised roles of the SCG within the methodology at the beginning of this study. The revised policy retains the emphasis for development proposals to have no physical intrusion into the SCGs and no impact on the open character of this land.

7.2 Strategic Countryside Gaps Revised Policy

Land within Strategic Countryside Gaps functions to maintain key areas of openness and the individual identity of settlements, or parts of settlements, within Selby District.

Following consultation on the Revised Strategic Countryside Gap boundaries have been defined in the Arup (2015) Strategic Countryside Gap Study comments will be reflected and all confirmed SCGs will feature on the site allocations map

Planning decisions will seek to retain the openness and sensitivity of these land gaps.

Any development proposals within or close proximity to these Strategic Countryside Gaps which have an adverse impact on the following will not be permitted:

- The SCG's role in protecting the individual identity of settlements;
- The SCG's role in preventing coalescence of settlements; and
- The SCG's role in preserving the existing settlement pattern by safeguarding the openness of the intervening landscape.

Appendix A

Comparative Examples

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A1 Comparative Examples

A1.1 Chesterfield Borough Council

Chesterfield Borough Council's Core Strategy (2013) sets out the broad locations and policy context for Strategic Gaps within the Chesterfield Borough. The Core Strategy was examined in September 2012, found sound June 2013, and subsequently adopted in July 2013.

The assessment of strategic gaps is based upon the following four questions:

- Do they prevent the merging of settlements?
- Do they provide a 'green lung' into urban area?
- Do they act as a recreational or biodiversity resource?
- Do they influence the form and direction of urban development?

These broad questions are then analysed within the context of the following criteria:

- Landscape character type;
- Blue Infrastructure (e.g. rivers, open water, wetland, etc);
- Replacement Chesterfield Borough Plan (2006) allocations;
- Biodiversity;
- Access, routes and public rights of way;
- Historic Heritage;
- Urban Rural Fringe Issues;
- Previously Developed Land; and
- Public Land Ownership.

This assessment is qualitative in nature and based on the professional judgement of an Officer.

A1.2 South Norfolk District Council

South Norfolk District Council's Site Specific Policies and Allocations Development Plan Document (DPD) provides the definition for Strategic Countryside Gaps in South Norfolk. The DPD is NPPF compliant, having been examined in April 2014. Although yet to be found sound, the Inspector's letter sets out that it will be considered sound subject to a series of modifications. Although some of these modifications do relate to Strategic Gaps, they relate purely to specific boundaries of sites due to be allocated under the policy. The modifications do not suggest that either the principal of the policy is wrong, nor that the methodology by which they were assessed is fundamentally incorrect.

The background paper by Chris Blandford Associates sets out that it has taken the NPPF's requirements into account and references the absence of specific guidance or accepted practice. The assessment is based on two objectives:

- To protect the setting and separate identity of settlements, and avoid coalescence; and
- To retain the existing settlement pattern by maintaining the openness of the land.

The precise criteria against which the assessment was conducted covers the following points and considerations:

- Landscape context;
- Topography and drainage;
- Vegetation;
- Land uses;
- Access and movement (public rights of way etc.);
- Visual characteristics, including inter-visibility and intra-visibility; and
- Sense of leaving, or departing from, a settlement.
- The assessment is qualitative in nature.

A1.3 Havant Borough and East Hampshire District Councils (Untested at Examination)

In 2012 Havant Borough and East Hampshire District Councils reviewed and updated the 2008 background report *'The Formation of Strategic and Local Gaps in Havant Borough'*. This will become part of the emerging Local Plan evidence base. The councils state that their Strategic Gaps are “*not countryside protection or landscape designations*”, but recognises that they “*command wide public support [and are] an integral part of land use patterns in the Borough and need to be seen, and valued, not merely as passive landscape features retaining open land adjacent to urban areas, but also as having potential for new/enhanced recreation*”

The methodology employed focused on proposed development sites that are within Strategic Gaps, and assesses them in terms of their impact upon the ‘Gap’.

The assessment of sites outside the currently defined urban areas consists of landscape character and sensitivity, visual separation and perception. A Gap assessment matrix was compiled for each site taking into account the following:

- Character & sensitivity
 - Separation of areas of distinctive character;
 - Intactness/integrity of landscape character;
 - Landscape designation;
 - Tranquillity.
- Visual separation
 - Significance of distance across gap at narrowest point;
 - Clearly defined coherent boundary;
 - Density of vegetation screening new urban edge;
 - Sense of separation of settlements due to topography and vegetation across gap;
 - Prominence in public realm.

The assessment identifies scores within the assessment matrix. Once a site is assessed against the above criteria, it is given an overall traffic light rating – green, amber and red.

