



Strategic Countryside Gaps
Update January 2021

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Introduction & Background

- 1.1 This report updates the draft report: “A Study of Green Belt, Strategic Countryside Gaps, Safeguarded Land and Development Limits” (Arup 2015) as part of the evidence base for the emerging new Selby District Local Plan.
- 1.2 The information presented in the 2015 report is not repeated, but a summary of the 2015 results and background to Strategic Countryside Gaps is provided for context. The identified Strategic Countryside Gaps are reconsidered in line with the latest national guidance and legislation and recommendations are made for the retention, boundary amendment, deletion or for additional Strategic Countryside Gaps.
- 1.3 This update is in the following stages:
- Considers the assessment criteria of the 2015 report to determine if they are still valid and relevant, especially the role and purpose of the Strategic Countryside Gaps and sets out changes to the assessment;
 - Considers each of the identified Strategic Countryside Gaps against the role, purpose and performance assessment criteria;
 - Checks each of the identified Strategic Countryside Gaps for any new designations and / or development that could affect the role of the gap, and
 - Sets out which Strategic Countryside Gaps should be included in the emerging new Local Plan.
- 1.4 Ten Strategic Countryside Gaps were identified and defined in the Selby District Local Plan (2005), of which three were subsequently specifically mentioned in the Selby District Core Strategy Local Plan (2013). A further Strategic Countryside Gap at Thorpe Willoughby was identified and included on the Selby District Core Strategy Local Plan (2013) Key Diagram, but the exact boundary was not defined.
- 1.5 The seven Strategic Countryside Gaps not specifically mentioned in the Core Strategy Local Plan (2013) are still designated under saved Policy SG1 of the Selby District Local Plan (2005). Table 1 sets out these identified Strategic Countryside Gaps in the current Selby Development Plan and Appendix 1 sets out the policies and supporting text.

Table 1: Strategic Countryside Gaps in the Selby Development Plan

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

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

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

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

The Assessments Made Regarding the Strategic Countryside Gaps 2015

1.7 The performance of each strategic countryside gap was assessed against the purposes and roles:

Purpose

1.8 The key purposes of the strategic countryside gaps:

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

Role

1.9 How each of the 11 Strategic Countryside Gaps performed was assessed as either “yes / in part” or “no / very limited” against the following roles:

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

Boundary Review

1.10 The boundaries of the Strategic Countryside Gaps were assessed both on site for those accessible boundaries and by a desk-based study using a combination of OS and aerial mapping. Modifications to the boundaries of the Strategic Countryside Gaps were suggested where it was considered to strengthen the Strategic Countryside Gap designation.

New Potential Strategic Countryside Gaps Identified 2015

1.11 New Potential Strategic Countryside Gaps were identified by a three-stage process:

1. By a review of gaps between all settlements in close proximity to each other outside of the York and Leeds Green Belts where development pressure could cause coalescence. A separation distance of less than 1.5km for settlements with defined development limits was used.

2. Identified settlements were then scrutinised to see if they:
 - were joined by a road along which ribbon development may occur;
 - had something which may form a physical boundary to development, such as a river, between them;
 - were separated by a parcel of land which is considered to be open in nature based on current OS mapping and aerial mapping;
 - were separated by a parcel of land with no designations which would prevent the coalescence of settlements; and
 - had other known or likely pressures or constraints, such as safeguarding zones, which may prevent development from occurring within the gap.
3. Consideration was then given to:
 - the settlement hierarchy of the settlements,
 - whether the land between the settlement was open in nature and provided the perception of leaving one settlement before entering the next, and
 - whether the settlements or parts of a settlement faced a real risk of coalescing.

Results of the 2015 Study

- 1.12 The four key purposes of the Strategic Countryside Gap designation were confirmed:
1. To protect the individual identity of settlements,
 2. To prevent coalescence of settlements,
 3. To preserve the existing settlement pattern by safeguarding the openness of the intervening landscape, and
 4. To maintain the individual character of different parts of settlements.
- 1.13 In summary, the previously identified eleven Strategic Countryside Gaps were proposed to be taken forward into PLANSelby and were confirmed to be:
- Selby and Brayton
 - Barlby Bridge and Barlby
 - Barlby and Osgodby
 - Thorpe Willoughby (boundary to be defined)
 - Church Fenton East / West
 - Cliffe / Hemingbrough (modified boundary)
 - Gateforth (modified boundary)
 - Hensall North / South
 - Skipwith
 - Stillingfleet
 - Thorganby (modified boundary)
- 1.14 Along with a potential new Strategic Countryside Gap:
- Tadcaster (south of town centre either side of the River Wharfe)
- 1.15 And following the review for potential new strategic countryside gaps, those that were identified, assessed and rejected for inclusion as Strategic Countryside Gaps in PLANSelby were:
- Church Fenton / Church Fenton Airbase
 - Tadcaster / Stutton
 - Bolton Percy / Ulleskelf
 - Kelfield / Cawood
 - Cliffe / South Duffield
 - Camblesforth / Carlton
 - Chapel Haddlesey / West Haddlesey

- Eggborough / Kellington
- Hambleton / Thorpe Willoughby
- Great Heck / Hensall
- Brayton / Burn

Assessment Review 2021

- 2.1 The production of a new Local Plan for Selby District commenced in 2019. This provided the opportunity to revisit and review the designated Strategic Countryside Gaps and the recommendations of the draft 2015 report. The 2015 report is taken as the starting point and the Strategic Countryside Gaps are reconsidered to ensure that they are appropriate and relevant for the emerging new Local Plan. Each is updated and recommendations made for its inclusion or not in the new Local Plan. In addition, the eleven rejected Strategic Countryside Gaps are also reconsidered and recommendations made for inclusion or not in the new Local Plan.

Policy Context

- 2.2 The National Planning Policy Framework was updated in 2019. Strategic Countryside Gaps are not specifically mentioned in the NPPF. However, the government attaches great importance to Green Belts with their role to prevent urban sprawl by keeping land permanently open.
- 2.3 Strategic Countryside Gaps in Selby District fulfil a more localised and specific role than the Green Belts ensuring that neighbouring settlements in close proximity throughout the district maintain their identity and do not merge. The current adopted Local Plan policies (and supporting text) are in Appendix 1.
- 2.4 It is seen that the Selby Core Strategy Local Plan (2013) takes a strategic approach to Strategic Countryside Gaps where only those settlements with development pressure and at risk of coalescence are identified and meet the first three key purposes of Strategic Countryside Gaps:
1. To protect the individual identity of settlements,
 2. To prevent coalescence of settlements, and
 3. To preserve the existing settlement pattern by safeguarding the openness of the intervening landscape.
- 2.5 Whilst the 2005 Local Plan, in addition to the 3 key purposes above, also identified and designated open spaces within settlements to meet the fourth key purpose for Strategic Countryside Gaps:
4. To maintain the individual character of different parts of settlements.

Assessment 2021

- 2.6 As stated earlier, this update is in the following stages:
1. Considers the assessment criteria of the 2015 report to determine if they are still valid and relevant, especially the role and purpose of the Strategic Countryside Gaps and sets out changes to the assessment;
 2. Considers each of the identified Strategic Countryside Gaps against the role, purpose and performance assessment criteria;
 3. Checks each of the identified Strategic Countryside Gaps for any new designations and / or development that could affect the role of the gap, and
 4. Sets out which strategic Countryside Gaps should be included in the emerging new Local Plan together with draft wording for a new policy.

Review of Assessment Criteria 2021

- 2.7 The assessment criteria used in the 2015 report are considered to be still relevant and appropriate to determine strategic countryside gaps.

- 2.8 However, in the 2015 assessment, the 2013 settlement hierarchy and pressures for development were key important factors in the assessment. Where development was being directed to certain settlements under the settlement hierarchy policy it was seen as key to maintain the separation from neighbouring settlements to prevent coalescence and the spread of development. Local planning policies that also help to maintain separation and prevent the spread of development such as Development Limits and Locally Important Landscape Areas were considered and identified on the location plans accompanying the assessments. Whilst separation can be covered by Development Limits being drawn tightly round different areas of a settlement, development beyond development limits can still take place subject to planning permission. So, to test the effectiveness of the strategic countryside gaps, in this update, the Strategic Countryside Gaps are considered without the application of the additional development directing policies of the settlement hierarchy and development limits: a Local Plan “policy off” approach.
- 2.9 It is also appropriate to consider whether the strategic countryside gap is functioning “strategically” as its name suggests. Is it appropriate to consider maintaining the different parts of a settlement and to protect the gap / openness / countryside between the parts with a strategic policy?
- 2.10 To help in this consideration is whether there are other designations that cover the identified Strategic Countryside Gap that offer the same result such as a village green, recreational open space, Conservation Areas and wildlife and other environmental or conservation designations. The 4th key purpose and the third role criteria are key to this consideration.

Key Purpose 4. Maintenance of the **character** of different parts of settlements

Role criteria 3. Is there a perception of leaving a settlement **or part of a settlement** and entering open countryside before entering the next settlement **or part of a settlement?**

- 2.11 The *character* of different parts of settlements can be covered by design, built heritage and conservation designations. But is the space within a settlement appropriate to the designation of a strategic policy? This leads on to the consideration of whether a Strategic Countryside Gap policy is needed in the emerging Local Plan.
- 2.12 The fourth key purpose and the third role test do provide a more localised role with “different parts of settlements” and as such are not “strategic”. Therefore, to test whether it is considered that the fourth key purpose should be retained along with the third role criteria in its entirety, other policy designations that could fulfil the role of protecting the gap between different parts of settlements are identified. This is particularly important for the 11 potential gaps rejected in 2015 and for the seven strategic countryside gaps not included within the 2013 Core Strategy Local Plan.
- 2.13 In summary the Strategic Countryside Gaps are to be reviewed using the 2015 role and purpose assessment criteria. However in assessing the performance a “policy off” approach is to be used where no settlement hierarchy or development limits policy will be considered. This will draw attention to other designations that could assist in maintaining a Strategic Countryside Gap under other policy designations. In turn this will help to determine whether a Strategic Countryside Gap is retained or not. This will also assist in determining whether a Strategic Countryside Gap policy is needed.

Review of Strategic Countryside Gaps 2021

- 3.1 To meet points 2, 3 and 4 of paragraph 1.3 of this update, the assessment, conclusions and recommendations of the Strategic Countryside Gap 2015 report are reviewed and reconsidered for each Strategic Countryside Gap. This includes the 2015 assessment of the role and any suggested changes to the boundaries of the existing Strategic Countryside Gap. The 2015 recommendation for a new Strategic Countryside Gap is reconsidered, as well as those areas rejected in 2015 for further investigation and designation as Strategic Countryside Gaps.
- 3.2 A summary of the 2021 recommendations is provided in Table 2 below. The 2021 assessment for each Strategic Countryside Gap follows. Recommendations are made for the retention, boundary amendment or removal of the existing Strategic Countryside Gap, as well as for the addition of a new Strategic Countryside Gap based on those areas identified and assessed in 2015.

Table 2: Summary of Strategic Countryside Gaps for Inclusion in draft New Local Plan 2021

Strategic Countryside Gap	Inclusion in draft new Local Plan 2021	Changes Made?
Barlby and Osgodby	Yes	The Barlby Bridge and Barlby Strategic Countryside Gap is now merged and renamed to be part of the Barlby and Osgodby Strategic Countryside Gap. The boundary of the former Barlby and Osgodby Strategic Countryside Gap is extended to the south to meet the Public Right of Way and to the west to cover the A163 / A19
Church Fenton East / West	Yes	Boundary extended northwards west of Busk Lane
Cliffe / Hemingbrough	Yes	Boundary amended with removal of north-western and south-eastern parts of Strategic Countryside Gap
Eggborough / Kellington	Yes	New Strategic Countryside Gap - Boundary defined
Gateforth	Yes	Boundary amended with removal of western part of Strategic Countryside Gap
Selby and Brayton	Yes	No changes
Skipwith	Yes	No changes
Thorganby	Yes	Boundary extended to include the Churchyard to join the 2 separate parts of the Strategic Countryside Gap
Thorpe Willoughby	Yes	Boundary defined
Bolton Percy / Ulleskelf	No	No changes
Brayton / Burn	No	No changes
Camblesforth / Carlton	No	No changes
Chapel Haddlesey / West Haddlesey	No	No changes
Church Fenton / Church Fenton Airbase	No	No changes
Cliffe / South Duffield	No	No changes
Great Heck / Hensall	No	No changes
Hambleton / Thorpe Willoughby	No	No changes
Hensall North / South	No	Strategic Countryside Gap designation removed
Kelfield / Cawood	No	No changes
Stillingfleet	No	Strategic Countryside Gap designation removed
Tadcaster (south of town centre either side of the River Wharfe)	No	No changes
Tadcaster / Stutton	No	No changes

Strategic Countryside Gaps for Inclusion in the draft New Local Plan 2021

Barlby and Osgodby

Figure 1 - Barlby and Osgodby Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

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

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

- 3.4 No changes are proposed to the boundary of the Barlby and Osgodby Strategic Countryside Gap as identified in the Selby District Local Plan (2005).

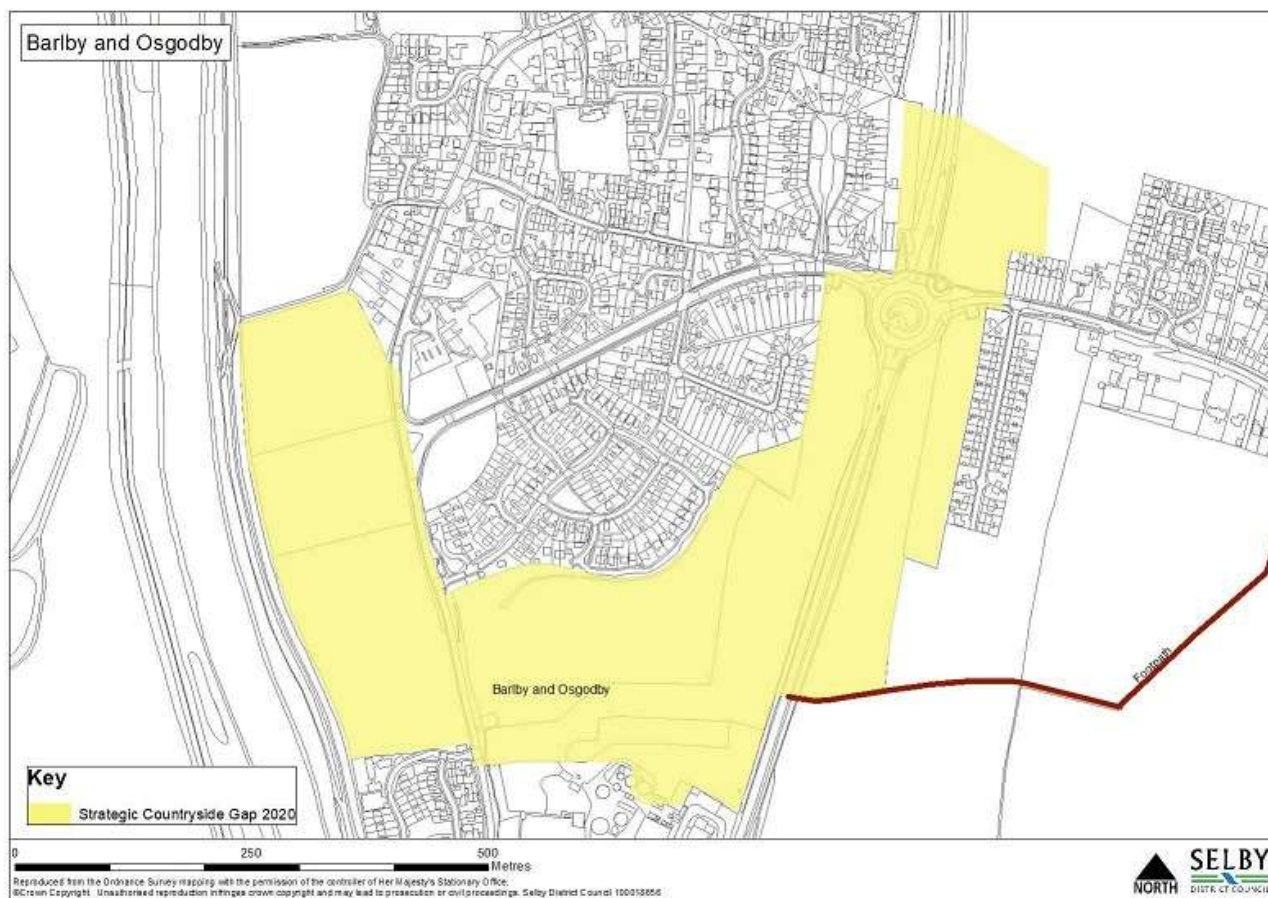
2021 Assessment

- 3.5 The 2015 assessment and conclusions are still relevant and appropriate.

- 3.6 The Strategic Countryside Gap is needed to maintain the separation and openness between Barlby and Osgodby. The overall open nature of the ‘gap’ between Barlby Bridge, Barlby and Osgodby facilitates the experience of leaving one settlement and passing through an open undeveloped ‘gap’ before entering another settlement. Consider extending Strategic Countryside Gap boundary to the south, the extent to meet the Public Footpath as shown on plan so that the openness and separation is further reinforced and maintained in this location.
- 3.7 In addition, the Barlby Bridge and Barlby Strategic Countryside Gap together with the Barlby and Osgodby Strategic Countryside Gap could be merged into one Strategic Countryside Gap, as shown on the Selby District Core Strategy Local Plan 2013 Key Diagram.
- 3.8 The merged Gap reinforces the role as a Strategic Countryside Gap. There are no other designations that cover the whole of the Strategic Countryside Gap area which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the ‘gap’ and preventing the merging of settlements.

