# **Selby District Local Plan**

## **Adopted February 2005**

Part 1 – General Policies

M Connor Chief Executive

T R Heselton, BA (Hons), Dip. TP, MRTPI Planning Policy Manager Selby District Council Civic Centre Portholme Road Selby North Yorkshire Y08 4SB

#### CONTENTS

#### PART ONE: GENERAL POLICIES

	Contents Index of Policies	<b>Page No</b> i Viii
	index of Policies	VIII
1.	INTRODUCTION BACKGROUND DEVELOPMENT PLAN SYSTEM ROLE AND PURPOSE OF THE LOCAL PLAN LOCAL PLAN PROCESS FORMAT a) Part One – General Policies and Proposals b) Part Two – Detailed Policies and Proposals c) Part Three – Proposals Map INTERPRETATION	1 1 1 2 3 3 4 4 4
2.	<ul> <li>PLANNING STRATEGY</li> <li>INTRODUCTION</li> <li>THE LOCAL PLAN AREA</li> <li>PRIMARY AIMS AND OBJECTIVES</li> <li>1) Promotion of Sustainable Development</li> <li>2) Protection and Enhancement of Environmental Quality</li> <li>3) Planning for Contemporary Patterns of Development</li> </ul>	6 6 7 7 9
3.	GREEN BELT AND CONTROL OF DEVELOPMENT IN THE COUNTRYSIDE INTRODUCTION STRATEGIC FRAMEWORK OBJECTIVES	17 17 17 17
	<ul> <li>Section One: Green Belts</li> <li>Extent of the Green Belt</li> <li>Control of Development in the Green Belt <ul> <li>a) Agriculture and Forestry</li> <li>b) Limited Residential Development in Villages</li> <li>c) Limited Affordable Housing for Local Community Needs</li> </ul> </li> </ul>	18 19 20 20 20 20
	<ul> <li>d) Extension, Alteration or Replacement of Dwellings</li> <li>e) Re-use of buildings in the Green Belt</li> <li>f) Small scale extensions (to Existing Business Premises)</li> </ul>	21 21 21
	<ul> <li>g) Limited Infilling or Redevelopment of Major</li> <li>Developed Sites</li> <li>h) Other Appropriate Forms of Development</li> </ul>	21 22
	Major Developed Sites in the Green Belt	23

	The Character and Visual Amenity of the Green Belt	<b>Page No</b> 25
	Section Two: Safeguarded Land	25
	Section Three: Control of Development in the Countryside	27
	Development Limits Development Limits affecting Green Belt settlements	28 31
	Section Four: Strategic Countryside Gaps	31
4.	ENVIRONMENT INTRODUCTION STRATEGIC FRAMEWORK OBJECTIVES	33 33 33 33
	<ul> <li>Section One: General Considerations</li> <li>Control of Development</li> <li>Suitability of use</li> <li>Effect on Neighbouring Properties and the Surrounding Area</li> </ul>	34 34 35 35
	<ul> <li>Access and Highway Considerations</li> <li>Design and Layout of New Development</li> <li>Landscaping</li> <li>Capacity of Services and Local Facilities</li> <li>Environmental Assessment</li> <li>Environmental Pollution and Contaminated Land</li> <li>Air Pollution</li> <li>Contaminated Land</li> <li>Groundwater Protection</li> <li>Light Pollution</li> <li>Hazardous Substances</li> <li>Flood Risk</li> <li>Renewable Energy</li> </ul>	36 38 38 39 40 40 41 41 42 42 42 43 46
	Section Two: Nature Conservation International Wildlife Sites National Wildlife Sites Sites of Importance for Nature Conservation General Nature Conservation Sites Ancient Woodland River and Stream Corridors Ponds Protected Species	48 49 50 51 52 52 53 53
	Section Three: Landscape Locally Important Landscape Areas	54 54

