

Selby District Council

**A Study of Green Belt, Strategic
Countryside Gaps, Safeguarded
Land and Development Limits**

Stage 1 Green Belt Study

DRAFT FOR STAKEHOLDER ENGAGEMENT: SUMMER
2015

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

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

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1 Introduction

1.1 Overview

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

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

Specifically in relation to the Green Belt Study, Selby District Council must, in accordance with the National Planning Policy Framework and the Planning Practice Guidance, demonstrate that 'exceptional circumstances' exist for altering the Green Belt boundaries (paragraph 83). Only when 'exceptional circumstances' exist should the Authority consider Green Belt boundaries by having regard to their intended permanence in the long term and ensuring that boundaries are capable of enduring beyond the Plan Period.

The wider commission therefore comprises a number of individual Method Statements and an assessment of the Strategic Countryside Gaps within Selby, which will support Selby District Council in the production of PLAN Selby:

- A Study to Consider the Role and Extent of Strategic Countryside Gaps within the District;
- Method Statement for the Definition of Development Limits;
- Method Statement for the approach to Defining Safeguarded Land; and,
- Method Statement for the Status of the Villages within the Green Belt.

1.2 Summary of Approach

This report specifically provides the Stage 1 element of the Green Belt Study. Stage 2 and Stage 3 of the Study will be undertaken if required following PLAN Selby Summer 2015 Engagement and prior to the Preferred Options Draft of PLAN Selby in early 2016. The three stage approach is set out below:

- **Stage 1 Assessment:** This stage includes a study of the history of the Green Belt in Selby, a planning policy review and the definition of a methodology for Green Belt Study. This Stage then details an objective and independent assessment of all Green Belt land within this District against the nationally-defined purposes of the Green Belt¹.

¹ Defined within Paragraph 80 of the NPPF

The mechanism by which General Areas, if any, pass through to Stage 2 of the Green Belt Study is an area for engagement within the PLAN Selby Summer 2015 Engagement. At this stage, SDC wish to seek views on potential mechanisms for progression of General Areas to Stage 2.

- **Stage 2 Assessment:** Stage 2 determines the major development constraints within these General Areas and assesses the extent to which each area is suitable and therefore 'more preferential' for development *[to be undertaken prior to Preferred Options Draft of PLAN Selby following comments received during the PLAN Selby Summer 2015 engagement]*.
- **Stage 3 Assessment:** Stage 3 undertakes a finer-grain assessment of relevant areas identified at Stage 2 against the purposes of the Green Belt to determine whether a permanent Green Belt boundary can be created. These areas will only be released from the Green Belt subject to further work from Selby District Council and following the demonstration of exceptional circumstances *[to be undertaken prior to Preferred Options Draft of PLAN Selby following comments received during the PLAN Selby Summer 2015 engagement]*.

The three-stage methodology seeks to identify land which is considered suitable for a 'Potential Area for Green Belt release' based on the extent to which the Green Belt fulfils the five purposes of the Green Belt and the proposed strength of the Resultant Green Belt Boundary. 'Potential Areas for Green Belt Release' will then be assessed against other non-Green Belt sites within future Selby DC site allocations assessments. Any proposed release of Green Belt land must demonstrate that 'Exceptional Circumstances' exist.

2 Green Belt Study Approach

2.1 Overview

The following section sets out the methodology for undertaking an assessment of the Green Belt Study. The proposed Methodology for the Green Belt Study is included in Section 5, whilst the Stage 1 elements of this study are included in Section 6.

Start point for the Review: Context and Background Documents Review

- Review the National and Local Policy Context and background evidence base documents to determine the parameters for the Study.
- Define a Start Point for the Review based on the background evidence base documents and guidance.
- Define General Areas for Assessment.

Stage 1 Strategic Green Belt Assessment

- Define the Local Interpretation of the Green Belt Purposes and agree these with Selby District Council and Review Panel Members.
- Undertake an objective assessment of General Areas against the Local Interpretation of the Green Belt Purposes.

Stage 2 and Stage 3 will be completed prior to the Publication Draft of PLAN Selby in early 2016.

Stage 2 Detailed Site Evaluation

- Define the mechanism by which areas progress to Stage 2, based on the consultation responses received at the PLAN Selby Summer 2015 Engagement.
- Assess which of the weakest performing Green Belt Areas could achieve the most sustainable patterns of development. For the purposes of the PLAN Selby Stakeholder Engagement: Summer 2015, it is proposed that the most sustainable patterns of development comprise Green Belt land which is contiguous with or in close proximity to a Local Service Centre, Designated Service Village or 'inset' Secondary Villages as defined within the Selby District Council adopted Core Strategy (2013) followed by an assessment of accessibility.
- Assess the weakest performing, more sustainable General Areas against identified technical site constraints, to determine those which are 'more preferential' for development.