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

Figure 2 - Barlby and Osgodby Strategic Countryside Gap 2021 plus Public Footpath



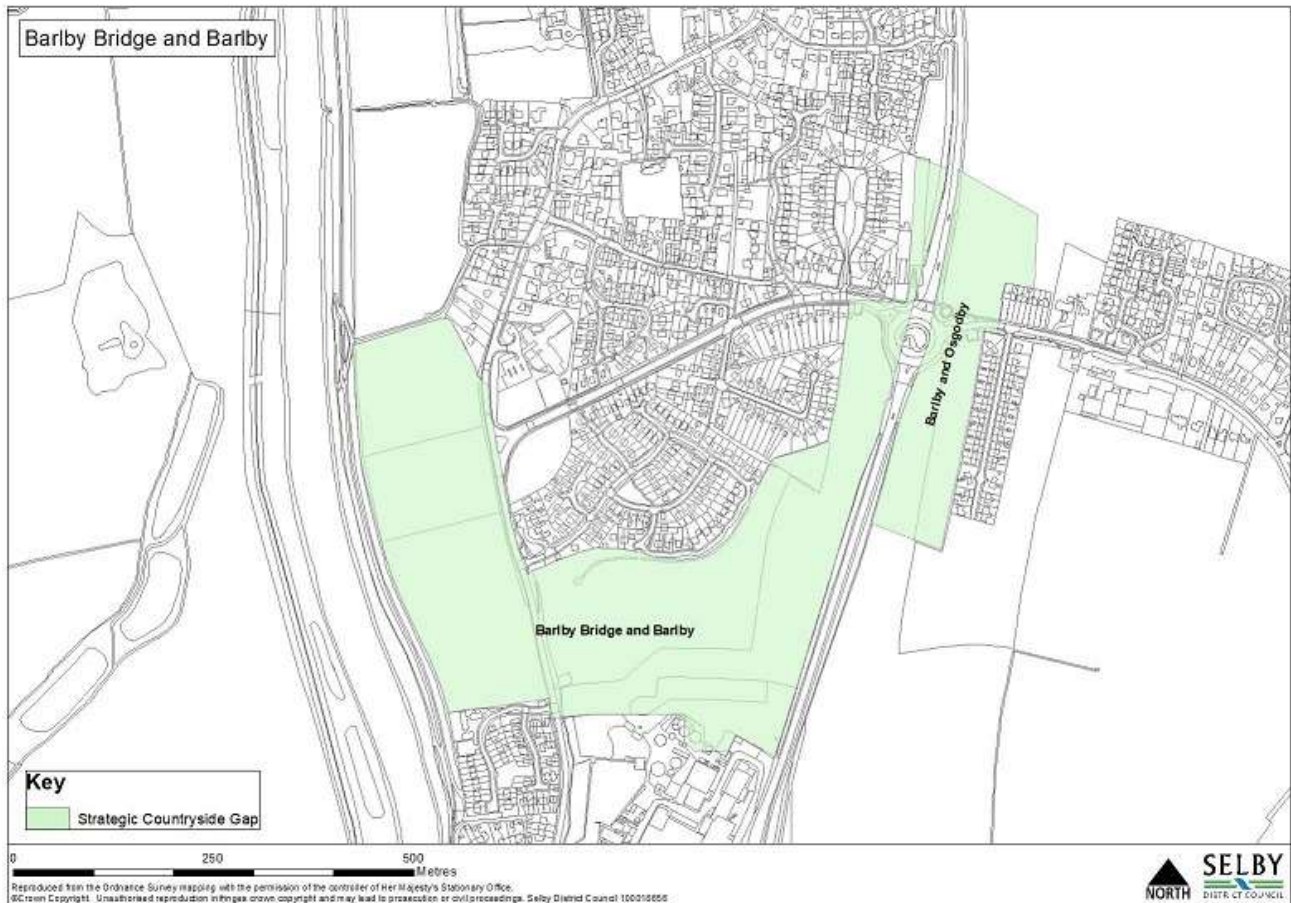
2021 Recommendations

- 3.9 Continue with designation as a Strategic Countryside Gap.

- 3.10 Extend the boundary to the south to meet the Public Right of Way (footpath) as in Figure 2.
- 3.11 Merge this gap with the Barlby Bridge and Barlby Strategic Countryside Gap by including the A63 / A19 to join together the two Strategic Countryside Gaps as set out in Figure 2.
- 3.12 Rename the enlarged Strategic Countryside Gap as the Barlby and Osgodby Strategic Countryside Gap and consult upon the merge, extension and rename as part of the plan-making process.

Barlby Bridge and Barlby

Figure 3 - Barlby Bridge and Barlby Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

- 3.13 Overall, the Barlby Bridge and Barlby and Osgodby Strategic Countryside Gap is considered to fulfil its role as an Strategic Countryside Gap and there are no other designations covering the 'gap' which would perform the function of the Strategic Countryside Gap 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 Strategic Countryside Gap is retained.

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

- 3.14 No changes are proposed to the boundary of the Barlby Bridge and Barlby Strategic Countryside Gap as identified in the Selby District Local Plan (2005).

2021 Assessment

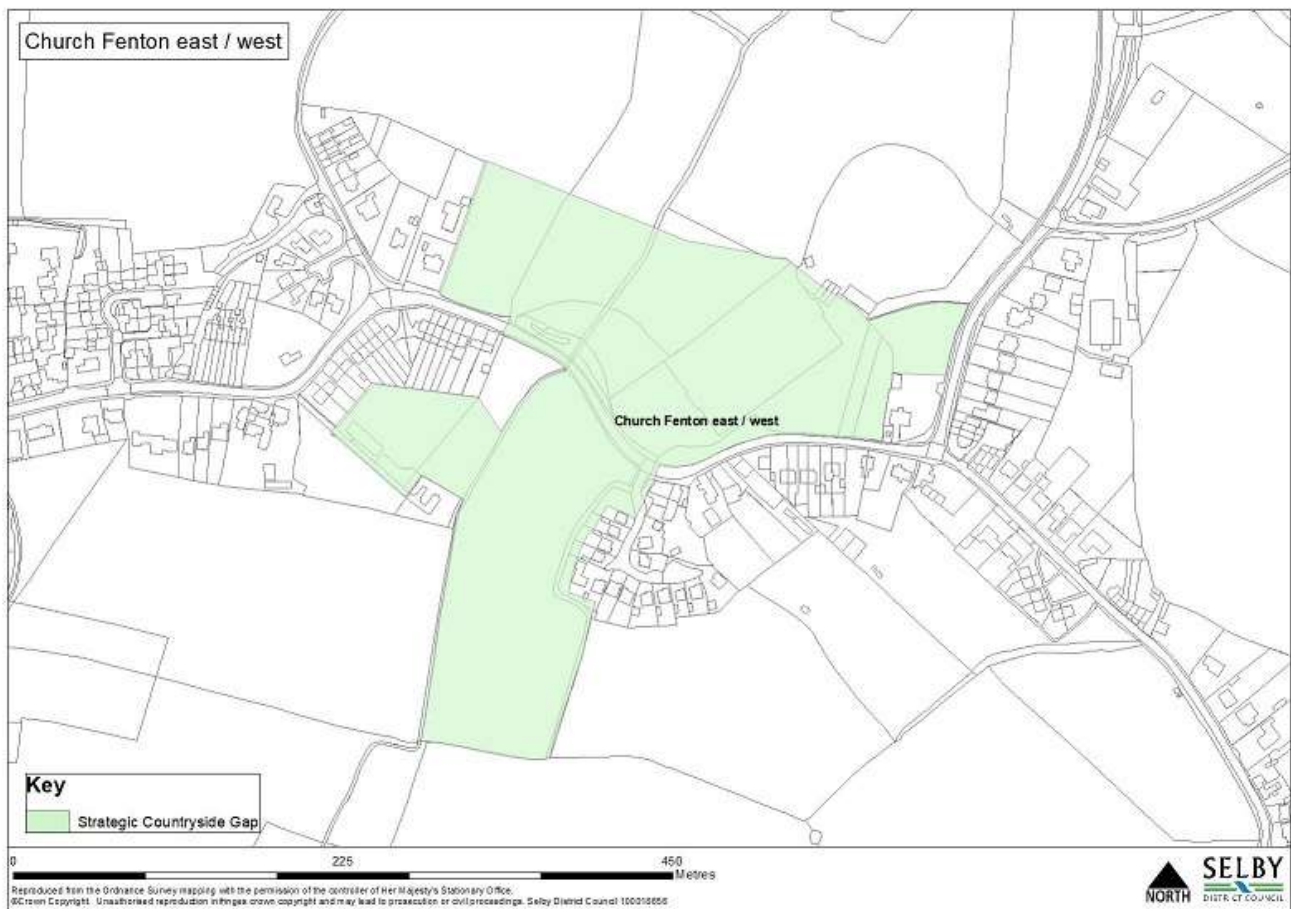
- 3.15 The 2015 assessment and conclusions are still relevant and appropriate.
- 3.16 There are no other designations that cover the whole of the Strategic Countryside Gap area which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the 'gap' and preventing the merging of settlements.
- 3.17 The Strategic Countryside Gap is needed to maintain the separation and openness between Barlby Bridge and Barlby.
- 3.18 No changes are proposed to this boundary.
- 3.19 This Strategic Countryside Gap is adjacent to the Barlby and Osgodby Strategic Countryside Gap and assists in the experience of leaving one settlement and passing through an open undeveloped 'gap' before entering another settlement. An extension is set out for the Barlby and Osgodby Strategic Countryside Gap. See figure 2.
- 3.20 The Barlby Bridge and Barlby Strategic Countryside Gap together with the Barlby and Osgodby Strategic Countryside Gap could be merged into one Strategic Countryside Gap, as shown on the Selby District Core Strategy Local Plan 2013 Key Diagram. The overall open nature of the 'gap' between Barlby Bridge, Barlby and Osgodby facilitates the experience of leaving one settlement and passing through an open undeveloped 'gap' before entering another settlement.
- 3.21 The merged Gap reinforces the role as a Strategic Countryside Gap. There are no other designations covering the 'gap' which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the 'gap' and preventing the merging of settlements as shown in Figure 2.

2021 Recommendations

- 3.22 Continue with designation as a Strategic Countryside Gap.
- 3.23 No change to boundaries as previously defined.
- 3.24 Merge this gap with the Barlby and Osgodby Strategic Countryside Gap as set out in Figure 2.
- 3.25 Rename as the Barlby and Osgodby Strategic Countryside Gap and consult upon the merge and rename as part of the plan-making process.

Church Fenton East / West

Figure 4 - Church Fenton East / West Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

- 3.26 Overall, as the Church Fenton East/West Strategic Countryside Gap is considered to fulfil its role as an Strategic Countryside Gap and there are no other designations covering the 'gap' which would perform the function of the Strategic Countryside Gap 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 Strategic Countryside Gap is retained.

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

- 3.27 No changes are proposed to the boundary of the Church Fenton East/West Strategic Countryside Gap as identified in the Selby District Local Plan (2005).

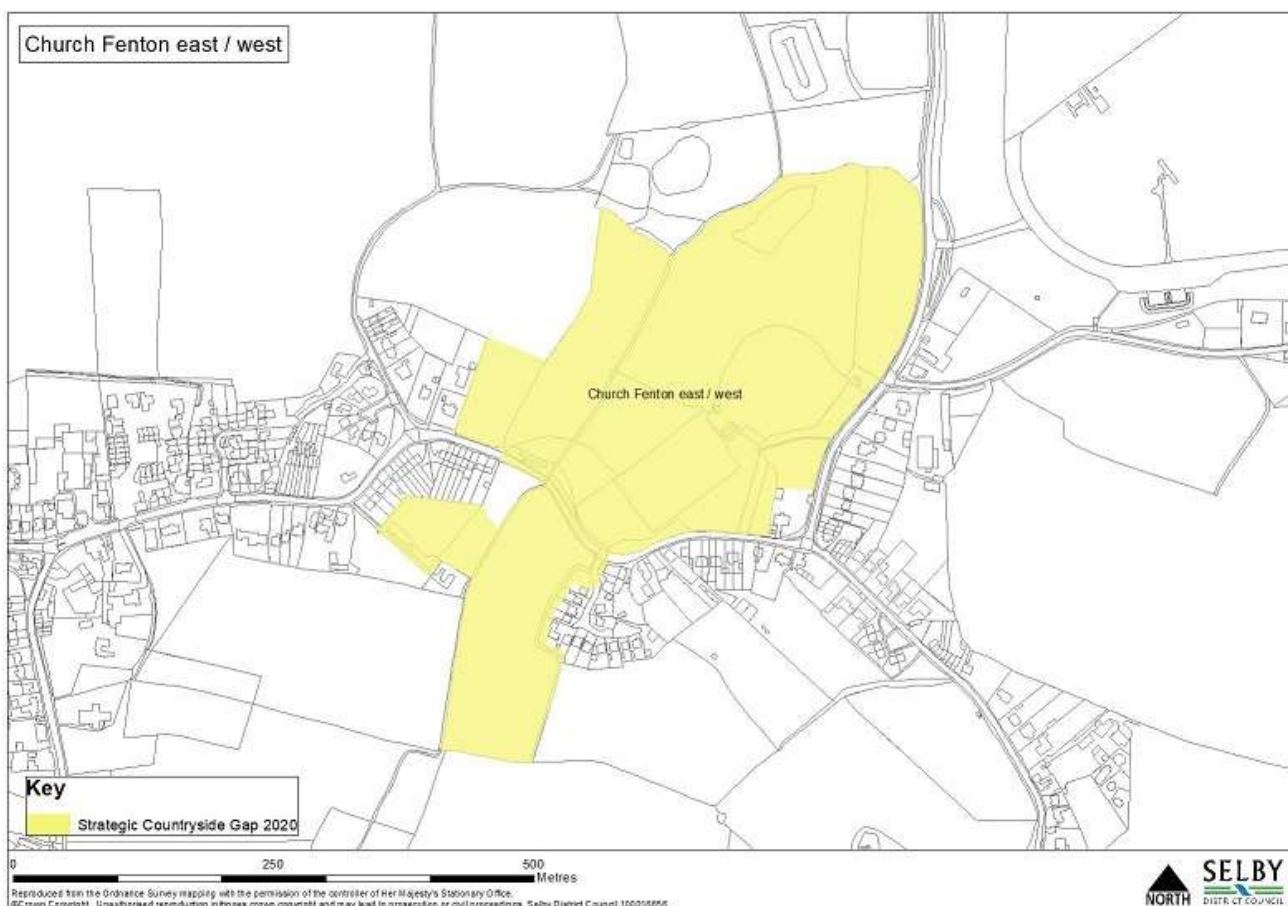
2021 Assessment

- 3.28 The 2015 assessment is still relevant and appropriate.

- 3.29 No other designations cover the whole of the Strategic Countryside Gap which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the 'gap' and preventing the merging of the two parts of the settlement.
- 3.30 Strategic Countryside Gap is needed to maintain the separation and openness between Church Fenton east and west.
- 3.31 However, it is considered appropriate to consider extending the Strategic Countryside Gap to include the recreation ground and surrounding land to the north of the current Strategic Countryside Gap towards Church Fenton Airbase west of Busk Lane.
- 3.32 The land between Church Fenton and the Airbase was considered and rejected as a new Strategic Countryside Gap in 2015 report (see paragraphs 4.22-4.30 of this 2021 report).

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

Figure 5 - Church Fenton Strategic Countryside Gap 2021

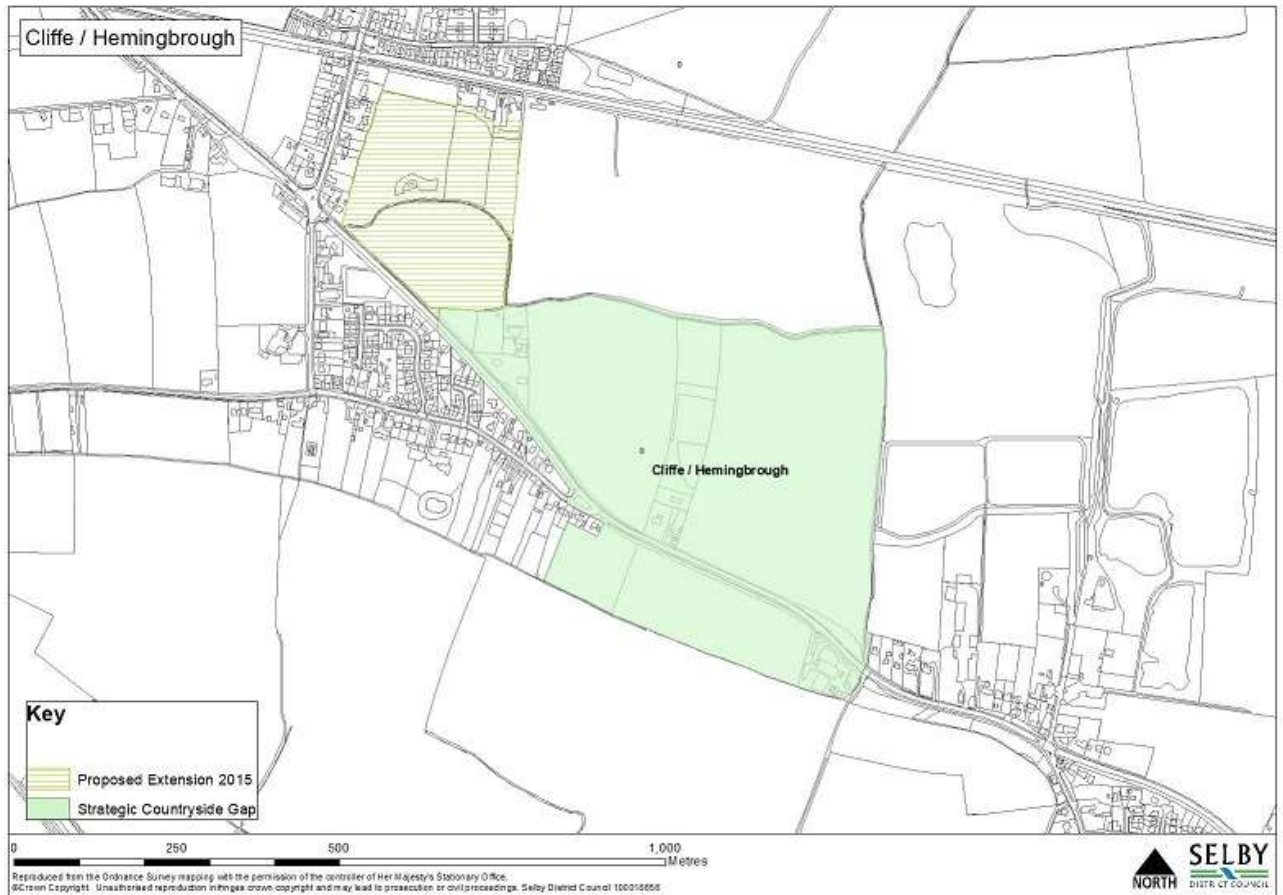


2021 Recommendations

- 3.33 Continue with designation as a Strategic Countryside Gap.
- 3.34 Extend the boundary to the north as set out in Figure 5 and consult upon this extension as part of the plan-making process.