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Appendix B

SCG Proforma

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B1 SCG Proforma

Name of SCG	
Settlement Context	
Settlement character:	Cluster Linear Ribbon
<i>Any additional notes</i>	
Separation distance between settlements – <i>Is there a real risk that two settlements will coalesce?</i>	
Landscape Context	
Landscape character – <i>describe with reference to past LCAs etc. Identify key characteristics.</i>	
Topography and drainage – <i>describe</i>	
Vegetation – <i>describe</i>	
Access and movement – <i>describe</i>	
Visual Context	
Visual character of SCG – <i>describe</i>	
Key views – <i>describe</i>	
Perceptual Context	
Perception of leaving one settlement, passing through open countryside before entering next settlement – <i>describe</i>	
Designations	
Are there any other relevant designations within the SCG? – <i>identify</i>	
Consented Development	
Is there any consented development that could impact the SCG? – <i>identify and describe</i>	

Appendix C

Policy Wording for Designations

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C1 Policy Wording for Designations within SCGs

C1.1 Selby District Local Plan (2005) Saved Policies

Saved Policy RT1: Protection of Existing Recreation Open Space and Allotments

Proposals which would result in the loss of existing recreation open space and allotments will not be permitted unless:

- 1) The use has been abandoned and the site is not required to remedy an existing deficiency for recreation or allotment use elsewhere in the locality; or
- 2) Alternative provision of at least the equivalent size, accessibility and quality is made within the locality to serve the needs of the existing community; or
- 3) Sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site.

Saved Policy RT6: Control of Recreational Development in the Lower Derwent Valley

Proposals for additional recreational facilities including caravan and camping development, bankside moorings or other boating facilities will not be permitted within the Lower Derwent Valley area of restraint as defined on the proposals map.

Saved Policy RT8: The Trans-Pennine Trail

Proposals to extend the route of the trans-Pennine trail, to enhance access along the trail and to establish links with other rights of way will be encouraged.

Saved Policy ENV 15: Conservation and Enhancement of Locally Important Landscape Areas

Within the locally important landscape areas, as defined on the proposals map, priority will be given to the conservation and enhancement of the character and quality of the landscape. Particular attention should be paid to the design, layout, landscaping of development and the use of materials in order to minimise its impact and to enhance the traditional character of buildings and landscape in the area.

Saved Policy ENV25: Control of Development in Conservation Areas

Development within or affecting a conservation area will be permitted provided the proposal would preserve or enhance the character or appearance of the conservation area, and in particular:

- 1) The scale, form, position, design and materials of new buildings are appropriate to the historic context;
- 2) Features of townscape importance including open spaces, trees, verges, hedging and paving are retained;
- 3) The proposal would not adversely affect the setting of the area or significant views into or out of the area, and
- 4) The proposed use, external site works and boundary treatment are compatible with the character and appearance of the area.

Where necessary in order to be able to fully assess proposals, the council will require applications to be accompanied by detailed plans and elevations showing the proposed development in its setting.

Saved Policy CHF/2: Land for recreation open space to the rear of Main St, Church Fenton

Land adjacent to the recreation ground rear of Main Street, Church Fenton, is allocated for recreation open space purposes.

C1.2 Core Strategy (2013)

SP18 Protecting and Enhancing the Environment

The high quality and local distinctiveness of the natural and manmade environment will be sustained by:

1. Safeguarding and, where possible, enhancing the historic and natural environment including the landscape character and setting of areas of acknowledged importance.
2. Conserving those historic assets which contribute most to the distinct character of the District and realising the potential contribution that they can make towards economic regeneration, tourism, education and quality of life.
3. Promoting effective stewardship of the District's wildlife by:
 - a) Safeguarding international, national and locally protected sites for nature conservation, including SINCs, from inappropriate development.
 - b) Ensuring developments retain, protect and enhance features of biological and geological interest and provide appropriate management of these features and that unavoidable impacts are appropriately mitigated and compensated for, on or off-site.
 - c) Ensuring development seeks to produce a net gain in biodiversity by designing-in wildlife and retaining the natural interest of a site where appropriate.

d) Supporting the identification, mapping, creation and restoration of habitats that contribute to habitat targets in the National and Regional biodiversity strategies and the local Biodiversity Action Plan.

4. Wherever possible a strategic approach will be taken to increasing connectivity to the District's Green Infrastructure including improving the network of linked open spaces and green corridors and promoting opportunities to increase its multi-functionality. This will be informed by the Leeds City Region Infrastructure Strategy.

5. Identifying, protecting and enhancing locally distinctive landscapes, areas of tranquillity, public rights of way and access, open spaces and playing fields through Development Plan Documents.

6. Encouraging incorporation of positive biodiversity actions, as defined in the local Biodiversity Action Plan, at the design stage of new developments or land uses.

7. Ensuring that new development protects soil, air and water quality from all types of pollution.

8. Ensuring developments minimise energy and water consumption, the use of non-renewable resources, and the amount of waste material.

9. Steering development to areas of least environmental and agricultural quality.