Stage 3 Identifying Potential Areas for Green Belt release and reappraising the Resultant Green Belt Boundary

- Assess the strength of the newly-defined Green Belt boundary or advise where a comparatively strong Green Belt boundary could be constructed.

2.2 Start Point for Review: A Comprehensive Strategic Assessment

Policy and Guidance Review

The Study is informed by a detailed and comprehensive policy review which is set out in Chapter 3 of this Report. National Policy comes in the form of the National Planning Policy Framework ('NPPF') and accompanying Planning Practice Guidance ('PPG'). At a local level, the Development Plan for Selby District Council comprises:

- The Core Strategy (adopted December 2013);
- 'Saved' policies in the Selby District Local Plan (2005);
- Policy YH9 of the Yorkshire and Humber Regional Spatial Strategy (2008);
- The North Yorkshire Minerals Local Plan (1997); and
- The North Yorkshire Waste Local Plan (2006).

Chapter 3 summarises how the methodology is impacted by, and responds to, the guidance and policy context.

A Comprehensive Strategic Assessment

Based on the PAS guidance from January 2014, a Green Belt Review is considered to be a strategic review across the whole Green Belt area. Initial conclusions from the Inspector's November 2012 Report into the Bath and North East Somerset Local Plan also found that in the absence of a comprehensive review of the Green Belt, it was difficult to agree with Council conclusions on future growth. Therefore the 'start point' point for the Study was to consider all Green Belt land within Selby District. The Study will not consider the land to the east of the District which is designated as 'Countryside'.

To assess all 19,240 hectares of Green Belt within the District, General Areas for assessment have been defined based on permanent and defensible 'strategic' boundary features. Defining General Areas for assessment based on permanent and defensible Green Belt boundaries serves two functions: firstly, General Areas function as a 'spatial container' for the assessment and secondly, Green Belt release should ultimately be based on permanent and defensible boundaries. General Areas have therefore been defined based on the following defensible and durable features:

- M62 and A1 (M);
- A Roads;
- Railway Line (Disused or Operational);
- Strategic Waterbodies, specifically including the River Ouse, River Aire and the Aire and Calder Navigation;
- Internal Extent of the Green Belt boundary; and,
- Selby DC Local Authority Boundary.