Cliffe / Hemingbrough

Figure 6 - Cliffe / Hemingbrough Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

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

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

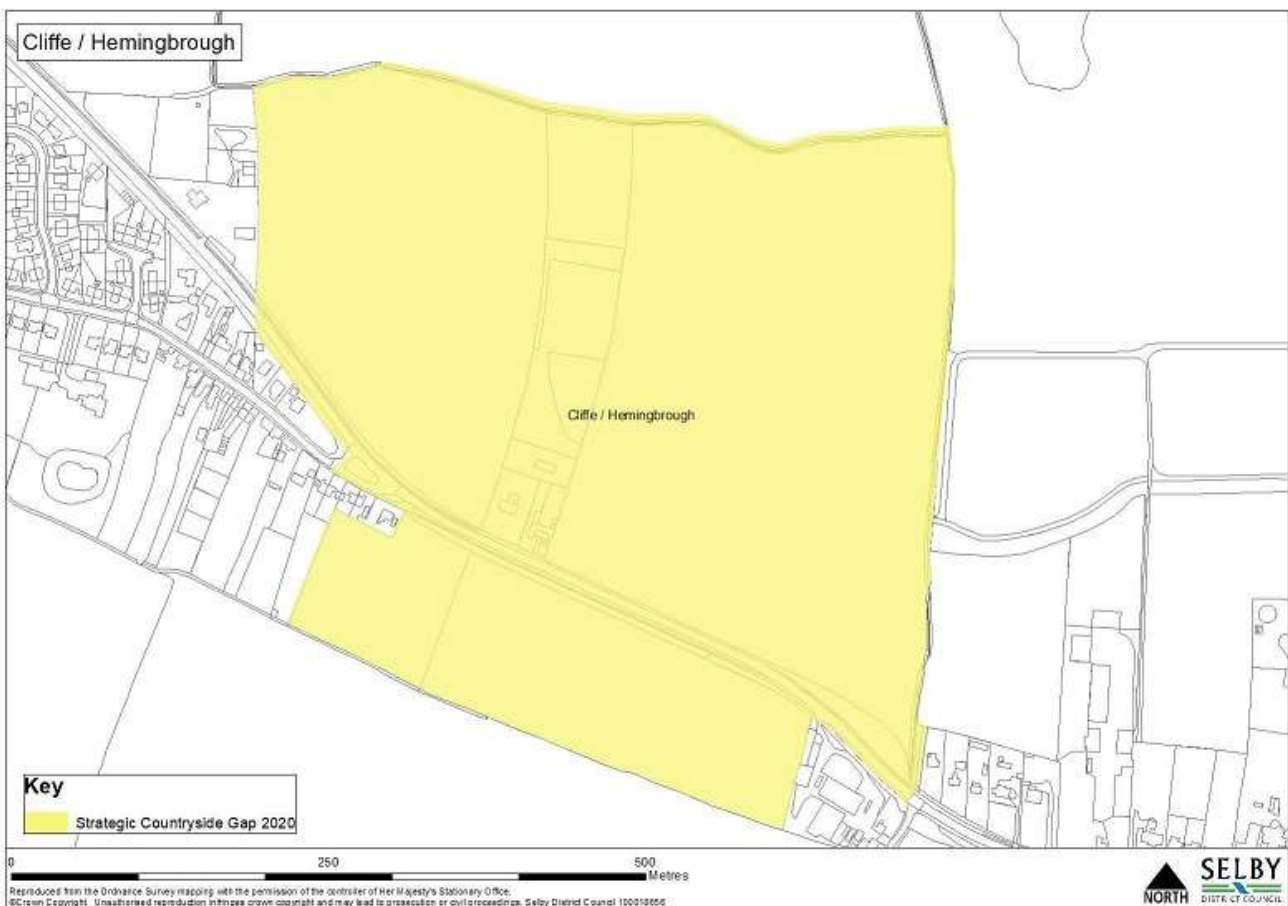
3.36 As a minimum, no changes are proposed to the boundary of the Cliffe/Hemingbrough Strategic Countryside Gap as identified in the Selby District Local Plan (2005). However, it is recommended that consideration be given to the inclusion of an additional area of land in Cliffe, see Figure 22 (of the 2015 report and Figure 6 above). 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.

2021 Assessment

- 3.37 The 2015 assessment and conclusions are still relevant and appropriate except for the north-western extent of the Strategic Countryside Gap north of the A63 in Cliffe and the south-eastern extent south of the A63 at Hemingbrough. It is considered that by removing the designation from these two developed areas the role of the Strategic Countryside Gap will not be compromised and the separation and openness between Cliffe and Hemingbrough will be reinforced.
- 3.38 The 2015 recommendation for an additional area in Cliffe is not supported. This additional area is open in nature, but does not maintain the separation and prevent merging of the northern and southern parts of Cliffe as they are already linked at the crossroads. The role of a Strategic Countryside Gap is not to prevent infilling within a settlement where there is no perception of leaving one part and entering another part.
- 3.39 No other designations cover the whole of the Strategic Countryside Gap which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the ‘gap’ and preventing the merging of settlements.
- 3.40 Strategic Countryside Gap is needed to maintain the separation and openness between Cliffe and Hemingbrough.

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

Figure 7 - Cliffe / Hemingbrough Strategic Countryside Gap 2021

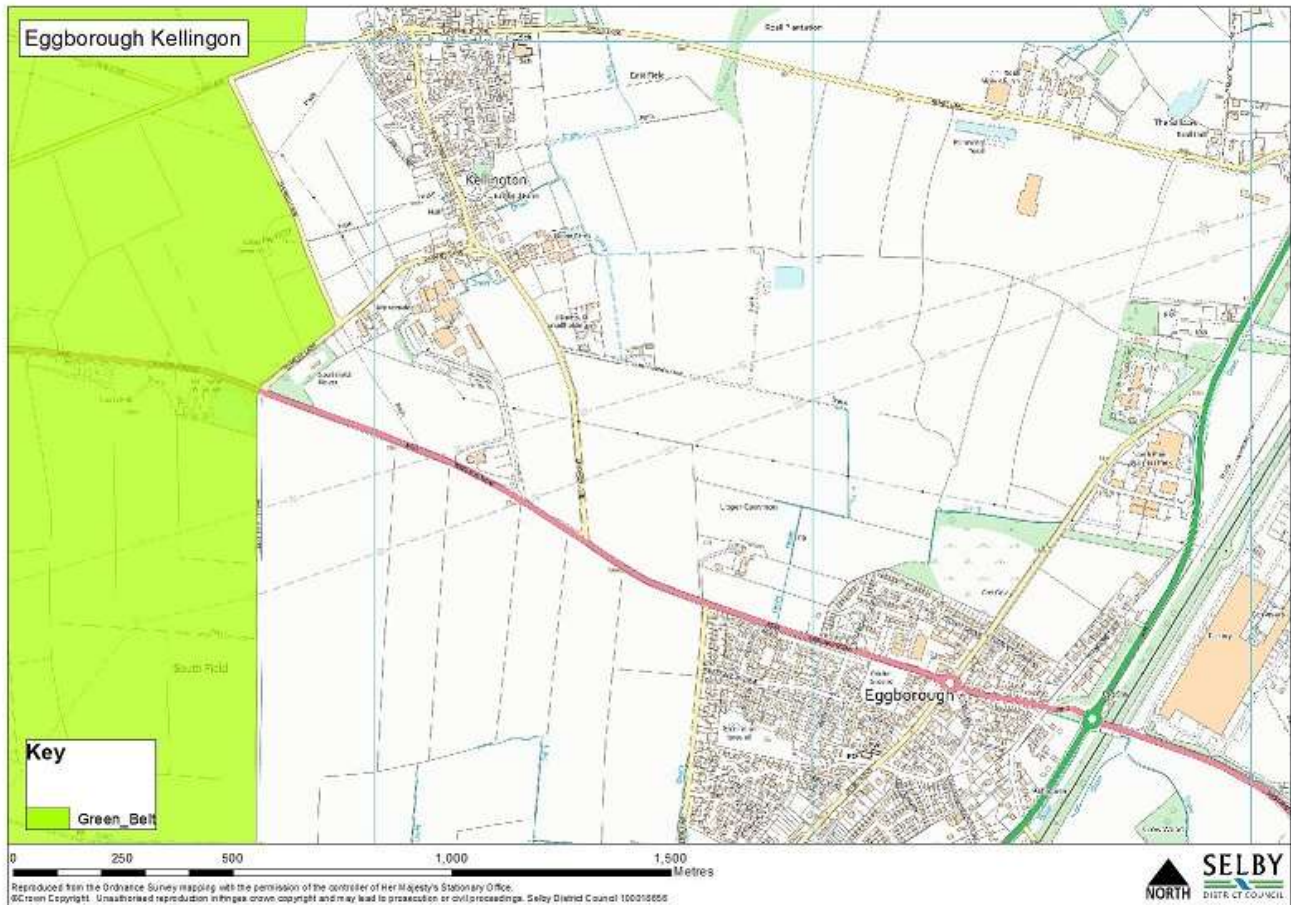


2021 Recommendations

- 3.41 Continue with designation as a Strategic Countryside Gap.
- 3.42 Do not extend the boundary as proposed in 2015.
- 3.43 Reduce the extent of the boundary as set out in Figure 7 and consult upon this reduction as part of the plan-making process.

Eggborough / Kellington
New Strategic Countryside Gap 2021
(Rejected Potential New Strategic Countryside Gap 2015)

Figure 8 - Eggborough / Kellington



2015 Assessment

3.44 Eggborough and Kellington are both Designated Service Villages. 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.

2015 Conclusion

3.45 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 Strategic Countryside Gap.

2015 To be Considered Further?

3.46 No

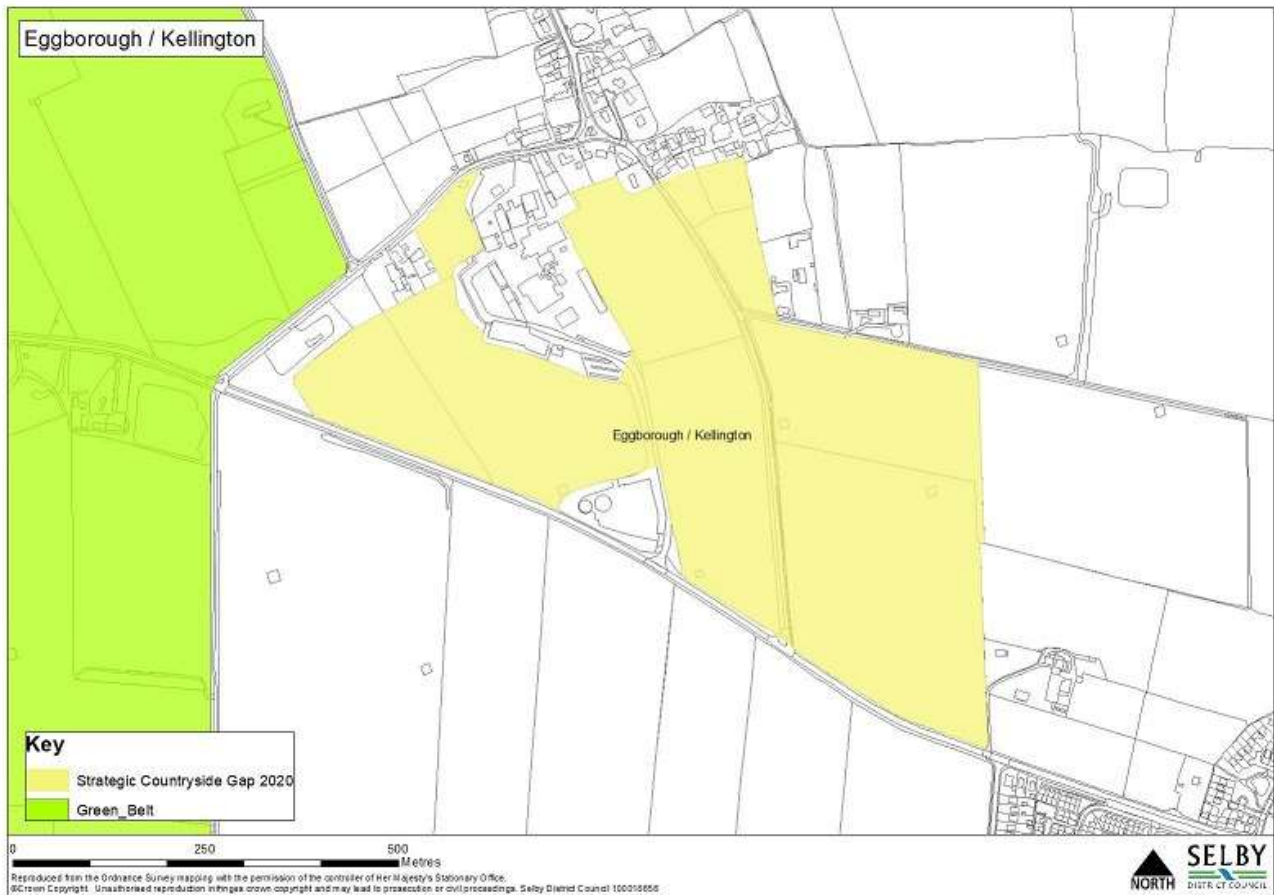
2021 Assessment

3.47 2015 assessment is still relevant, but the conclusion is not appropriate due to the number and size of the sites put forward in the “Call for Sites” and the potential for allocated site(s) which could mean the potential coalescence of these settlements and the loss of the openness.

3.48 No other designations cover the whole of the Strategic Countryside Gap which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the ‘gap’ and preventing the merging of settlements.

- 3.49 Two rows of electricity pylons pass through the gap between the two settlements which prevents some development in this location.
- 3.50 A Strategic Countryside Gap designation is needed to maintain the separation and openness between Eggborough and Kellington.
- 3.51 Consideration given to the defined area as set out on Figure 9.

Figure 9 - Eggborough / Kellington Strategic Countryside Gap 2021



3.52 The role of this new Strategic Countryside Gap is assessed as set out below:

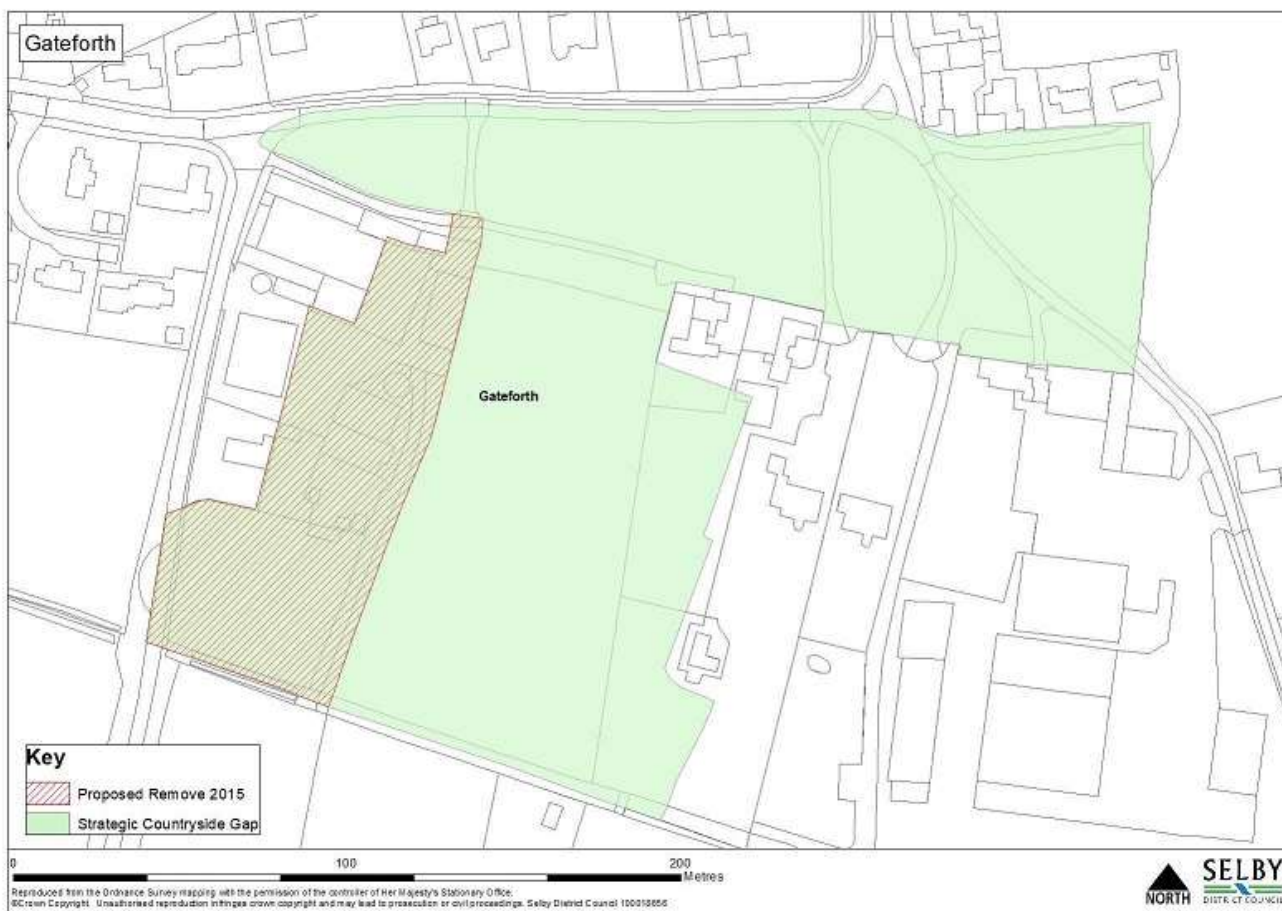
Role of New Strategic Countryside Gap 2021	Yes / In part	No / Very Limited
Does the Strategic Countryside Gap prevent the merging of settlements or parts of a settlement?	✓	
Is the Strategic Countryside Gap open in nature?	✓	
Is there a perception of leaving a settlement and entering open countryside before entering the next settlement or part of a settlement?	✓	

2021 Recommendations

- 3.53 Need to be considered as a Strategic Countryside Gap.
- 3.54 Boundaries to be defined between the A645 and Kellington as set out in Figure 9 and consult upon as part of plan-making process.

Gateforth

Figure 10 - Gateforth Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

3.55 The Gateforth Strategic Countryside Gap is considered to fulfil two of the three roles identified for a Strategic Countryside Gap and there are no other designations covering the land. As such it is recommended that the Gateforth Strategic Countryside Gap is retained. 2015

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

3.56 As a minimum, no changes are proposed to the boundary of the Gateforth Strategic Countryside Gap as identified in the Selby District Local Plan (2005).

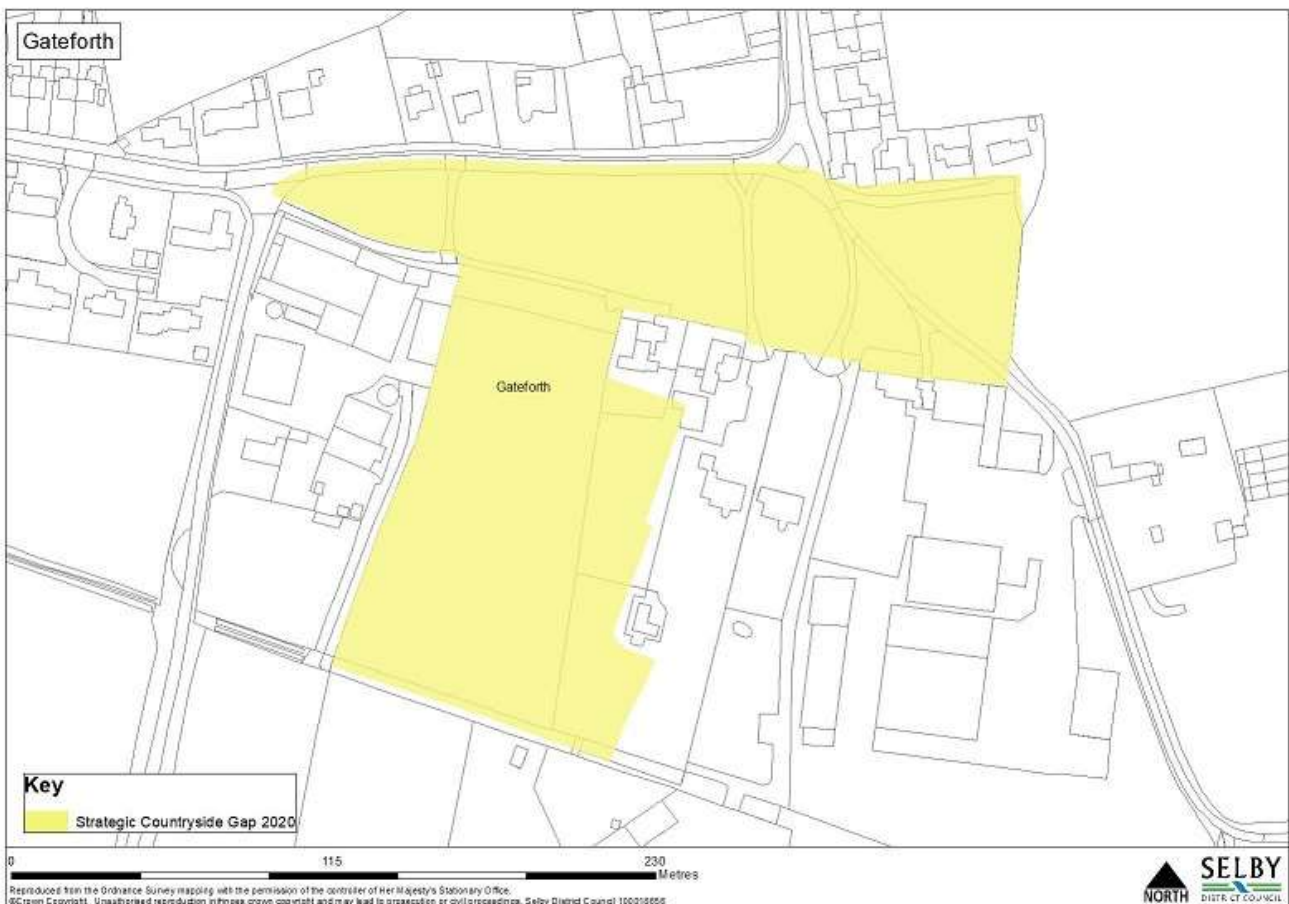
3.57 However, it is recommended that consideration be given to the omission of part of the Strategic Countryside Gap around Manor Farm, see Figure 26 (of the 2015 report, figure 10 above). The omission of this part of the Strategic Countryside Gap is proposed as this part of the Strategic Countryside Gap 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 Strategic Countryside Gap.