Historic Parks and Gardens Historic Battlefields Landscape Enhancement Countryside Management Trees and Woodland	<b>Page No</b> 55 56 56 57 57
Tree Preservation Orders Hedgerows Strategic Landscaping Landscaping Requirements	58 59 59 60
Section Four: Built Environment Protection of Listed Buildings Demolition of Listed Buildings Alterations to Listed Buildings Maintenance of Listed Buildings Designation of Conservation Areas Control of Development in Conservation Areas Demolition in Conservation Areas Article 4 Directions in Conservation Areas Conservation Area Enhancement Proposals Scheduled Monuments and Important Archaeological Sites Other Archaeological Remains Local Amenity Space Street Furniture Floorspace Shopfronts Advertisement Control Advertisements in Conservation Areas Advertisements and Listed Buildings	61 62 63 64 64 65 66 67 67 67 68 69 70 70 70 71 72 72 73 74
HOUSING INTRODUCTION STRATEGIC FRAMEWORK OBJECTIVES POLICIES AND PROPOSALS Housing Land Requirements Managing the Release of Housing Land Renewal of Outstanding Planning Permissions The Location of New Housing Development Phasing Housing Density Affordable Housing Mixed Housing Schemes Retention of the Existing Housing Stock Housing within Development Limits - Housing Development in the market towns and villages that are capable of accommodating additional growth	75 75 75 76 76 76 77 78 79 81 84 85 90 90 91 93
	0.4

5.

	accommodating only limited growth	Page No
	Re-use of upper floors for residential purposes	96
	Housing in the Countryside	97
	Agricultural Dwellings	98
	Rural Affordable Housing	100
	Conversion to Residential Use in the Countryside	102
	Replacement Dwellings in the Countryside	104
	Extensions to Dwellings in the Countryside	105
	Extensions to Curtilages in the Countryside	105
	Gypsy Site Provision	106
6.	ECONOMIC DEVELOPMENT	108
	INTRODUCTION	108
	STRATEGIC FRAMEWORK	108
	OBJECTIVES	109
	POLICIES AND PROPOSALS	109
	Employment Land Requirements	109
	The Location of Economic Development	111
	Renewal of Industrial and Business Commitments	112
	Retention of Established Employment Areas	112
	Non-conforming Uses	113
	Employment Development Within Development Limits and Established Employment Areas	114
	Employment Development in the Countryside	116
	Conversions to Employment Use in the Countryside	117
	Expansion of Existing Employment Uses in Rural Areas	118
	Homeworking	120
	Coal Mining and Power Generation Industries	120
	Additional Industrial Development at Drax and Eggborough Power Stations	122
	Exceptional Major Industrial and Business Development	123
	Agriculture and Related Development	124
	- Protection of Agricultural Lane	124
	- Agricultural Development	125
	- Quasi-Agricultural Activities	125
	- Intensive Livestock Units	126
	- Redevelopment of Intensive Livestock Units	127
7.	TRANSPORTATION AND VEHICLE PARKING	129
	INTRODUCTION	129
	STRATEGIC FRAMEWORK	129
	OBJECTIVES	130
	POLICIES AND PROPOSALS	131
	Development in Relation to the Highway Network	131
	Access to Roads	132
	Programmed Road Schemes	133
	- A1 Motorway	133
	- A63 Selby Bypass	134
	<ul> <li>A63 Hambleton and Monk Fryston Bypasses</li> </ul>	134

		Page No
	A63 Osgodby Bypass	134
	Local Highway Improvements	135
	- Department of Transport Schemes	135
	- County Council Schemes	135
	Traffic Management	135
	Public Transport	136
	Provision for Cyclists	137
	Public Rights of Way	139
	Roadside Facilities for the Travelling Public	139
	Motorway Service Areas	140
	Freight Traffic	143
	Vehicle Parking	144
	- Vehicle Parking Standards	144
	- Existing Off-Street Car Parking	144
	- Future Car Parking Requirements	145
	<ul> <li>Parking for People with Disabilities</li> </ul>	145
8.	RECREATION AND TOURISM	147
	INTRODUCTION	147
	STRATEGIC FRAMEWORK	147
	OBJECTIVES	147
	POLICIES AND PROPOSALS	148
	Recreation Open Space	148
	Additional Recreation Open Space	149
	Open Space Requirements for New Residential	150
	Development	
	Formal Sport and Recreational Facilities	152
	Golf Course and Golf Driving Range Development	153
	Informal Recreation and Access in the Countryside	155
	Recreational Use of Waterways	156
	<ul> <li>Lower Derwent Valley Area of Restraint</li> </ul>	156
	<ul> <li>Selby/Barlby Bridge Urban Area</li> </ul>	157
	- Remote Areas	157
	- Selby Canal	158
	The Trans-Pennine Trail	159
	Horse Related Development	159
	Tourism Related Attractions	160
	Tourist Accommodation	161
	Caravan and Camping Sites	162
	Signposting	163
9.	SHOPPING	164
0.	INTRODUCTION	164
	STRATEGIC FRAMEWORK	164
	OBJECTIVES	164
	POLICIES AND PROPOSALS	165
	Retail Development in Existing Centres	165
	Edge-of-Centre and Out-of-Centre Retail Development	165
	Local Shops	167
		107