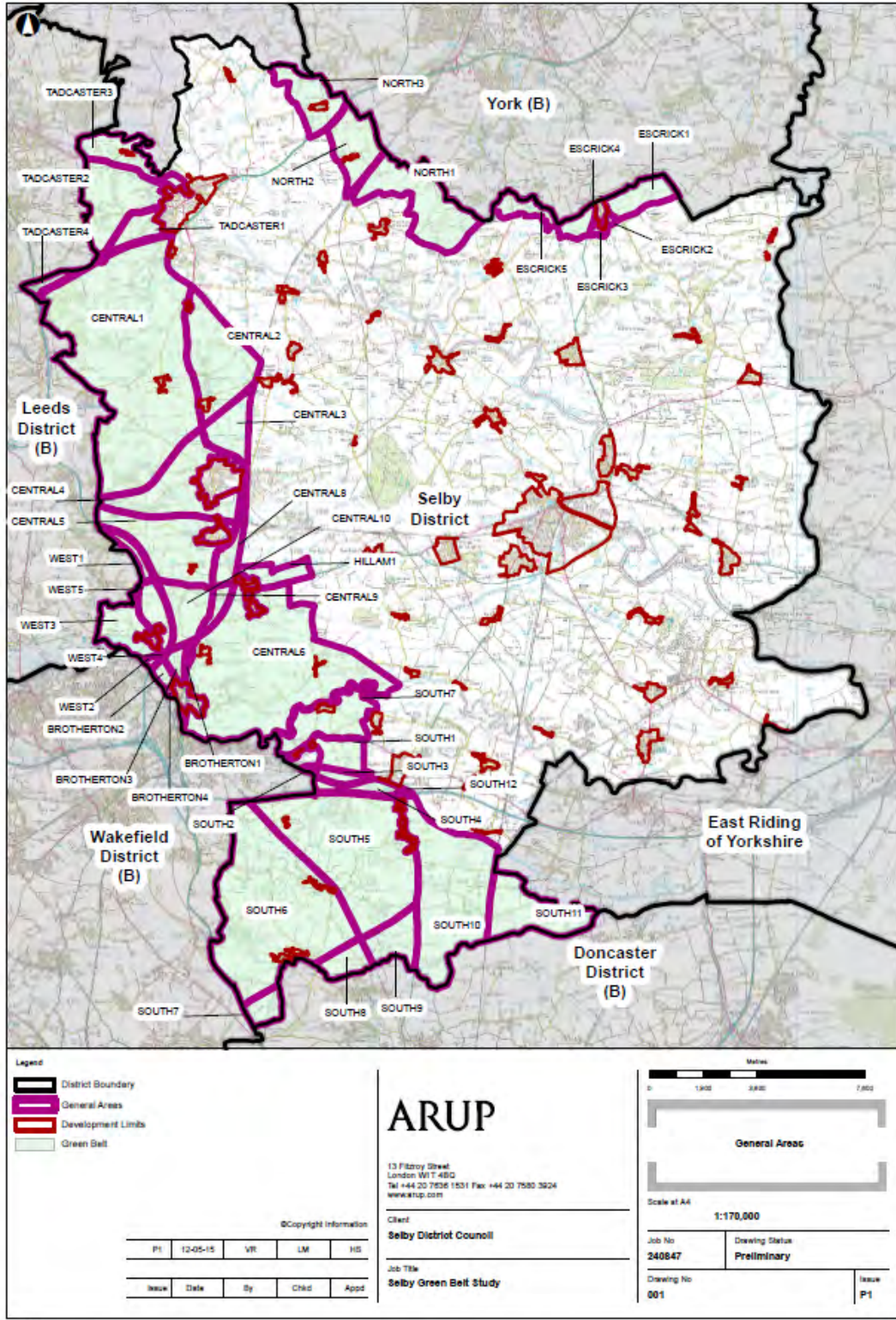
Options to use minor roads and B-roads, woodlands or streams to define the strategic General Areas for assessment have been discounted as this would result in an excessive number of areas for assessment, which is likely to reduce the overall robustness and consistency of the Study. The strength of the existing Green Belt boundary and the definition of 'Potential Land Releases from Green Belt' were assessed using less strategic features defined within the Table 2 later in the report.

Each Purpose of the Green Belt will make reference to specific Duty to Cooperate principles and have regard to landscape features and settlements beyond the SDC Local Authority boundary. Therefore, it is prudent to consider the Selby DC Local Authority Boundary as an appropriate mechanism for containing the initial assessment.

Existing 'Major Developed Sites' washed-over by Green Belt and allocated areas of Safeguarded Land defined within the Local Plan 2005 have been treated as Green Belt and included within the definition of General Areas. This will ensure a comprehensive assessment of the Green Belt designation. To maintain an objective assessment of the Green Belt and to limit a pre-emptive approach to future development, draft allocations made by neighbouring Local Authorities adjacent to the Selby Green Belt boundary have not been considered as part of the Review.

Figure 1 below represents the definition of General Areas and the acknowledged comprehensive start point for review.

Figure 1 Definition of General Areas



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2.3 Stage 1: Definition of the Local Interpretation of the Green Belt Purposes and Assessment of the General Areas

Criteria Definition and Method of Assessment

Each of the General Areas were assessed against the Local Interpretation of the five purposes of the Green Belt. Assessing the General Areas at a strategic level allows for differentiation of the extent to which each area is fulfilling the purposes of the Green Belt. Following a review of PAS guidance, recently adopted Local Plans and recently completed Green Belt Reviews, the 'Local Interpretation' of the five purposes of the Green Belt has been undertaken within Chapter 5 of this Study

For each purpose of the Green Belt, a number of criteria were developed which require both quantitative and qualitative responses. Methods of data collection (for example, desk-based review of secondary data or site-based collection of primary data) have been documented against each Purpose. A score out of five was offered to each Purpose; 5 represented a General Area that was strongly fulfilling the purposes of the Green Belt and 1 represented a General Area that was weakly fulfilling the Purposes of the Green Belt.