2021 Assessment

- 3.58 2015 assessment regarding the role of the Strategic Countryside Gap is still relevant and appropriate.
- 3.59 No other designations cover the whole of the Strategic Countryside Gap which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the ‘gap’ and preventing the merging of the two parts of the settlement.
- 3.60 There is a Village Green designation on the northern part of the Strategic Countryside Gap. The village green gives the village its open nature, it has traditionally prevented the village from merging in this location.
- 3.61 The 2015 recommendation to remove part of the western area of the Strategic Countryside Gap as in figure 10 above is supported.

Role of reduced in size Strategic Countryside Gap	Yes / In part	No / Very Limited
Does the Strategic Countryside Gap prevent the merging of settlements or parts of a settlement?	✓	
Is the Strategic Countryside Gap open in nature?	✓	
Is there a perception of leaving a settlement and entering open countryside before entering the next settlement or part of a settlement?		✓

Figure 11 - Gateforth Strategic Countryside Gap 2021

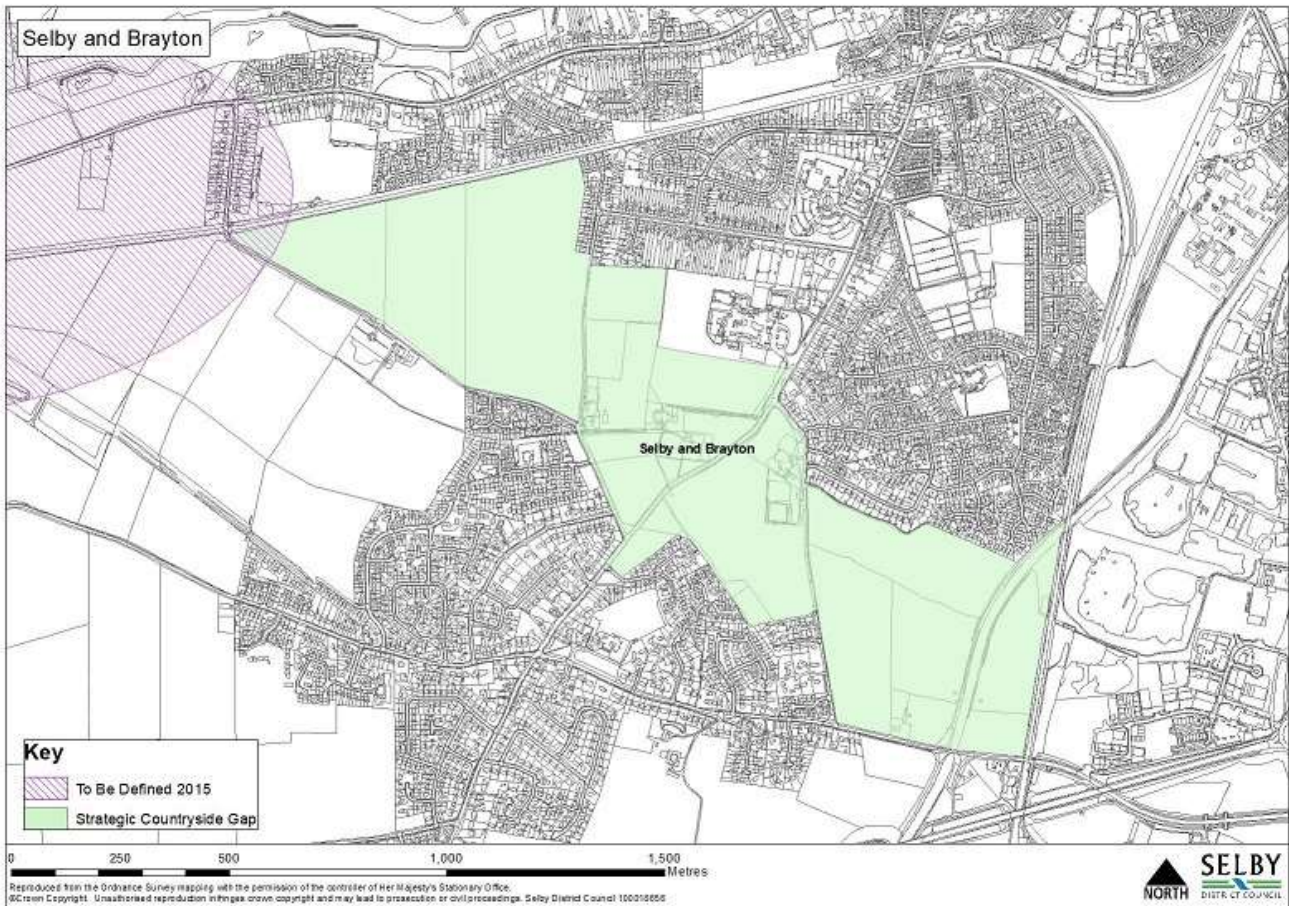


2021 Recommendations

- 3.62 Continue with designation as a Strategic Countryside Gap.
- 3.63 Remove Strategic Countryside Gap designation from western part as set out in Figure 11 and consult upon this removal as part of the plan-making process.

Selby and Brayton

Figure 12 - Selby and Brayton Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

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

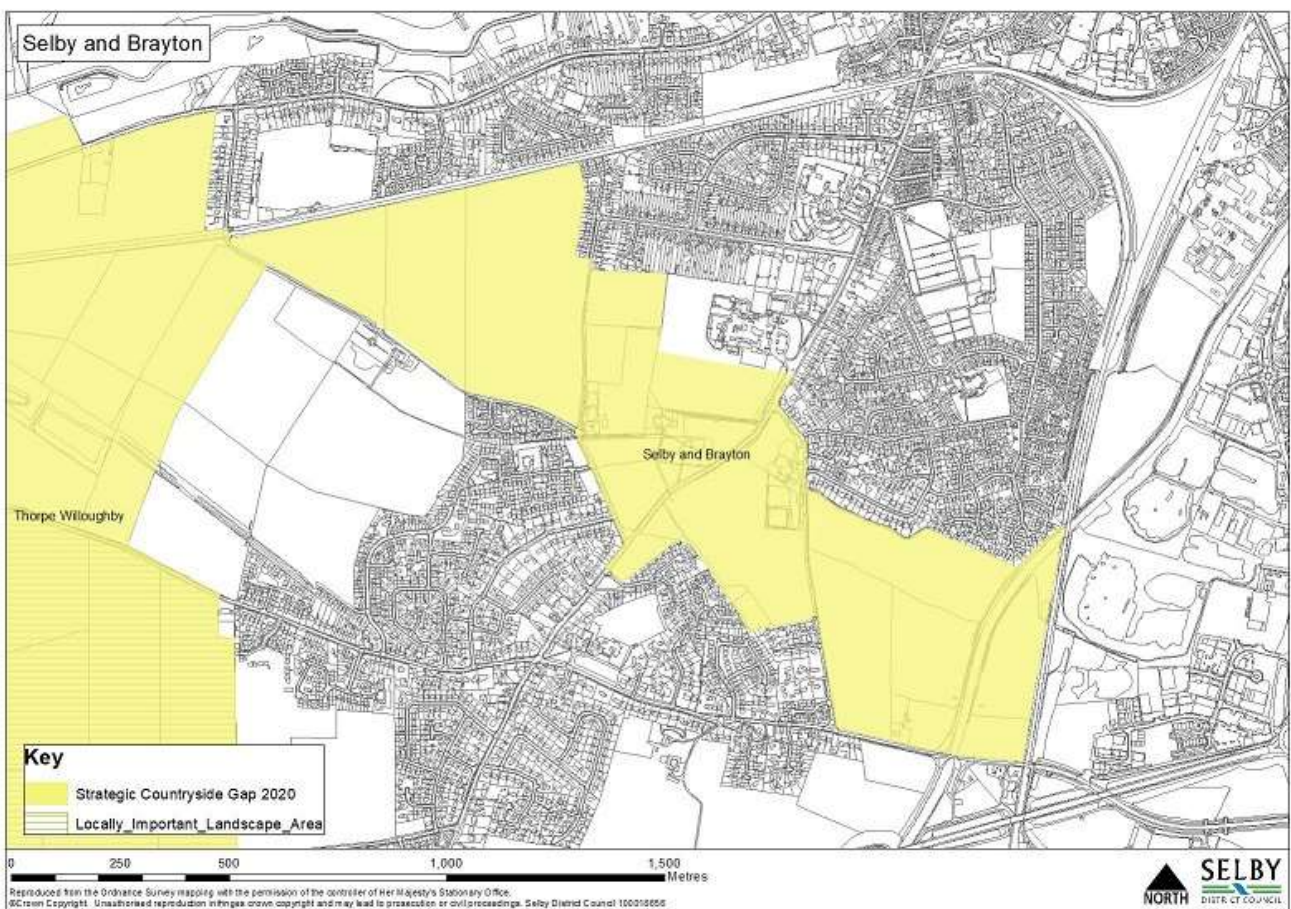
2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

- 3.65 No changes are proposed to the boundary of the Selby and Brayton Strategic Countryside Gap as identified in the Selby District Local Plan (2005).

2021 Assessment

- 3.66 The 2015 assessment and conclusions are still relevant and appropriate.
- 3.67 There are no other designations that cover the whole of the Strategic Countryside Gap area which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the 'gap' and preventing the merging of settlements.
- 3.68 The Strategic Countryside Gap is needed to maintain the separation and openness between Brayton and Selby.
- 3.69 No changes are proposed to the boundary.
- 3.70 The boundary of the Selby and Brayton Strategic Countryside Gap adjoins the Thorpe Willoughby Strategic Countryside Gap as shown in Figure 13 and set out in paragraphs 3.89-3.110

Figure 13 - Selby and Brayton, and Thorpe Willoughby Strategic Countryside Gaps 2021

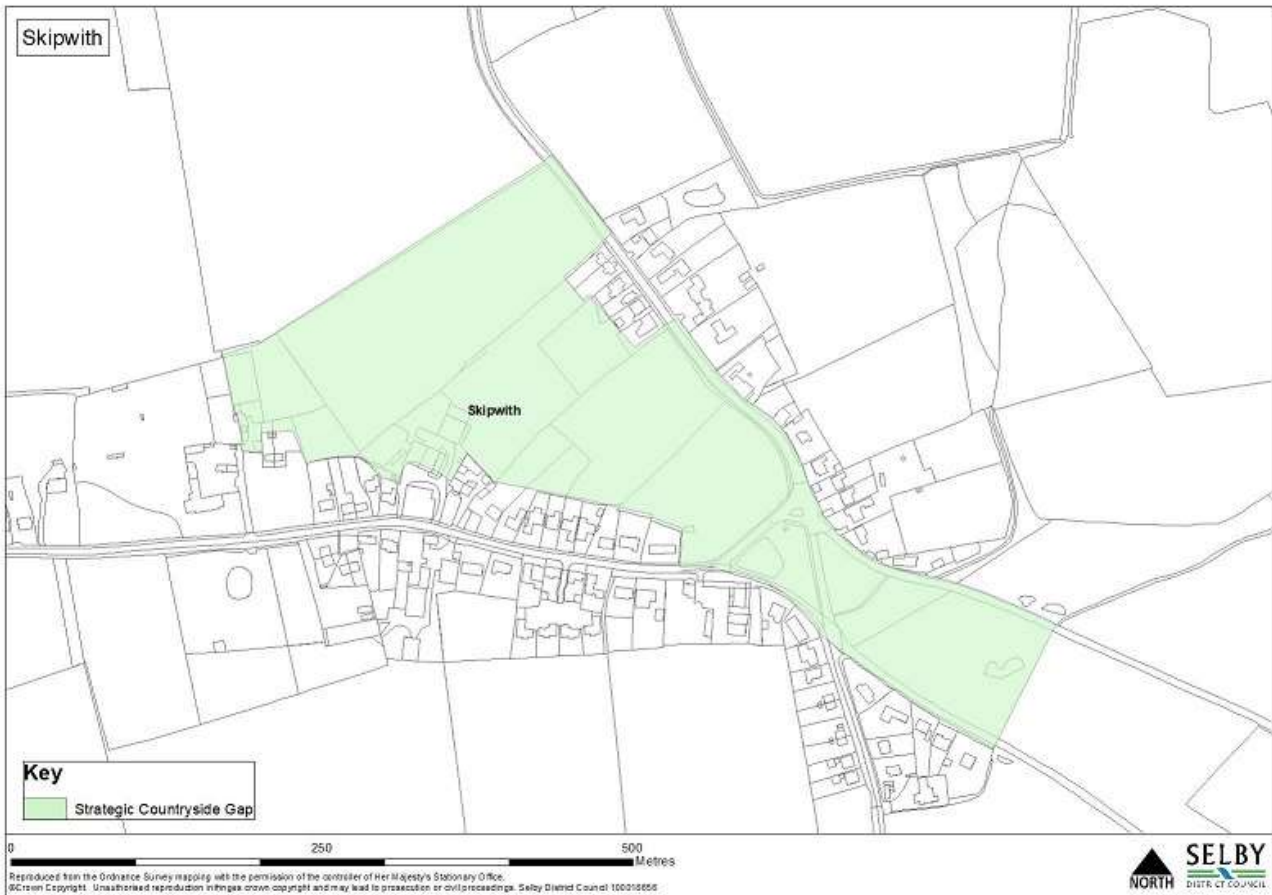


2021 Recommendations

- 3.71 Continue with designation as a Strategic Countryside Gap.
- 3.72 No change to boundaries as previously defined and shown in Figure 13.

Skipwith

Figure 14 - Skipwith Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

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

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

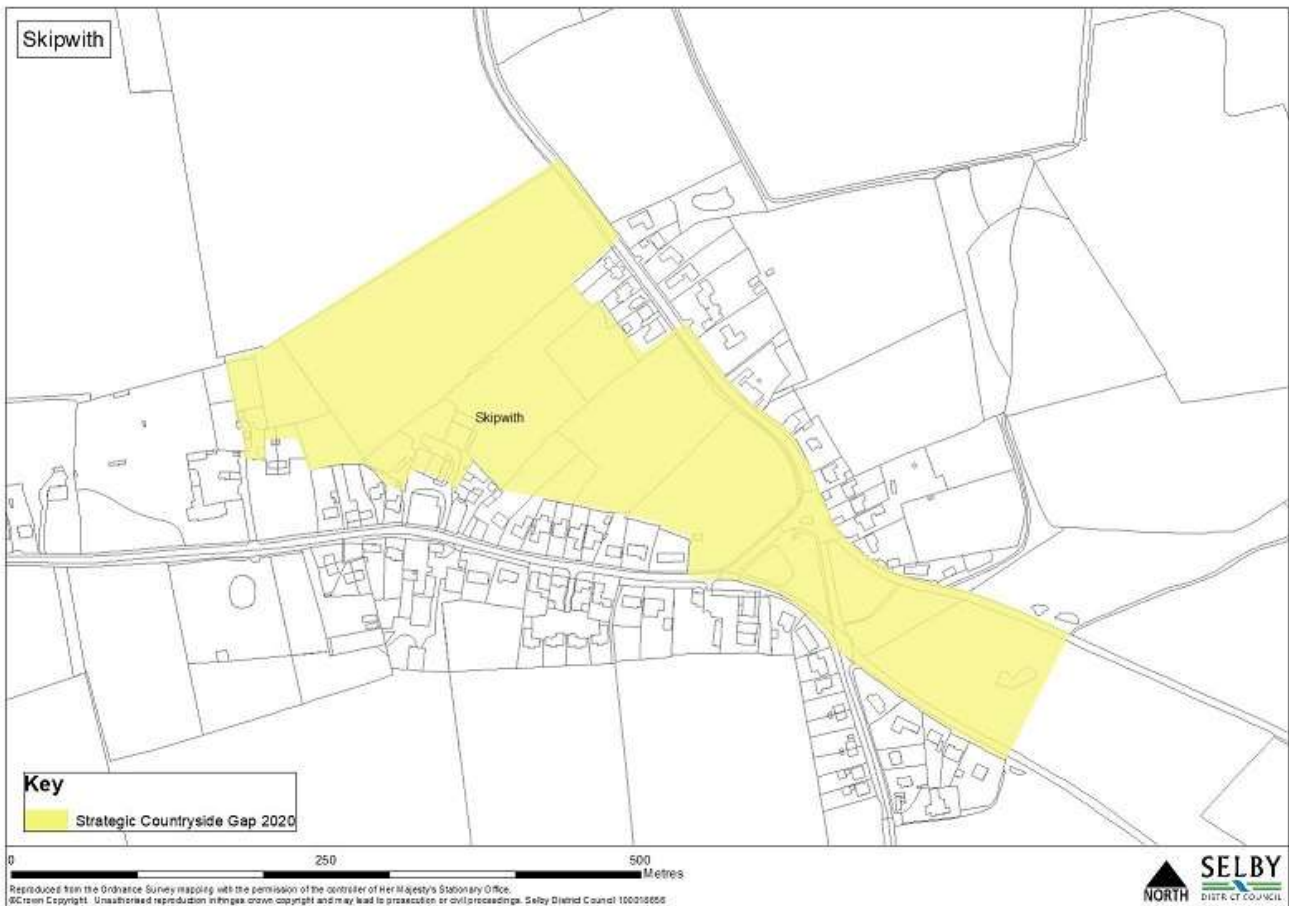
- 3.74 No changes are proposed to the boundary of the Skipwith Strategic Countryside Gap as identified in the Selby District Local Plan (2005).