	Retail Development in the Countryside Garden Centres	<b>Page No</b> 169 170
10.	COMMUNITY SERVICES INTRODUCTION STRATEGIC FRAMEWORK OBJECTIVES POLICIES AND PROPOSALS Health Care Education Children's Nurseries Community Halls and Places of Worship Libraries Cemeteries Emergency Services Telecommunications Developer Contributions to Infrastructure and Community Facilities	171 171 171 171 171 172 173 174 176 176 176 177 178
11.	IMPLEMENTATION INTRODUCTION IMPLEMENTING AGENCIES Selby District Council Other Public Sector Agencies The Private Sector The Voluntary Sector SPECIFIC PROPOSALS	180 180 180 180 183 183 183 184
12.	MONITORING AND REVIEW INTRODUCTION THE MONITORING PROCESS ALTERATIONS TO THE LOCAL PLAN REVIEW OF THE LOCAL PLAN MONITORING PROGRAMME	186 186 186 186 187 187
13.	<ul> <li>APPENDICES</li> <li>1. NORTH YORKSHIRE COUNTY STRUCTURE PLAN POLICIES</li> <li>2. SELBY DISTRICT COUNCIL MISSION STATEMENT</li> <li>3. PLANNING STRATEGY – SUPPLEMENTARY INFORMATION (INTEGRATION OF ENVIRONMENTAL OBJECTIVES AND DEVELOPMENT NEEDS)</li> <li>4. ADOPTED CAR PARKING STANDARDS</li> <li>5. SCHEDULE 1 AND SCHEDULE 2 PROJECTS</li> <li>6. SITES OF SPECIAL SCIENTIFIC INTEREST</li> <li>7. SITES OF IMPORTANCE FOR NATURE</li> </ul>	191 222 223 226 238 246 247
	CONSERVATION 8. HISTORIC PARKS AND GARDENS 9. EXTRACT FROM THE COUNTY LIST OF	252 253

Page No

SCHEDULED MONUMENTS

10. 1999 ASSESSMENT OF AFFORDABLE HOUSING 256 NEED

PART TWO: DETAILED POLICIES AND PROPOSALS (see separate document)

**PART THREE: PROPOSALS MAP AND INSET MAPS** (see separate document)

### INDEX OF GENERAL POLICIES

		Page No
3.	Green Belt and Control of Development in the	•
	Countryside	
GB1	Extent of the Green Belt	20
GB2	Control of Development in the Green Belt	22
GB3	Major Developed Sites in the Green Belt	24
GB4	Character and Visual Amenity of the Green Belt	25
SL1	Safeguarded Land	27
DL1	Control of Development in the Countryside (Development Limits)	28
SG1	Strategic Countryside Gaps	32
4.	Environment	
Section 1:	General Considerations	
ENV1	Control of Development	39
ENV2	Environmental Pollution and Contaminated Land	41
ENV3	Light Pollution	42
ENV4	Hazardous Substances	43
ENV5	Development in Flood Risk Areas	45
ENV6	Renewable Energy	47
Section 2:	Nature Conservation	
ENV7	International Wildlife Sites	49
ENV8	National Wildlife Sites	49
ENV9	Sites of Importance for Nature Conservation	51
ENV10	General Nature Conservation Considerations	51
ENV11	Ancient Woodland	52
ENV12	River and Stream Corridors	52
ENV13	Development Affecting Ponds	53
ENV14	Protected Species	53
Section 3:	Landscape	
ENV15	Conservation and Enhancement of Locally Important Landscape Areas	55
ENV16	Development Affecting Historic Parks and Gardens	56
ENV17	Historic Battlefields	56
ENV18	Tree Preservation Orders	58
ENV20	Strategic Landscaping	60
ENV21	Landscaping Requirements	61
Section 4:	Built Environment	
ENV22	Protection of Listed Buildings	62
ENV23	Demolition of Listed Buildings	62
ENV24	Alterations to Listed Buildings	63
ENV25	Control of Development in Conservation Areas	65
ENV26	Demolition in Conservation Areas	66