Table 1 Relative strength of existing Green Belt boundary

Increasing strength	Score	Equivalent Wording
	1	Weak or Very Weak
	2	Relatively Weak
	3	Moderate
	4	Relatively Strong
	5	Very Strong

Although a number of recent reviews have considered opportunities to merge Purposes of the Green Belt, it is pertinent to consider all five purposes within the context of Selby District given the proximity to the historic City of York and regeneration priorities identified within the Core Strategy. In addition, it is proposed that the following assumptions are made with regard to the method of assessment and progression to Stage 2:

- As each of the NPPF purposes is considered to be equally significant and as the portion of the York Green Belt falls within Selby is subject to an additional sub-criteria within Purpose 4, it is proposed that no weighting or aggregation of scores across the Purposes will be undertaken.
- The ability of the Green Belt to achieve sustainable patterns of development will be assessed based on whether Green Belt Land was contiguous or in close proximity with a Local Service Centre, Designated Service village or 'inset' Secondary Village as defined within the Selby District Council adopted Core Strategy (2013). The ability to achieve sustainable development patterns will be tested further through the Sustainability Assessment (SA) and any future Site Selection processes associated with PLAN Selby decision-making.
- Scores offered to each sub-criteria are based on a professional judgement of the most-reflective score for the whole of the General Area.

The mechanism for progressing General Areas through to Stage 2 is an area for discussion as part of the PLAN Selby Summer 2015 Engagement and will be determined prior to the Preferred Options Draft of PLAN Selby in early 2016.

Review Panel and Duty to Cooperate

The Duty to Cooperate was a principle originally established within the Localism Act 2011, and further detailed within the NPPF and Planning Practice Guidance. This Duty requires Local Authorities to engage constructively and actively on 'strategic priorities', or planning issues that cross administrative boundaries (see paragraph 156 and 178 of the NPPF).

Initial Review Panel Meeting

A Review Panel has been set up to allow neighbouring authority and statutory agency dialogue and engagement on the Green Belt Study. The following neighbouring Local Planning Authorities and agencies were invited to the Review Panel and invited to make comments on the over approach to the study via email:

- City of York Council.
- Doncaster Metropolitan Borough Council.
- East Riding of Yorkshire Council.
- English Heritage North Yorkshire County Council.
- Harrogate Borough Council.
- Leeds City Council.
- Wakefield Metropolitan District Council.
- North Yorkshire and East Riding Local Enterprise Partnership.
- Leeds City Region Local Enterprise Partnership.

The Purpose of the first Review Panel Workshop was to discuss the approach and context behind the Selby District Council Green Belt Study with neighbouring Local Authorities, agree the interpretation of the five Purposes of the Green Belt and discuss Duty to Cooperate principles. The first Review Panel Meeting was held on 10th March 2013 and attended by:

- Rachel Wiggington, NYCC.
- Anna Pawson. CYC.
- Ismail Mohammed, Harrogate.
- Tom Ridley, SDC.

Email and verbal comments were also received from East Riding of Yorkshire Council, Leeds City Council, Wakefield District Council and English Heritage.

A summary of the Review Panel queries and Arup responses has been appended at Appendix C. These responses have informed or confirmed the overall methodology, and where appropriate, the methodology makes references to the outcomes of this engagement.

Second Review Panel Engagement

A second Review Panel meeting will be held during the formal consultation period. Any additional responses received during this period will be included within the final version of the report.

2.4 Stage 2: Detailed Site Evaluation

Stage 2 of the Green Belt Assessment will be completed and finalised, if required, prior to the Preferred Options draft of PLAN Selby in early 2016. The first part of Stage 2 will be to determine the mechanism by which General Areas progress through to technical constraints assessment. This will be determined following the engagement responses received during Summer 2015.

Assessing the function of Green Belt land and the strength of the proposed Green Belt boundary is impractical and abortive if the area is significantly constrained by technical site constraints. The second part of Stage 2 will require the plotting of technical site constraints as GIS layers followed by the assessment of General Areas progressed from Stage 1 to determine areas which are least technically constrained. The following technical site constraints were confirmed with Selby DC officers for use in the Study:

- Land within Flood Risk Zone 3b of 'Functional Floodplain' is immediately discounted from consideration as a potential location for release from within the Green Belt.
- Historic Environment, based on the presence of Listed Buildings and Scheduled Ancient Monuments, Registered Parks and Gardens within the General Area.
- Landscape and Visual constraints based on the following:
 - Key Views (based on background evidence documents and evidence collected through site visits);
 - Landscape Character and Visual Assessment (assessment of the character, sensitivity and value and area's landscape which will be undertaken as part of Purpose 3); and
- Ecology and Biodiversity Constraints, including any outstanding constraints within the Selby Biodiversity Action Plan or other local designations.