2021 Assessment

- 3.75 2015 assessment regarding the role and conclusion of the Strategic Countryside Gap is still relevant and appropriate.

- 3.76 No other designations cover the whole of the Strategic Countryside Gap which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the 'gap' and preventing the merging of the two parts of the settlement.
- 3.77 Village Green and Common Land designations only cover part of the Strategic Countryside Gap designation.
- 3.78 The Strategic Countryside Gap designation is needed in this settlement to retain the openness within the village in this location.

Figure 15 - Skipwith Strategic Countryside Gap 2021

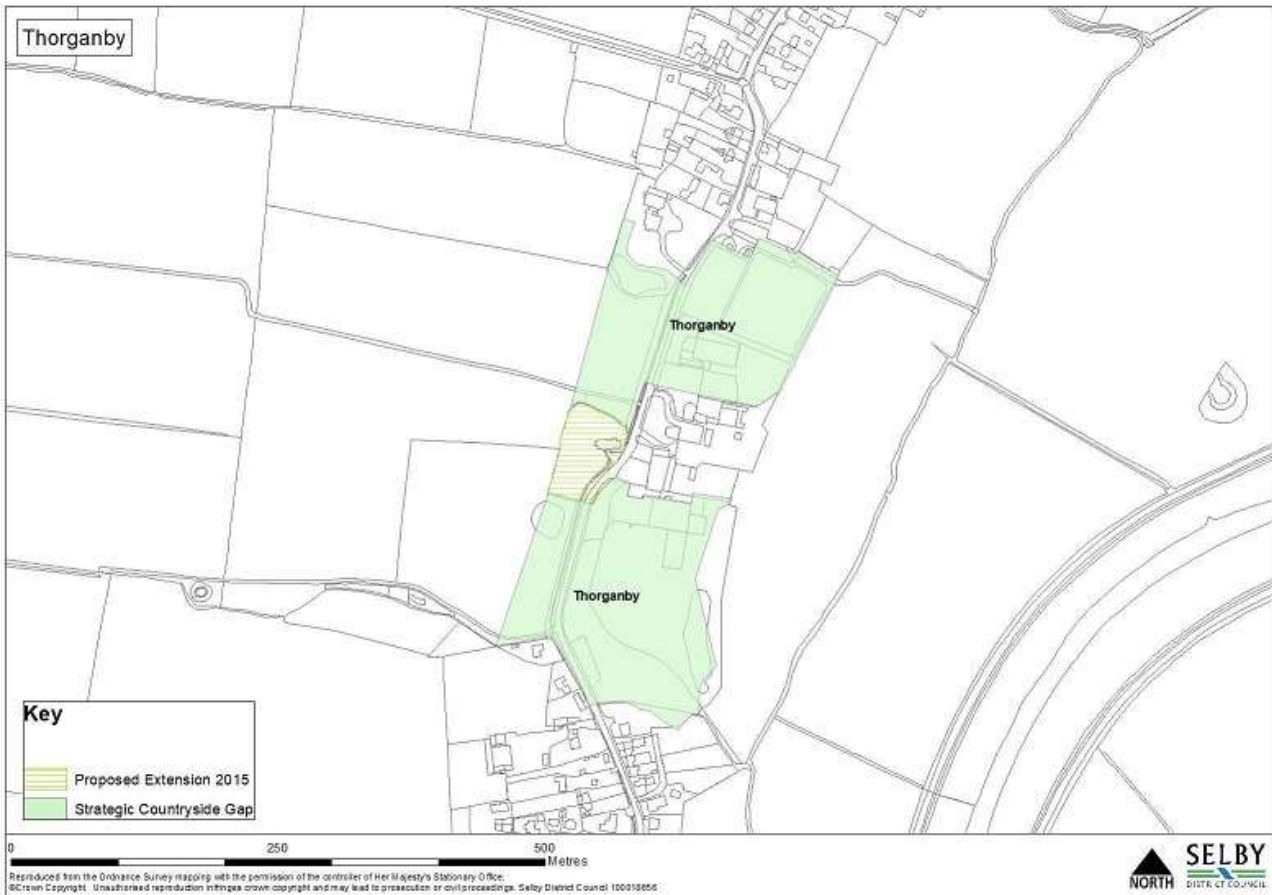


2021 Recommendations

- 3.79 Continue with designation as a Strategic Countryside Gap.
- 3.80 No change to boundaries as previously defined and shown in Figure 15.

Thorganby

Figure 16 - Thorganby Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

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

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

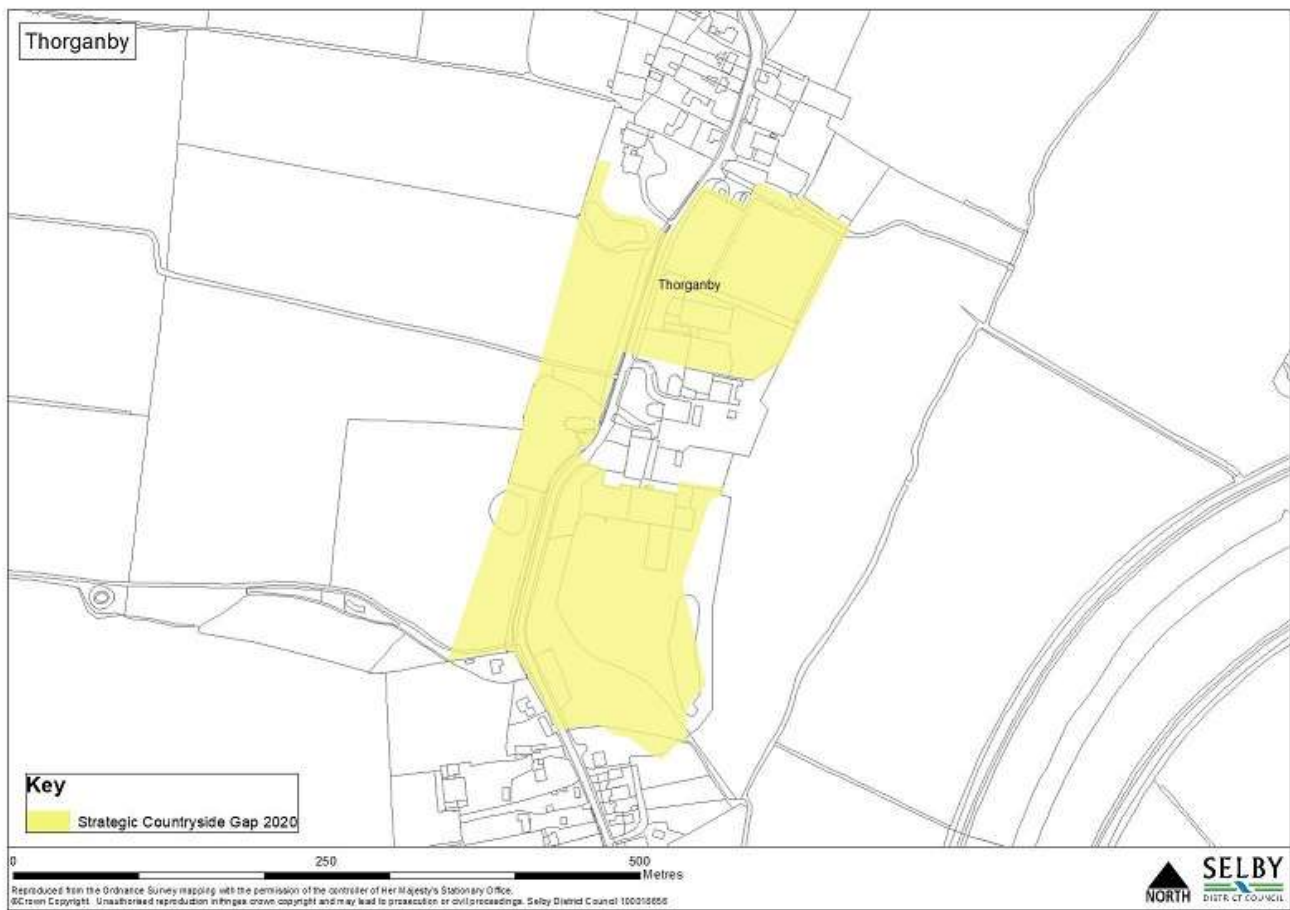
- 3.82 As a minimum, no changes are proposed to the boundary of the Thorganby Strategic Countryside Gap as identified in the Selby District Local Plan (2005).
- 3.83 However, it is recommended that consideration be given to the inclusion of an additional area of land at St Helen’s Church, see Figure 39 (of the 2015 report, and Figure 16 above). The inclusion of this area of land would allow the two sections of the Thorganby Strategic Countryside Gap to join and would protect the openness of the land around the church.

2021 Assessment

- 3.84 2015 assessment regarding the role of the Strategic Countryside Gap is still relevant and appropriate.
- 3.85 No other designations cover the whole of the Strategic Countryside Gap which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the ‘gap’ and preventing the merging of the two parts of the settlement.
- 3.86 The recommendation to extend the Strategic Countryside Gap to cover the land around St Helen’s Church to join the sections of the Strategic Countryside Gap into one would reinforce the role of the Strategic Countryside Gap, especially the openness in this location at St Helen’s Church.

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

Figure 172 - Thorganby Strategic Countryside Gap 2021



2021 Recommendations

- 3.87 Continue with designation as a Strategic Countryside Gap.
- 3.88 Extend boundary to include the land to west of the Church as set out in Figure 17 and consult upon as part of plan-making process.

Thorpe Willoughby

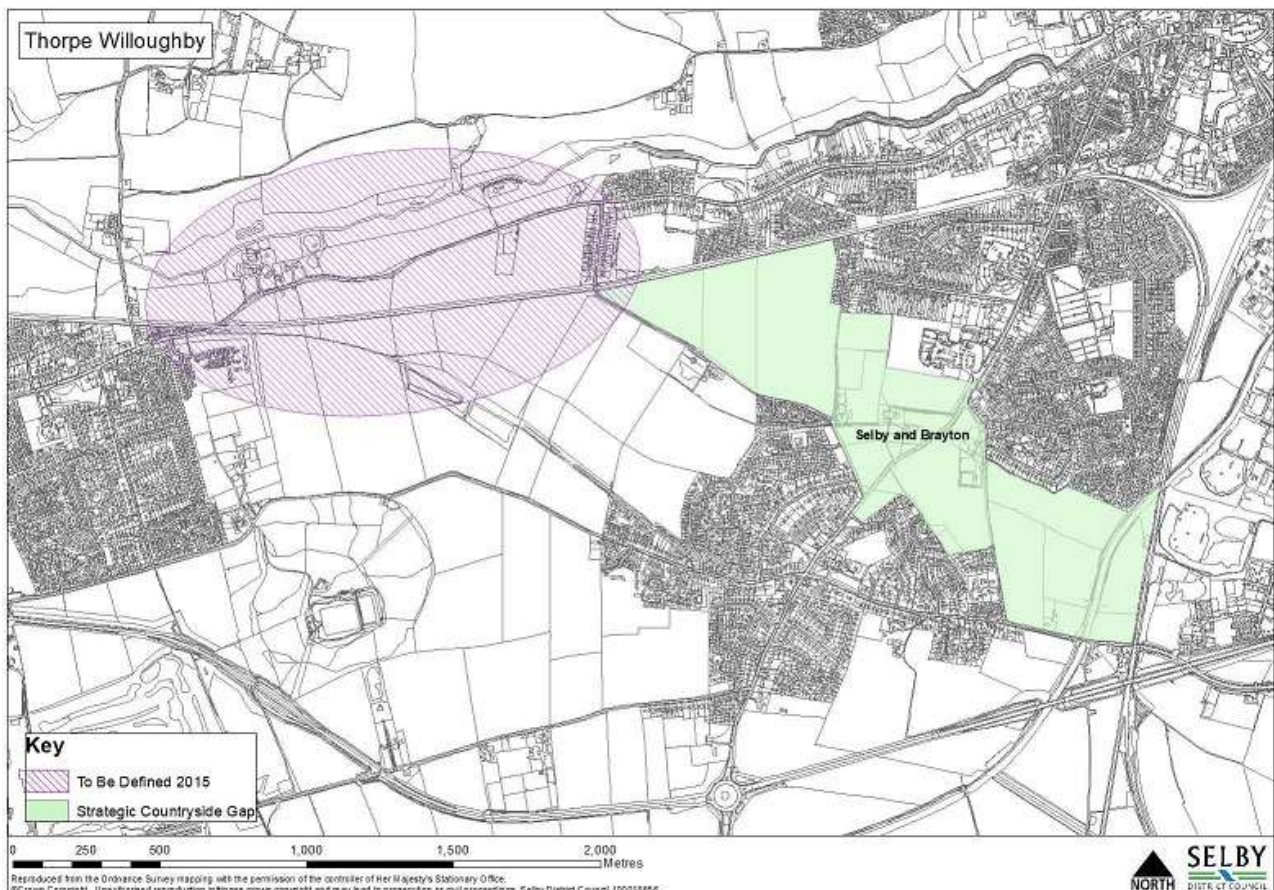
- 3.89 This Strategic Countryside Gap has only been defined as an indicative area on the Selby District Core Strategy Local Plan 2013 Key Diagram.

2015 Assessment

Role of the Strategic Countryside Gap

- 3.90 The designation of land between Thorpe Willoughby and Selby as a Strategic Countryside Gap 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'.
- 3.91 Although the 'gap' does contain some development and some proposed development (see Section 4.4.3 of 2015 report) the wider 'gap' is considered to be open in nature.
- 3.92 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.
- 3.93 Overall it is considered that the 'gap' between Thorpe Willoughby and Selby broadly fulfils its role as a Strategic Countryside Gap, 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 Strategic Countryside Gap boundary and an arbitrary boundary would pre-empt the future site selection process.

Figure 18 - Thorpe Willoughby Strategic Countryside Gap Boundaries To be Defined 2015



3.94 Figure 18 shows the potential area for the Strategic Countryside Gap as shown in the 2015 report.

2015 Conclusion

3.95 The purpose of the Thorpe Willoughby Strategic Countryside Gap 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 of the 2015 report).

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

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

3.97 No boundaries for the Thorpe Willoughby Strategic Countryside Gap have been identified within the Core Strategy (2013).

3.98 The 'gap' is much larger than any of the other Strategic Countryside Gaps 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 Strategic Countryside Gap may not cover the full extent of the gap between the settlements.

3.99 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.

2021 Assessment

3.100 The 2015 assessment and conclusions are still mainly relevant and appropriate.

3.101 The Strategic Countryside Gap is needed to maintain the separation and openness between Thorpe Willoughby, Brayton and Selby.

3.102 Now is the appropriate time to define the boundaries. The proposed boundary is adjacent to the Selby and Brayton Strategic Countryside Gap as set out in paragraphs 3.64-3.72.

3.103 No other designations cover the whole of the proposed Strategic Countryside Gap area which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the 'gap' and preventing the merging of settlements.

3.104 Local and national landscape and biodiversity designations are at Brayton Barff and Hambleton Hough.

3.105 A new Locally Important Landscape Area (LILA) designation covers only the southern part of the potential gap and does not cover the area identified in the 2015 report.

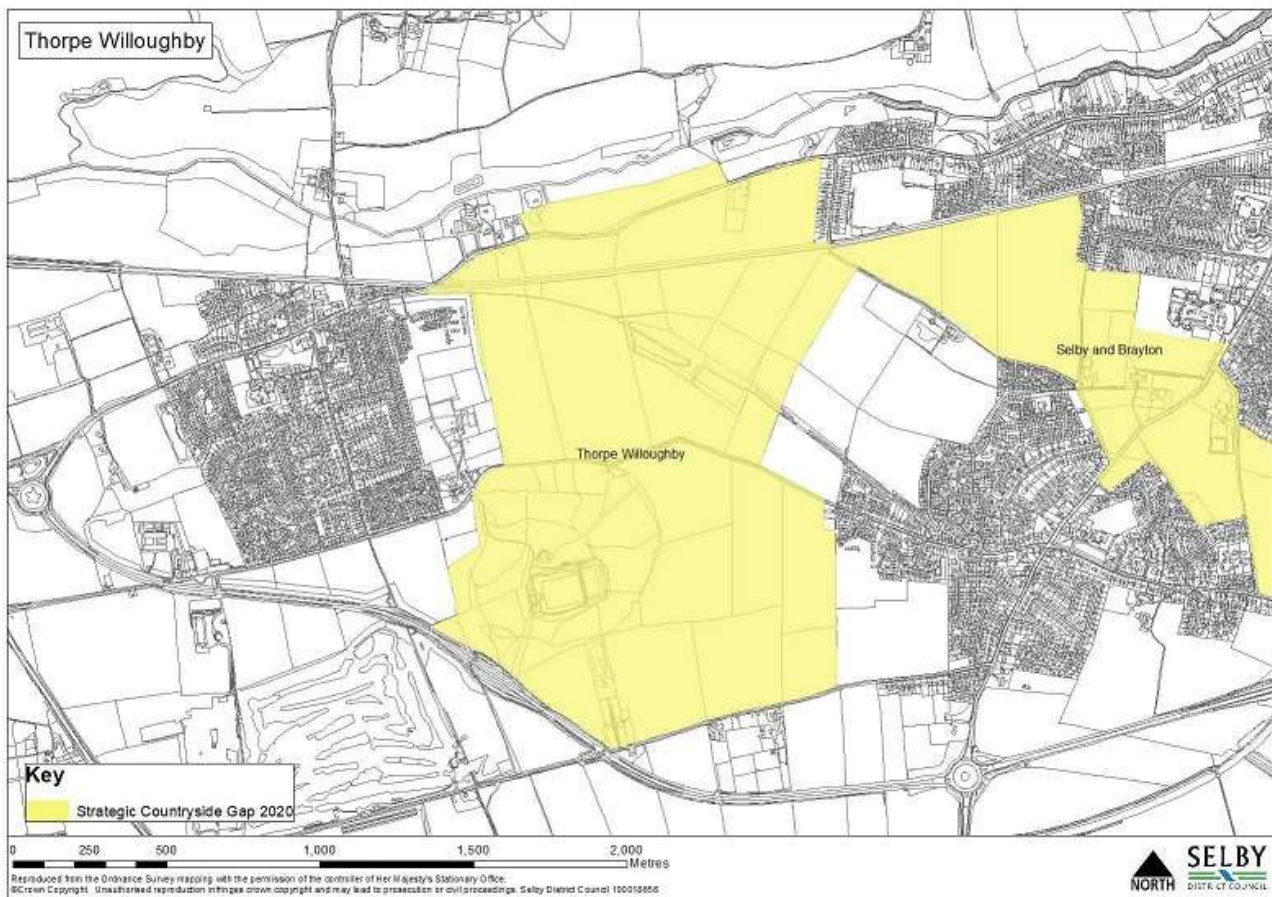
3.106 The whole of the area needs to be defined to fulfil the Strategic Countryside Gap role.

3.107 The area proposed to be designated as shown in Figure 19 includes north of the A63 between Thorpe Willoughby and Brayton, including Brayton Barff and up to the watercourse to the north of the A1238 Leeds Road.

3.108 The Strategic Countryside Gap boundary identified is larger than the area identified by the ellipse in the 2015 report making this Strategic Countryside Gap much larger than the others.