ENV27	Schodulod Monuments and Important Archaeological	<b>Page No</b> 69
	Scheduled Monuments and Important Archaeological Sites	09
ENV28	Other Archaeological Remains	69
ENV29	Protection of Local Amenity Space	70
ENV30	Shopfronts	72
ENV31	Advertisements in Conservation Areas	74
ENV32	Advertisements and Listed Buildings	74
5.	Housing	
H1	Housing Land Requirement	77
H2A	Managing the Release of Housing Land	79
H2	Location of New Housing Development	83
H2B	Housing Density	85
H4	Affordable Housing (see also Policy H11)	88
H4A	Mixed Housing Schemes	90
H5	Retention of the Existing Housing Stock	91
H6	Housing Development in the Market Towns and	94
	Villages that are capable of accommodating additional growth	
H7	Housing Development in villages that are capable of	95
	accommodating only limited growth	
H8	Re-use of Upper Floors for Residential Use	96
H9	Control of Housing Development in the Countryside	97
H10	Agricultural, Horticultural and Forestry Workers' Dwellings in the Countryside	99
H11	Rural Affordable Housing (exceptional to Policy H9)	101
H12	Conversion to Residential Use in the Countryside	103
H13	Replacement Dwellings in the Countryside	104
H14	Extensions to Dwellings in the Countryside	105
H15	Extensions to Curtilages in the Countryside	106
H16	Gypsy Site Provision	107
6.	Economic Development	
EMP1	Employment Land Requirement	110
EMP2	Location of Economic Development	111
EMP3	Renewal of Industrial and Business Commitments	112
EMP4	Retention of Established Employment Areas	113
EMP5	Non-Conforming Uses	114
EMP6	Employment Development within Development Limits and Established Employment Areas	115
EMP7	Employment Development in the Countryside	116
EMP8	Conversions to Employment Use in the Countryside	118
EMP9	Expansion of Existing Employment Uses in Rural Areas	119
EMP9A	Homeworking	120
EMP10	Additional Industrial Development at Drax and	122
	Eggborough Power Stations	
EMP11	Exceptional Major Industrial and Business Development	123
EMP12	Protection of Agricultural Land	125
		120

		Dogo No
EMP13	Control of Agricultural Development	<b>Page No</b> 125
EMP14	Intensive Livestock Units	123
EMP14A	Redevelopment of Intensive Livestock Units	128
7.	Transport and Vehicle Parking	
T1	Development in Relation to the Highway Network	132
T2	Access to Roads	132
T3	Safeguarding of Preferred A1 Motorway Route	133
T4	Safeguarding of Approved A63 Selby Bypass Route	134
T5	Safeguarding of A63 Hambleton/Monk Fryston Bypass Corridor	134
T5A	Safeguarding of A63 Osgodby bypass	135
T6	Public Transport	137
T7	Provision for Cyclists	138
T8	Public Rights of Way	139
T9	Roadside Facilities for the Travelling Public	140
T10	Motorway Services Areas	142
VP1	Vehicle Parking Standards (see also Policy VP4)	144
VP2	Retention of Existing Off-Street Car Parking	145
VP4	Parking for People with Disabilities	146
8.	Recreation and Tourism	
<b>o.</b> RT1	Protection of Existing Recreation Open Space and	149
	Allotments	140
RT2	Open Space Requirements for New Residential	151
	Development	
RT3	Formal Sport and Recreation Facilities	153
RT4	Golf Course and Golf Driving Range Development	154
RT5	Informal Recreation and Access in the Countryside	155
RT6	Control of Recreational Development in the Lower	156
	Derwent Valley	457
RT7	Control of Riverside Recreational Facilities in Selby/ Barlby Bridge	157
RT8	The Trans-Pennine Trail	159
RT9	Horse Related Development	159
RT10	Tourism Related Attractions	160
RT11	Tourist Accommodation	161
RT12	Touring Caravan and Camping Facilities	162
RT13	Signposting of Tourist Facilities	163
9.	Shopping	
S1	Existing Shopping Centres	165
S2	Edge-of-Centre and Out-of-Centre Retail Development	167
S3	Local Shops	168
S4	Retail Development in the Countryside	169
S5	Garden Centres	170

10.	Community Services	
CS1	Health Care Facilities	172
CS2	Educational Establishments	173
CS3	Children's Nurseries	174
CS4	Community Centre, Places of Worship and Church Halls	175
CS5	Telecommunications	177
CS6	Development Contributions to Infrastructure and Community Facilities	179