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

Figure 19 - Thorpe Willoughby Strategic Countryside Gap 2021



2021 Recommendations

3.109 Continue with designation as a Strategic Countryside Gap.

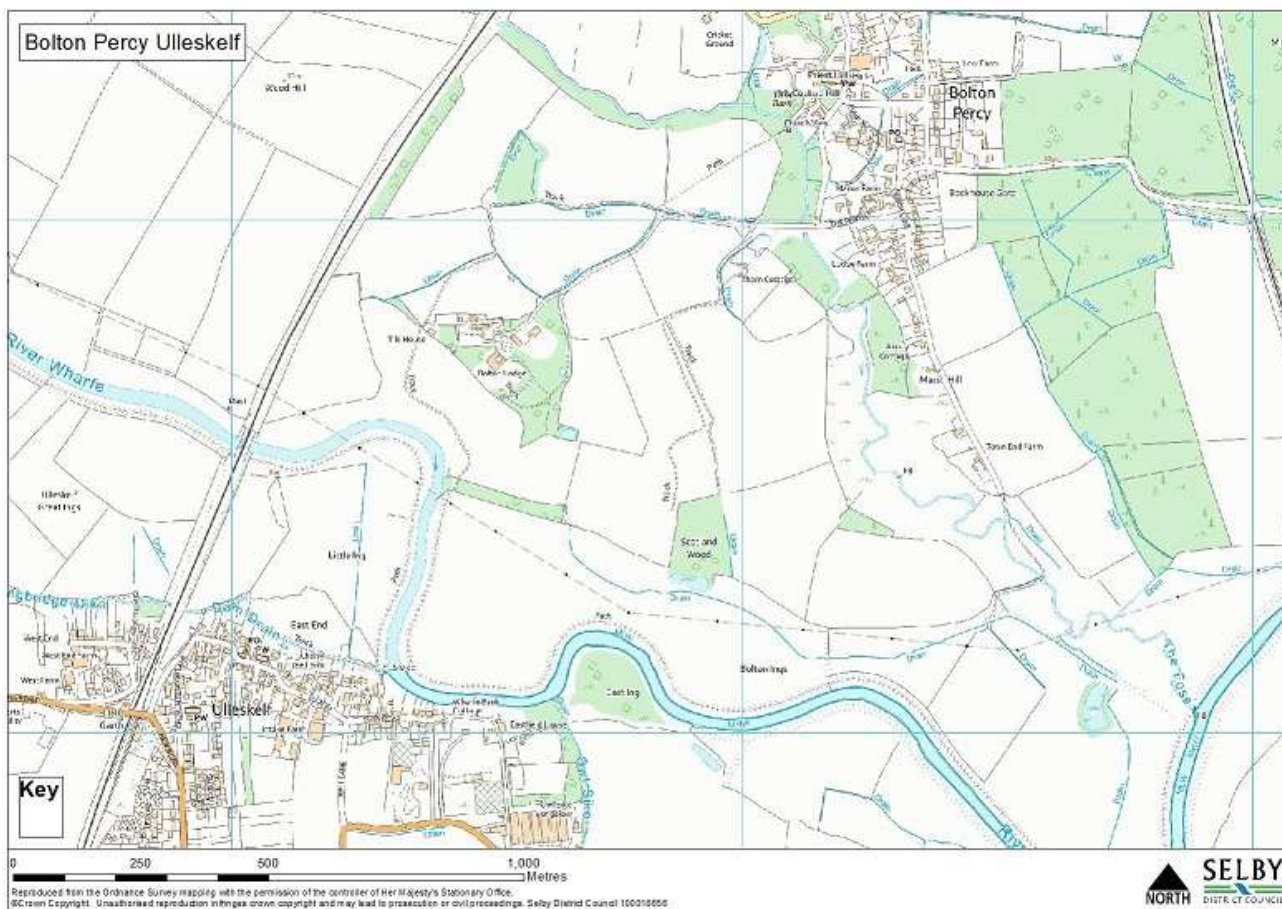
3.110 Boundary defined and as set out in Figure 19 and consult upon as part of plan-making process.

Rejected or Removed as a Strategic Countryside Gap

Bolton Percy / Ulleskelf

Rejected Potential New Strategic Countryside Gap 2015

Figure 20 - Bolton Percy / Ulleskelf



2015 Assessment

- 4.1 Bolton Percy is a Secondary Village with defined Development Limits and Ulleskelf is a Designated Service Village. 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. The Designated Service Village status of Ulleskelf indicates that this settlement is only considered capable of accommodating additional limited growth whilst the Secondary Village with defined Development Limits status of Bolton Percy indicates this settlement is not capable of accommodating further planned development.

2015 Conclusion

- 4.2 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 Strategic Countryside Gap.

2015 To be Considered Further?

- 4.3 No

2021 Assessment

- 4.4 2015 assessment and conclusions are still relevant and appropriate.

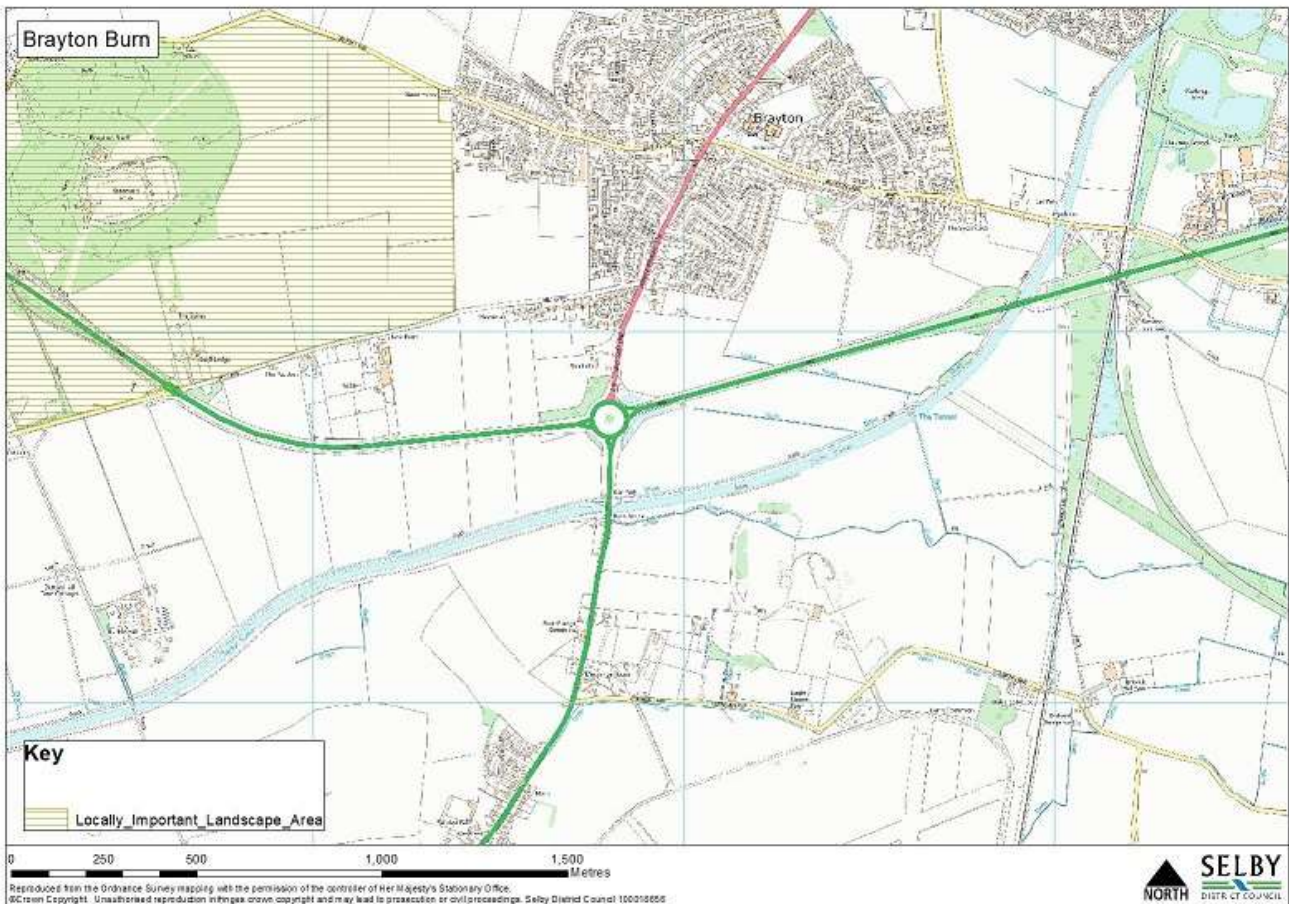
2021 Recommendation

- 4.5 Do not consider designating as a new Strategic Countryside Gap in this location.

Brayton / Burn

Rejected Potential New Strategic Countryside Gap 2015

Figure 21 - Brayton / Burn



2015 Assessment

- 4.6 Brayton is a Designated Service Village and Burn is a Secondary Village with defined Development Limits. 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.

2015 Conclusion

- 4.7 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 Strategic Countryside Gap.

2015 To be Considered Further?

- 4.8 No

2021 Assessment

- 4.9 2015 assessment and conclusions are still relevant and appropriate.

2021 Recommendation

- 4.10 Do not consider designating as a new Strategic Countryside Gap in this location.

Camblesforth / Carlton

Rejected Potential New Strategic Countryside Gap 2015

Figure 22 - Carlton / Camblesforth



2015 Assessment

- 4.11 Camblesforth is a Secondary Village with defined Development Limits and Carlton is a Designated Service Village. 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.

2015 Conclusion

- 4.12 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 Strategic Countryside Gap.

2015 To be Considered Further?

- 4.13 No

2021 Assessment

- 4.14 2015 assessment and conclusions are still relevant and appropriate.

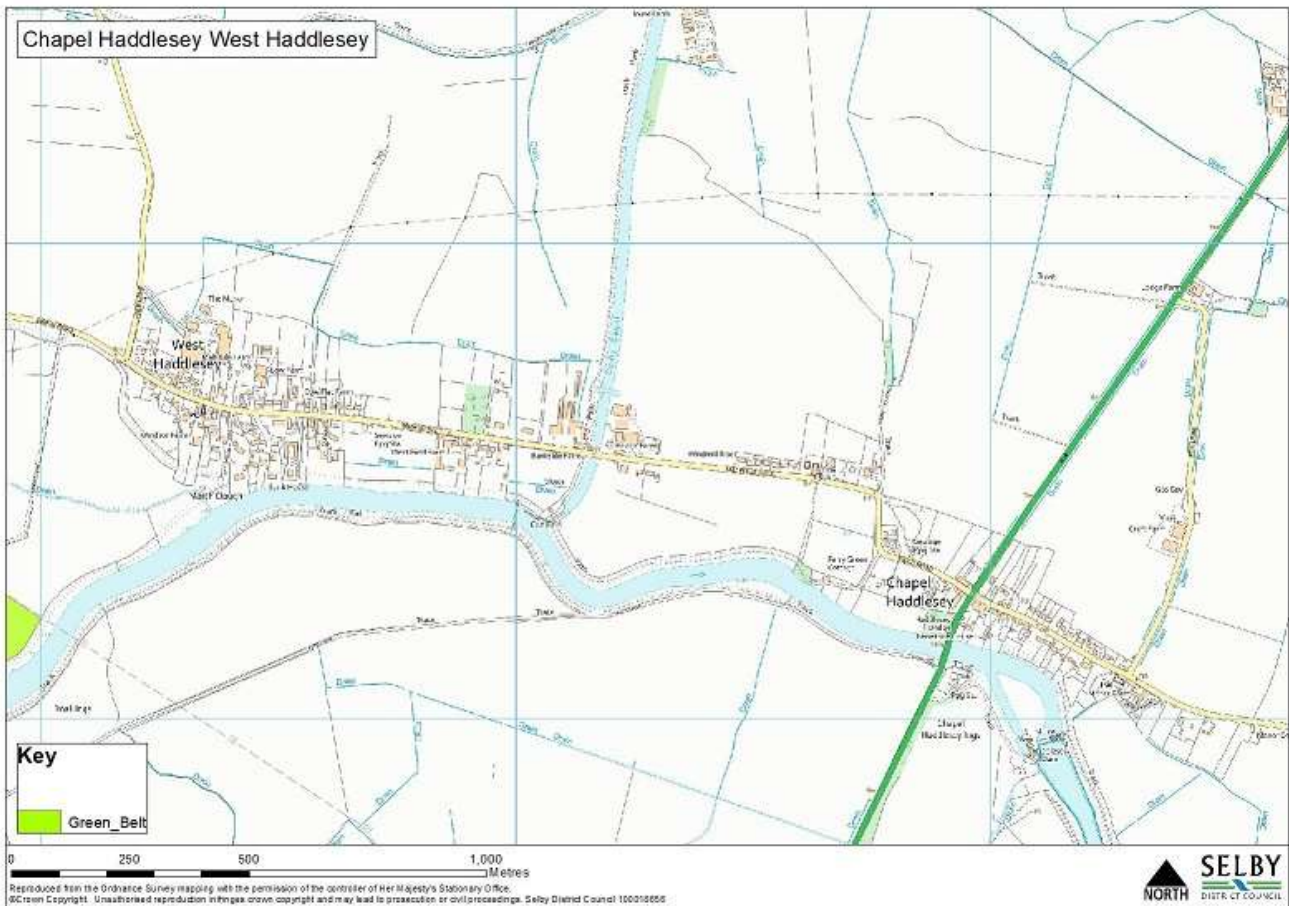
2021 Recommendation

- 4.15 Do not consider designating as a new Strategic Countryside Gap in this location.

Chapel Haddlesey / West Haddlesey

Rejected Potential New Strategic Countryside Gap 2015

Figure 23 - Chapel Haddlesey / West Haddlesey



2015 Assessment

- 4.16 Chapel Haddlesey and West Haddlesey are both Secondary Villages with defined Development Limits. This gap comprises predominantly arable fields.
- 4.17 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.

2015 Conclusion

- 4.18 As such this gap has not been considered further for inclusion as an additional Strategic Countryside Gap.

2015 To be Considered Further?

- 4.19 No

2021 Assessment

- 4.20 2015 assessment and conclusions are still relevant and appropriate.

2021 Recommendation

- 4.21 Do not consider designating as a new Strategic Countryside Gap in this location.

Church Fenton / Church Fenton Airbase Rejected Potential New Strategic Countryside Gap 2015

Figure 3 - Church Fenton / Church Fenton Airbase



2015 Assessment

- 4.22 Church Fenton is a Designated Service Village and Church Fenton Airbase is a Secondary Village with defined Development Limits.
- 4.23 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.

2015 Conclusion

- 4.24 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 Strategic Countryside Gap.

2015 To be Considered Further?

- 4.25 No

2021 Assessment

- 4.26 2015 assessment and conclusions are still in the main relevant and appropriate.

- 4.27 No other designations cover the whole of the Strategic Countryside Gap which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the 'gap' and preventing the merging of the different parts of the settlement.
- 4.28 However, Church Fenton Airbase could be redeveloped which could potentially reduce the gap and openness between the settlements of Church Fenton and Church Fenton Airbase.
- 4.29 An extension to the existing Strategic Countryside Gap between Church Fenton East / West is recommended as set out in paragraph 5.34 and shown in Figure 5 which would extend this designation north towards Church Fenton Airbase, covering the Cricket Ground and preserving the openness in this location.

2021 Recommendation

- 4.30 Do not consider designating as a new Strategic Countryside Gap in this location. The existing Strategic Countryside Gap is extended as shown in Figure 5.

Cliffe / South Duffield

Rejected Potential New Strategic Countryside Gap 2015

Figure 25 - Cliffe / South Duffield



2015 Assessment

- 4.31 Cliffe and South Duffield are both Secondary Villages with defined Development Limits.
- 4.32 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 Secondary Service Village status of both villages indicates that these settlements are only considered capable of accommodating additional limited growth.

2015 Conclusion

- 4.33 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 Strategic Countryside Gap.

2015 To be Considered Further?

- 4.34 No

2021 Assessment

- 4.35 2015 assessment and conclusions are still relevant and appropriate.

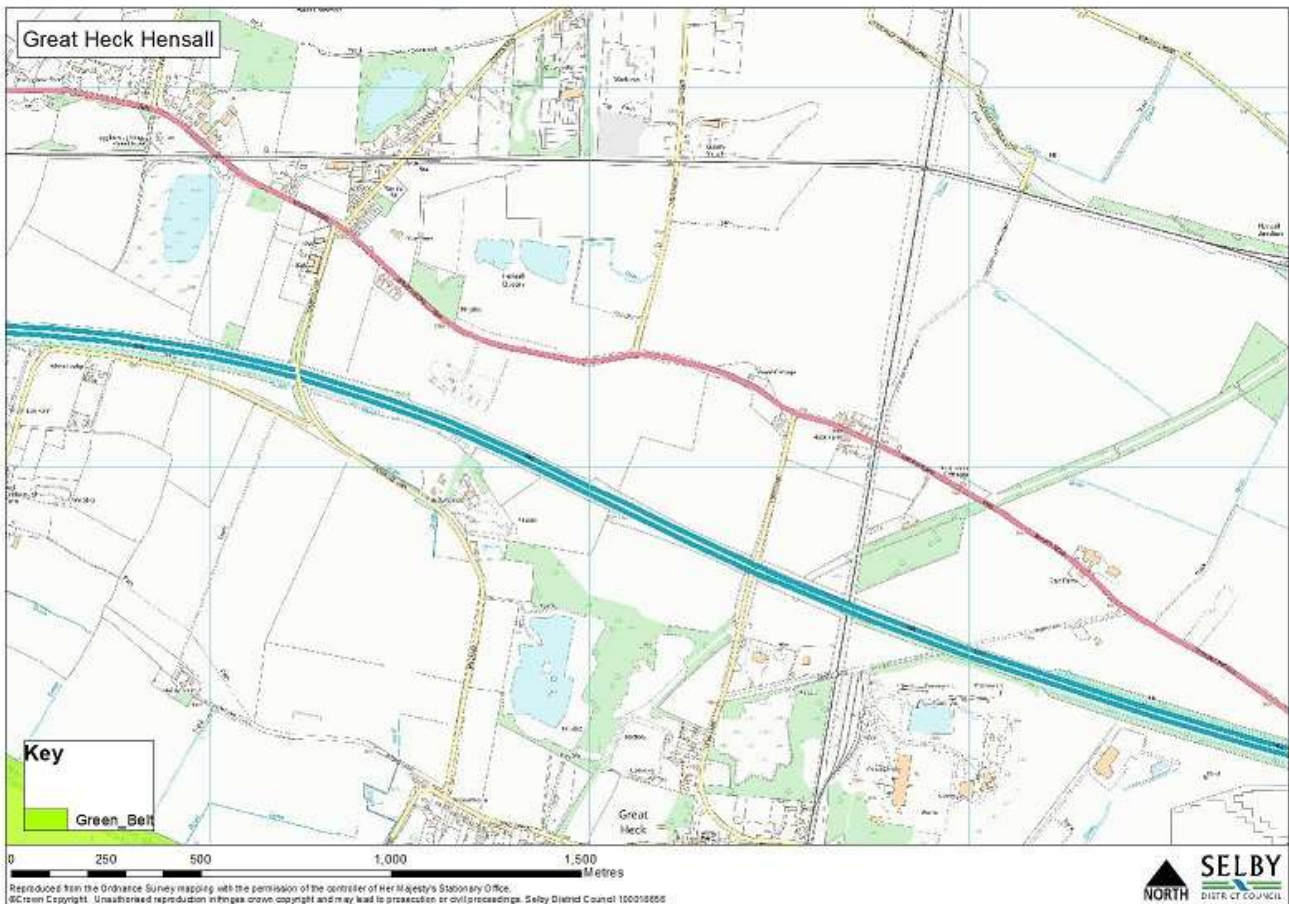
2021 Recommendation

- 4.36 Do not consider designating as a new Strategic Countryside Gap in this location.

Great Heck / Hensall

Rejected Potential New Strategic Countryside Gap 2015

Figure 26 - Great Heck / Hensall



2015 Assessment

- 4.37 Great Heck and Hensall are both Secondary Villages with defined Development Limits.
- 4.38 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.

2015 Conclusion

- 4.39 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 Strategic Countryside Gap.

2015 To be Considered Further?

- 4.40 No

2021 Assessment

- 4.41 2015 assessment and conclusions are still relevant and appropriate.

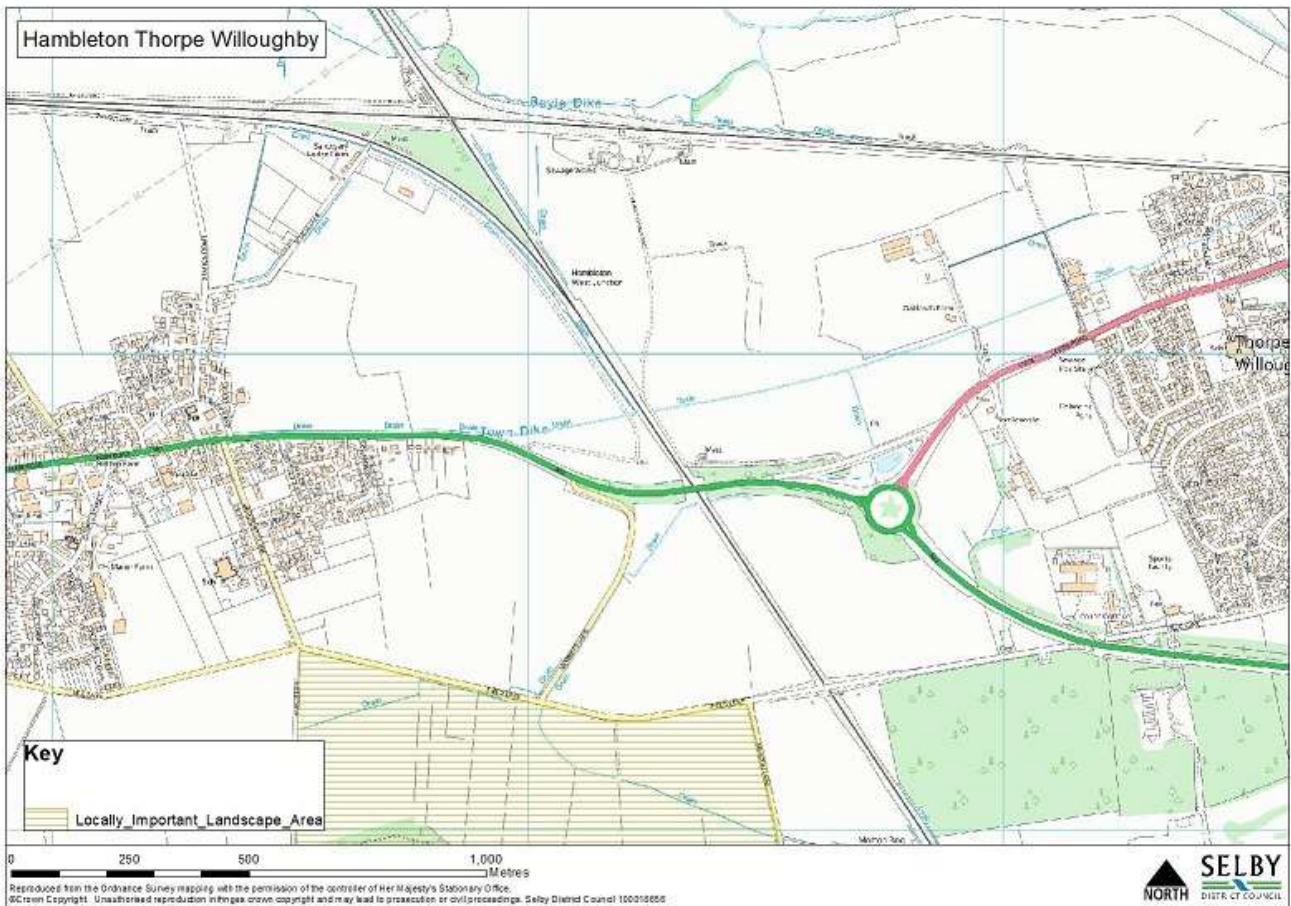
2021 Recommendation

- 4.42 Do not consider designating as a new Strategic Countryside Gap in this location.

Hambleton / Thorpe Willoughby

Rejected Potential New Strategic Countryside Gap 2015

Figure 27 - Hambleton / Thorpe Willoughby



2015 Assessment

- 4.43 Hambleton and Thorpe Willoughby are both Designated Service Villages.
- 4.44 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.

2015 Conclusion

- 4.45 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 Strategic Countryside Gap.

2015 To be Considered Further?

- 4.46 No

2021 Assessment

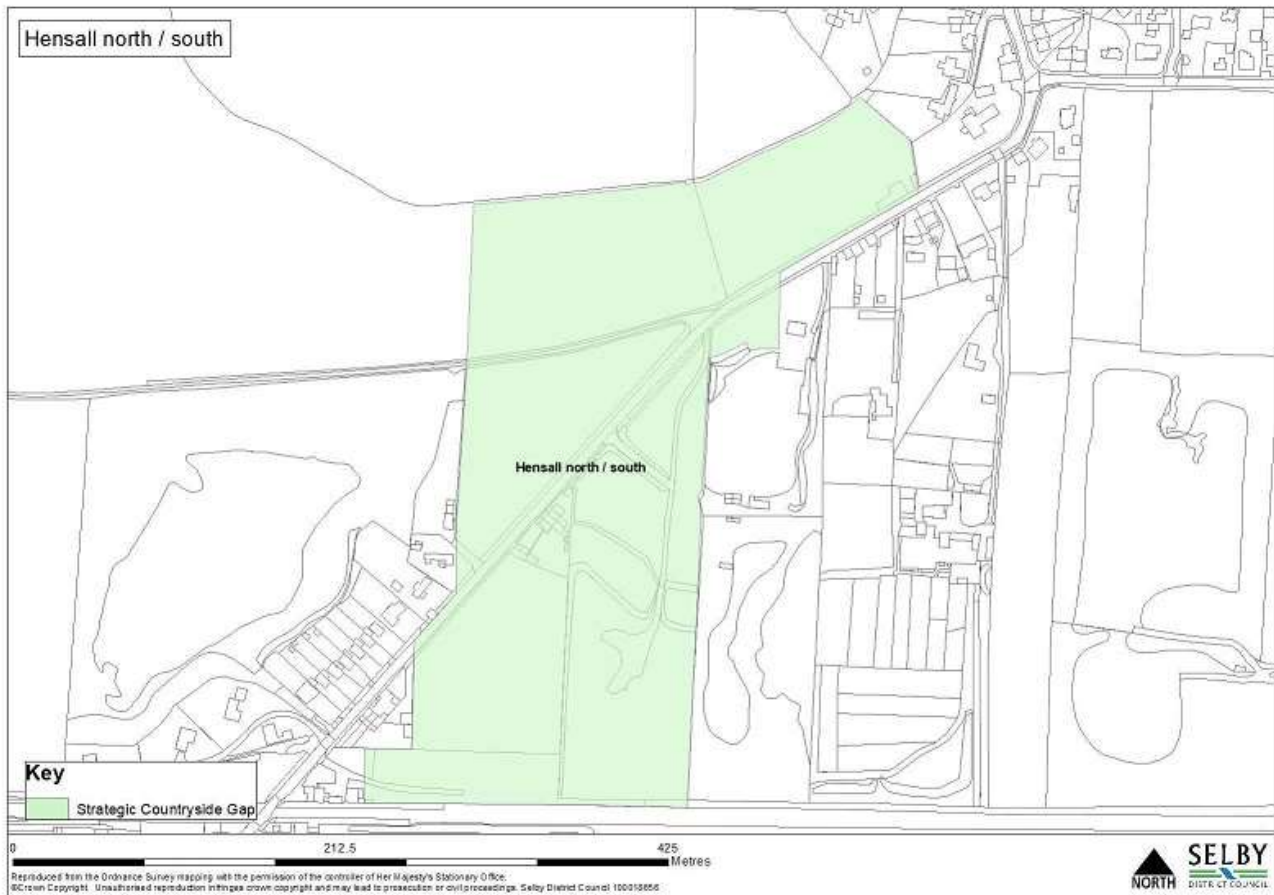
- 4.47 2015 assessment and conclusions are still relevant and appropriate.

2021 Recommendation

- 4.48 Do not consider designating as a new Strategic Countryside Gap in this location.

Hensall North / South Strategic Countryside Gap Designation To Be Removed 2021

Figure 28 - Hensall North / South Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

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

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

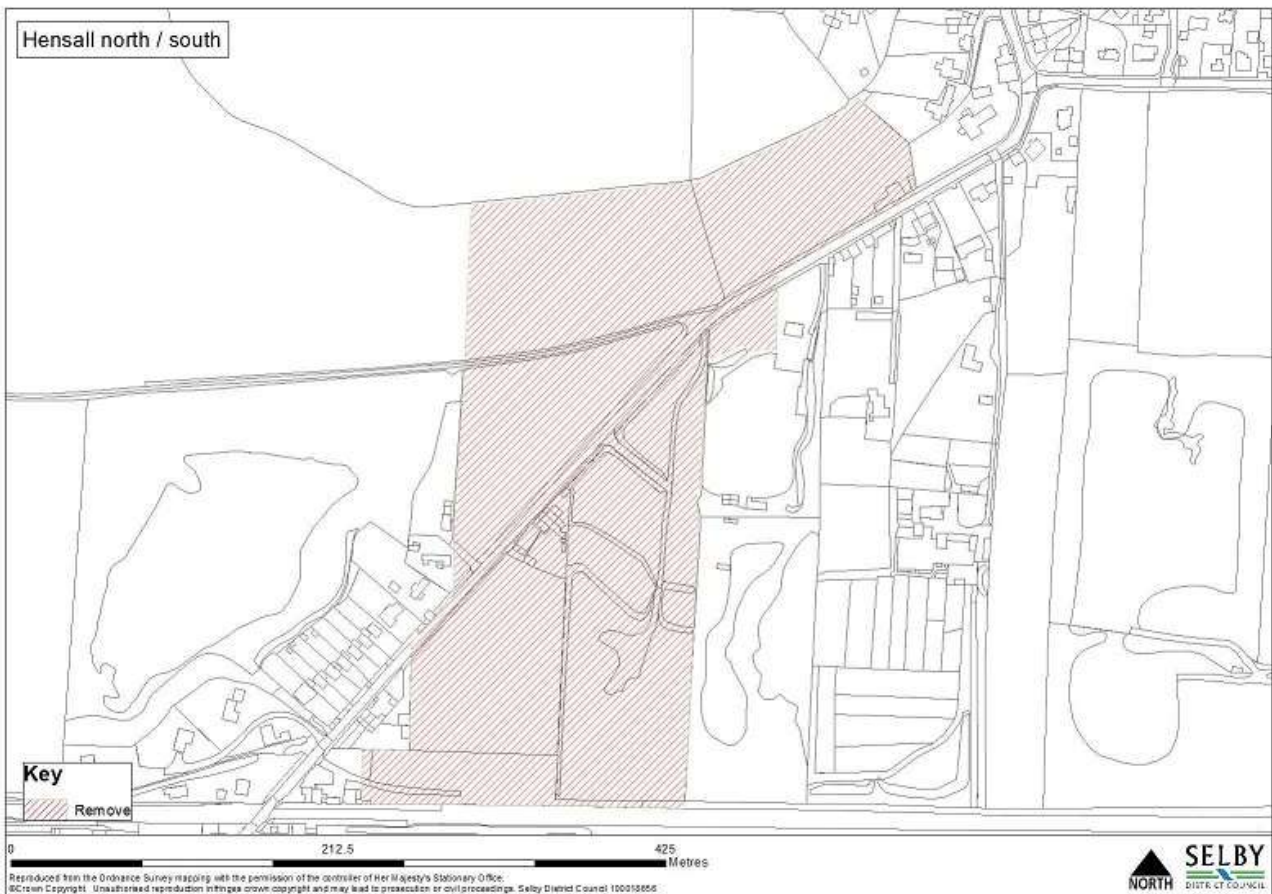
- 4.50 No changes are proposed to the boundary of the Hensall North/South Strategic Countryside Gap as identified in the Selby District Local Plan (2005) (and as shown in Figure 28 above).

2021 Assessment

- 4.51 2015 assessment regarding the role of the Strategic Countryside Gap is still relevant and appropriate.

- 4.52 No other designations cover the whole of the Strategic Countryside Gap which would perform the function of the Strategic Countryside Gap designation in protecting the openness of the 'gap' and preventing the merging of the two parts of the settlement.
- 4.53 However, the Parish Council have previously requested that the Local Planning Authority consider removing the Strategic Countryside Gap designation for Hensall as it was considered that the protected gap was acting as a barrier to community cohesion by reinforcing the sense of a separate identity of the two distinct areas of north and south Hensall. The Strategic Countryside Gap does fulfil its role very well by preventing the two separate areas of Hensall from merging, the gap is open in nature and there is the perception of leaving one settlement and entering another. Therefore, to establish whether this designation is supported or not, it is considered appropriate to remove the designation at Hensall to meet the request of the Parish Council.

Figure 294 - Hensall North / South Removed from Strategic Countryside Gap Designation 2021



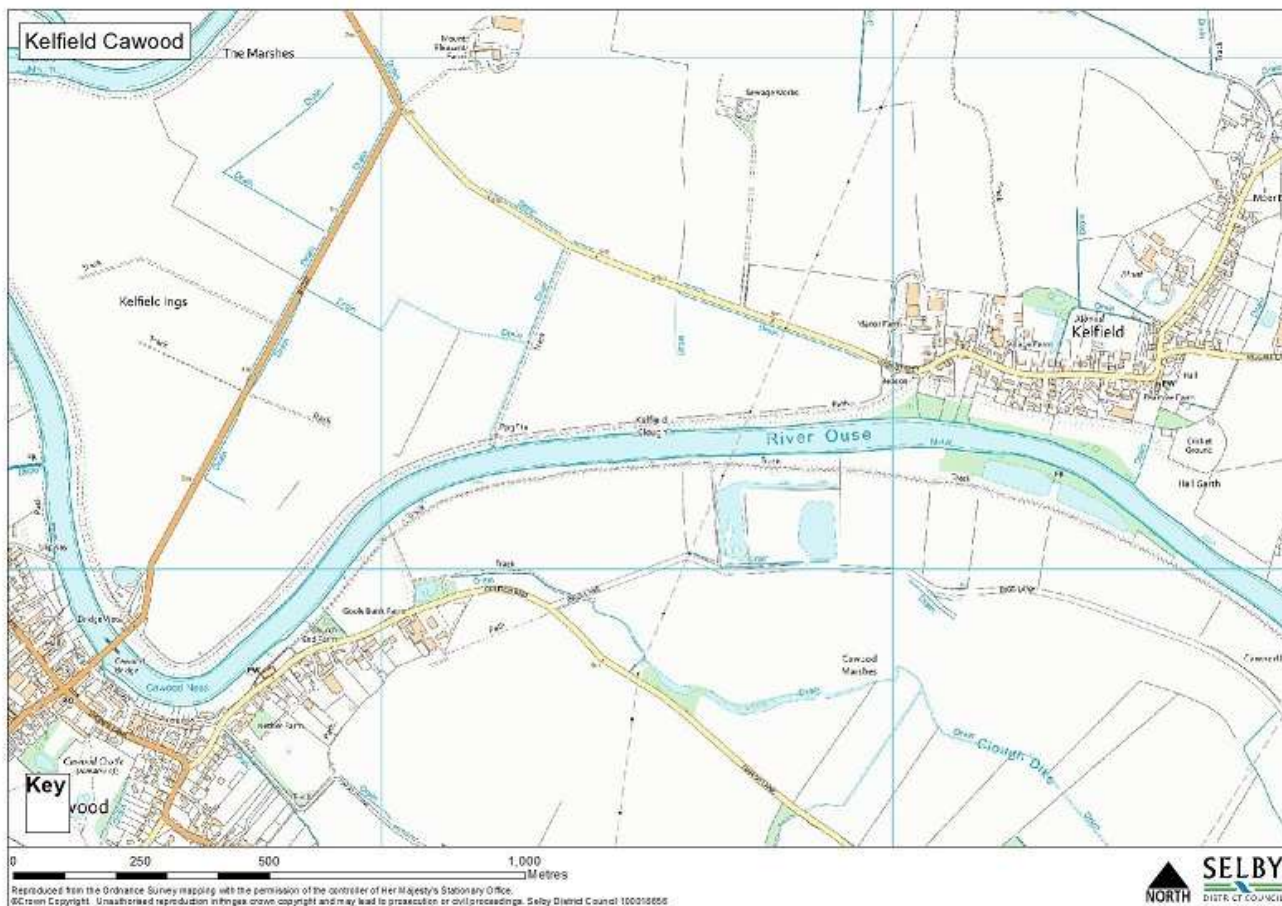
2021 Recommendation

- 4.54 Remove Strategic Countryside Gap designation in entirety as in Figure 29 and consult upon this removal of Strategic Countryside Gap designation as part of plan-making process.

Kelfield / Cawood

Rejected Potential New Strategic Countryside Gap 2015

Figure 30 - Kelfield / Cawood



2015 Assessment

- 4.55 Kelfield is a Secondary Village with defined Development Limits and Cawood is a Designated Service Village. 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.

2015 Conclusion

- 4.56 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 Strategic Countryside Gap.

2015 To be Considered Further?

- 4.57 No

2021 Assessment

- 4.58 2015 assessment and conclusions are still relevant and appropriate.

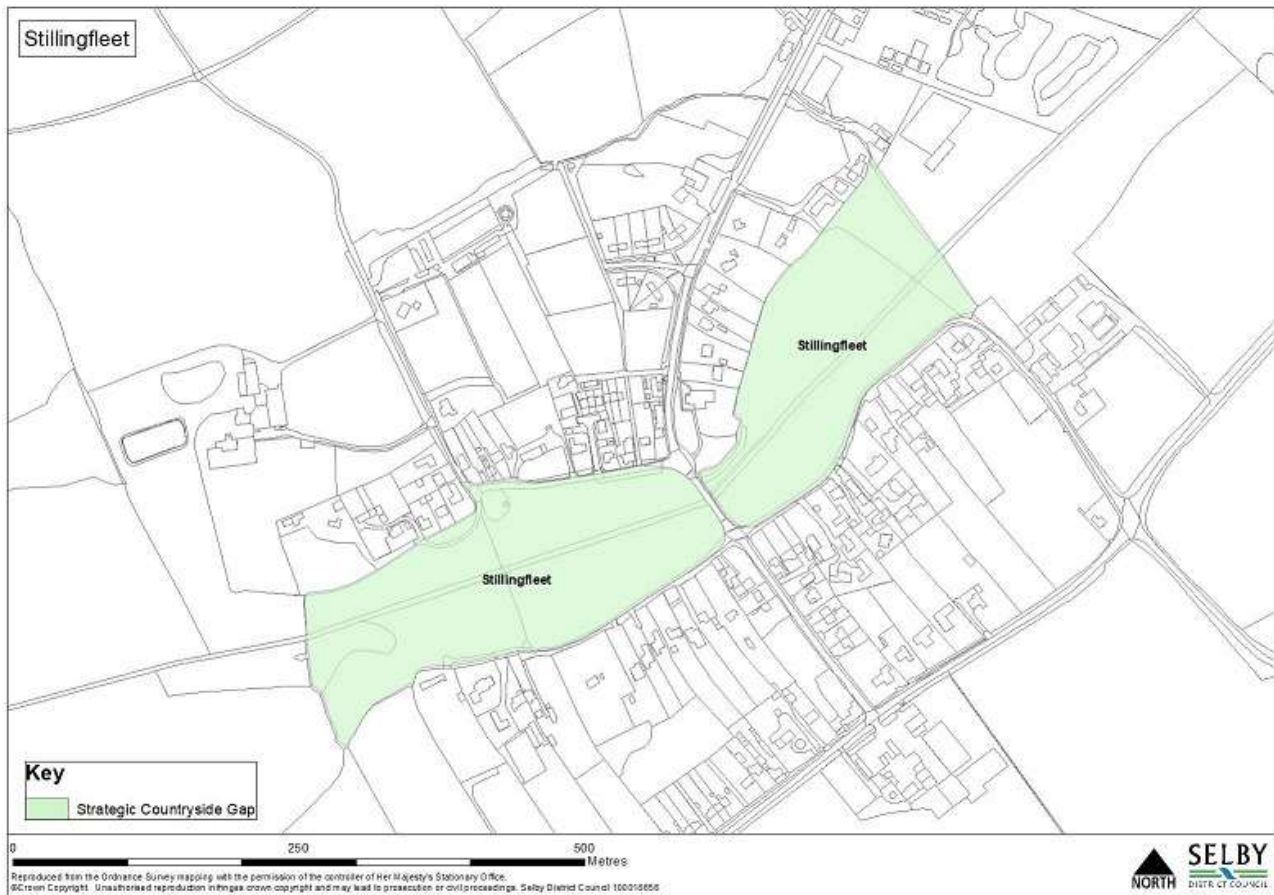
2021 Recommendation

- 4.59 Do not consider designating as a new Strategic Countryside Gap in this location

Stillingfleet

Strategic Countryside Gap Designation To Be Removed 2021

Figure 31 - Stillingfleet Strategic Countryside Gap 2015



2015 Assessment

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

2015 Conclusion

4.60 As the Stillingfleet Strategic Countryside Gap is considered to still fulfil its role as an Strategic Countryside Gap and it is considered that the Strategic Countryside Gap 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 Strategic Countryside Gap is retained.

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

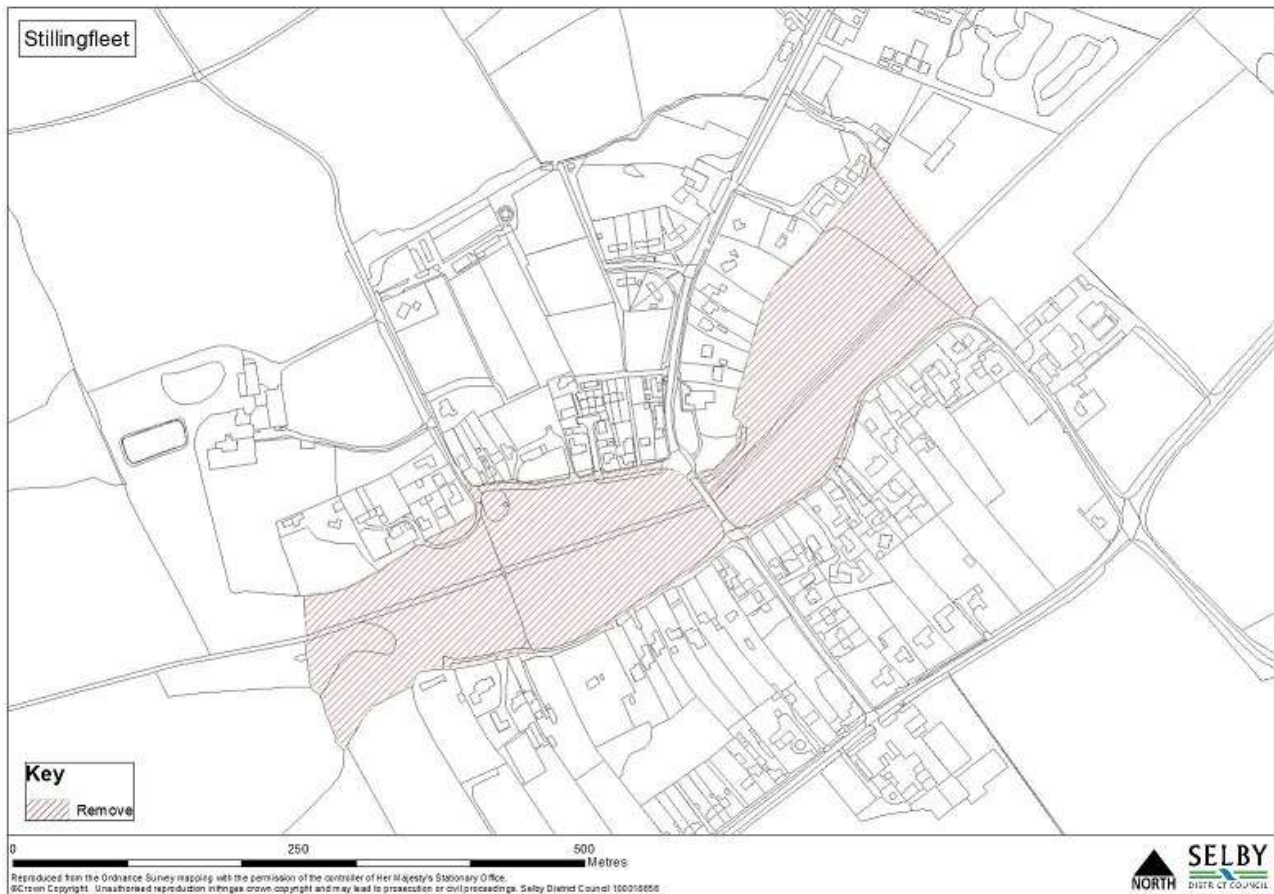
4.61 No changes are proposed to the boundary of the Stillingfleet Strategic Countryside Gap as identified in the Selby District Local Plan (2005) (and as shown in Figure 31 above).

2021 Assessment

4.62 2015 assessment regarding the role of the Strategic Countryside Gap is still relevant and appropriate.

- 4.63 The Stillingfleet Village Green designation extent is broadly the same as the extent of the Strategic Countryside Gap designation. The Village Green designation means that no development can take place on the Village Green. The Village Green gives the village its open nature and it has traditionally prevented the two parts of the village from merging.
- 4.64 The Village Green and the Strategic Countryside Gap are both preventing development in this location and preserving the open space.
- 4.65 The Strategic Countryside Gap designation could be removed in this location.

Figure 32 - Stillingfleet Removed from Strategic Countryside Gap Designation 2021

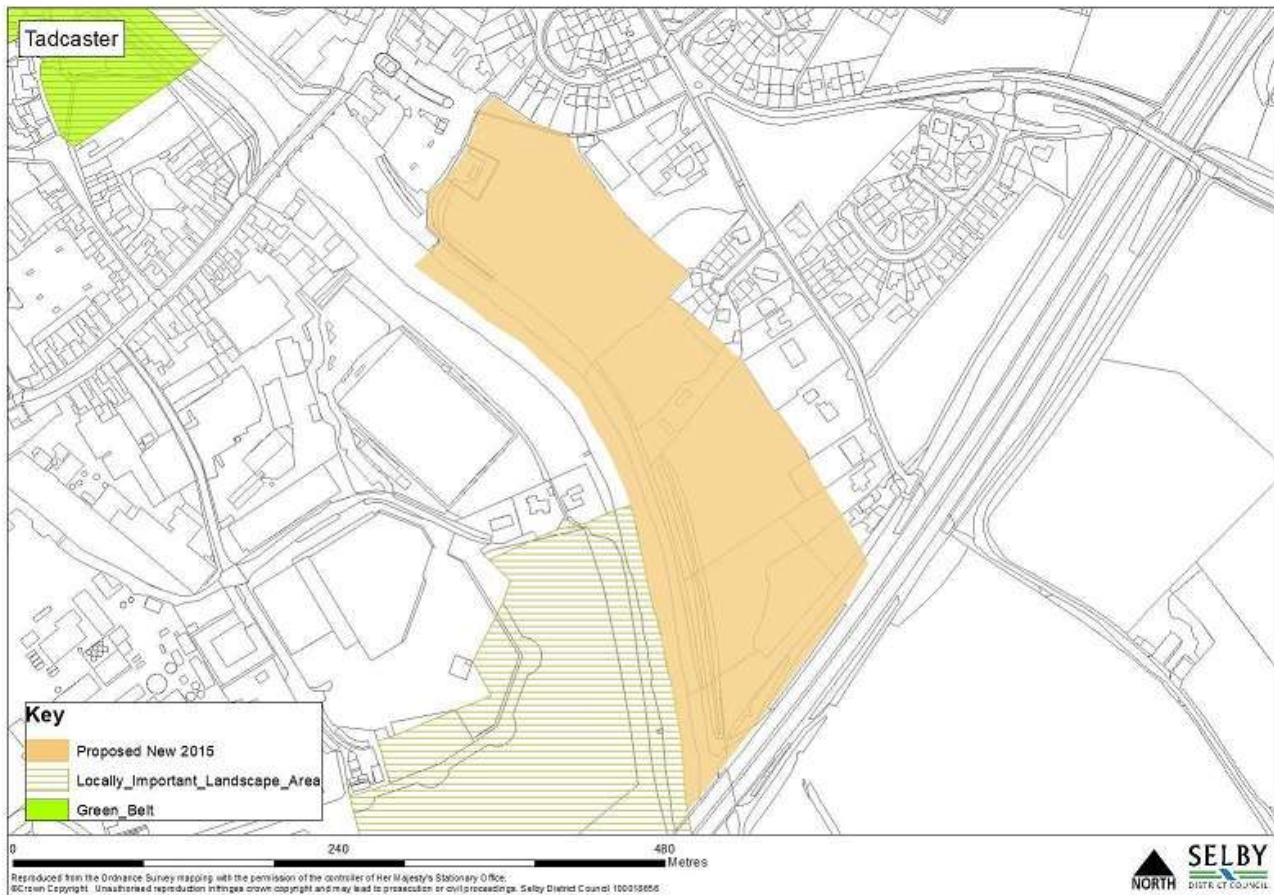


2021 Recommendation

- 4.66 Remove Strategic Countryside Gap designation in entirety as in Figure 32 and consult upon this removal of Strategic Countryside Gap designation as part of plan-making process.

Tadcaster (south of town centre either side of the River Wharfe) Potential New Strategic Countryside Gap 2015

Figure 33 - Proposed New Strategic Countryside Gap at Tadcaster 2015



2015 Assessment

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

2015 Conclusion

- 4.67 Overall, the potential Tadcaster Strategic Countryside Gap performs two of the three of its roles as a potential Strategic Countryside Gap. 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 Strategic Countryside Gap in providing the perception of leaving one part of a settlement and entering open countryside before re-entering another part of the settlement.

2015 Extent and Detailed Boundaries of the Strategic Countryside Gap

- 4.68 As such it is recommended that the potential Tadcaster Strategic Countryside Gap is taken forward as a Strategic Countryside Gap. The boundaries of the proposed Tadcaster Strategic Countryside Gap are indicated in Figure 40 (*of the 2015 report*) (and in Figure 33 above).

2021 Assessment

- 4.69 The 2015 assessment and conclusions are considered to be not appropriate.
- 4.70 The designation of a Strategic Countryside Gap will have a limited impact on preventing the merging of parts of the settlement in this location. A Strategic Countryside Gap designation is not needed to maintain the separation and openness on the eastern side of the river in this location.

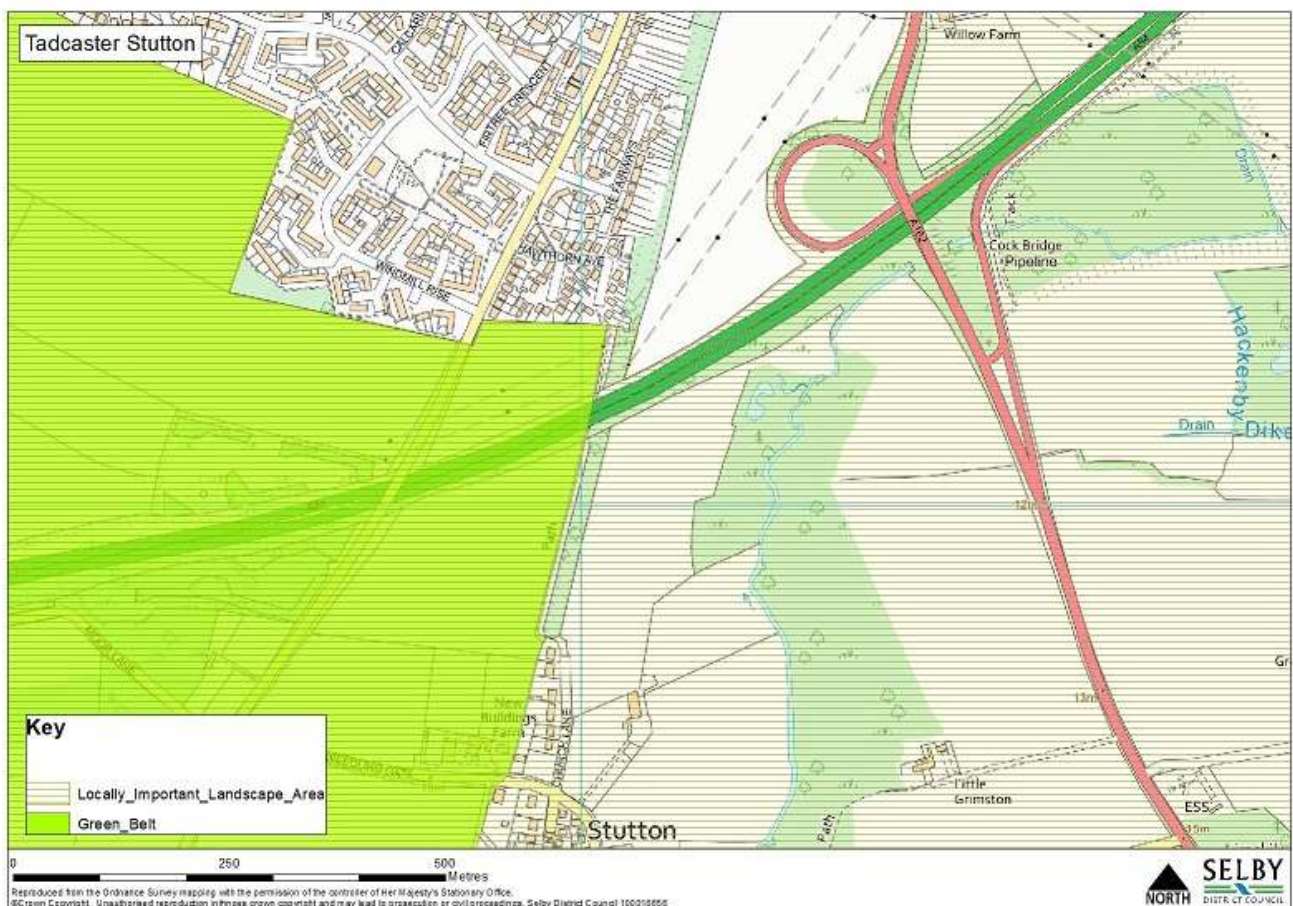
Role of Strategic Countryside Gap 2021	Yes / In part	No / Very Limited
Does the Strategic Countryside Gap prevent the merging of settlements or parts of a settlement?		✓
Is the Strategic Countryside Gap open in nature?	✓	
Is there a perception of leaving a settlement and entering open countryside before entering the next settlement or part of a settlement?		✓

2021 Recommendation

- 4.71 Do not consider designating as a new Strategic Countryside Gap in this location.

Tadcaster / Stutton
Rejected Potential New Strategic Countryside Gap 2015

Figure 34 - Tadcaster / Stutton



2015 Assessment

- 4.72 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. 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.

2015 Conclusion

- 4.73 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 Strategic Countryside Gap.

2015 To be Considered Further?

- 4.74 No

2021 Assessment

- 4.75 2015 assessment and conclusions are still relevant and appropriate.
4.76 The Green Belt designation together with the Locally Important Landscape Area designation mean that there is no need for a Strategic Countryside Gap designation in this location.

2021 Recommendation

- 4.77 Do not consider designating as a new Strategic Countryside Gap in this location.

Appendix 1- Planning Policy Extracts

Selby Core Strategy Local Plan (2013)

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

Selby District Local Plan (2005)

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

- 3.62 “Whilst it is generally desirable to preserve the character and separate identity of settlements, a number of neighbouring settlements in the Plan area have developed in very close proximity to each other. Some are separated by narrow, though as yet largely undeveloped, gaps of countryside, where continued expansion would be likely to result in coalescence and threaten the identity of individual settlements
- 3.63 In some parts of the Plan area, the risk of coalescence is safeguarded through Green Belt designation, for example between the separate built-up parts of Monk Fryston and between Sherburn in Elmet and South Milford. Where this is not the case, important areas of open countryside between settlements, or ‘Strategic Countryside Gaps’, have been identified where stricter controls are necessary to safeguard the open character of the land. In a number of cases Strategic Countryside Gaps have been identified in order to maintain the individual character of different parts of settlements.
- 3.64 Strategic Countryside Gaps have been defined in respect of the following settlements:
- Barlby/Osgodby.
 - Barlby Top/Barlby Crescent.
 - Brayton/Selby.
 - Church Fenton East/West.
 - Cliffe/Hemingbrough.
 - Gateforth.
 - Hensall North/South.
 - Skipwith.

- Stillingfleet.
- Thorganby

- 3.65 Proposals for development in these gaps will only be acceptable where there would be no risk of physical intrusion such as certain types of recreational use, or where the overall open character of the land would be enhanced through the removal of existing structures. In such circumstances, any replacement or ancillary buildings would need to be sensitively sited and landscaped in order to minimise any potential intrusive impact. Proposals for other forms of development, including agricultural dwellings and affordable housing, which may in other circumstances be acceptable outside Development Limits will not normally be permitted.
- 3.66 Strategic Countryside Gaps may serve other functions, such as affording access to the countryside and recreational opportunities, and may also provide wildlife corridors.