The definition of 'significantly constrained' is likely to evolve as officers from Selby DC progress the site selection process for PLAN Selby, and therefore it should be noted that the technical site constraints assessment will be superseded by the final Local Plan sites assessment. For the purposes of the assessment, 'significantly constrained' represents land which is impacted by one or more above technical site constraints.

2.5 Stage 3: Identifying Potential Areas for Green Belt release and re-assessing the Resultant Boundary

Stage 3 of the Green Belt Assessment will be completed and finalised prior to the Preferred Options draft of PLAN Selby in early 2016.

It is proposed that land which is not 'significantly constrained' by technical site constraints and which is likely to display patterns of sustainable development. Is subjected to a finer-grained assessment to identify 'Potential Land Releases from Green Belt' which could be considered against other PLAN Selby evidence base documents. The Purpose of this Stage will be to determine whether a strongly defined Green Belt boundary can be created.

2.6 Key Study Assumptions

The Selby Green Belt Study is predicated on a series of assumptions which were agreed with Selby DC and applied consistently:

- The ‘starting point’ for the assessment is the existing boundary for the Green Belt as defined within the Selby District Council Local Plan 2005. The existing safeguarded land in the Selby District will be assessed as part of the Green Belt Study to allow the boundary with the urban form to be assessed.
- The Study will consider all existing Green Belt land within the District (including Major Developed Sites and Safeguarded Land) and the extent to which it fulfils the purposes of the Green Belt. The Study does not consider land with a Countryside Designation, draft allocations made by neighbouring Local Authorities or review the status of the villages within the Green Belt.
- In accordance with the PAS guidance from January 2014, the Study will seek to identify which land is ‘most appropriate’ for development, that is, land which is least performing the purposes of the Green Belt and which is least technically constrained by site constraints.
- The Study will comprise both quantitative and qualitative assessment against defined criteria. All Purposes will be considered equally and there will be no weighting or aggregation of scores across Purposes.
- The assessment of technical site constraints seeks to identify both qualitative and quantitative constraints and does not rank or prioritise constraints. With regard to technical site constraints, the definition of ‘significantly constrained’ will evolve through the Local Plan Site Selection process, however for the purposes of the Review it means land which is constrained by one or more technical constraints.
- The technical sites constraints analysis will not take into account any draft allocations or take account of any previous or to be determined planning applications.
- Conclusions drawn from either Stage 1 or Stage 2 do not automatically release land from the Green Belt, but are intended to form an evidence base document which in combination with the PLAN Selby evidence base will support the decision making process. Release of Green Belt land within the District will must be justified through exceptional circumstances².

² Paragraph 83 of the National Planning Policy Framework (2012)

3 History of the Selby Green Belt

3.1 Overview

The following section summarises the history of changes to the Green Belts which fall within the Selby District. The individual purposes of the West Yorkshire and Green Belt designations has shaped the overall approach to the assessment.

3.2 Evolution of Green Belt Designation

The origins of the Green Belt date back to the Greater London Planning Committee's 1935 proposals which subsequently became the Green Belt London and Home Counties Act 1938. This proposed a 'Green Belt Ring' around London which was subsequently implemented through the 1944 Greater London Plan.

The 1947 Town and Country Planning Act made provisions for local authorities to incorporate Green Belt into their development plans, with the first Green Belt subsequently designated around London. The idea was extended beyond London following ministerial advice that granted special development control policies relating to Green Belts in Circular 42/55. This circular established the basic philosophy behind Green Belts, namely:

- to check the unrestricted sprawl of built up areas;
- to prevent neighbouring towns from merging into one another; or
- preserve the special character of a town.

It is also fundamentally important to note that Circular 42/55 instructed Local Planning Authorities to establish Green Belts several miles wide 'wherever practicable'. Building on this, Circular 14/84 'Green Belts' widened the aims of Green Belt policy to include the need to:

- safeguard the surrounding countryside from further encroachment; and
- to assist in urban regeneration.

Together the provisions contained within Circular 42/55 and 14/84 largely remain as Green Belt policy today. A key point of note is the requirement arising from Circular 42/55 for Green Belts to be established that are several miles wide. In the case of the West Yorkshire Green Belt which wraps around several major settlements such as Leeds and Wakefield, this boundary stretches some considerable distance, helping to safeguard the countryside from further encroachment and assisting in urban regeneration (Circular 14/84) in each respective major West Yorkshire settlement. The definition of a boundary that is several miles wide however encompasses settlements that lie well beyond those major settlements. Subsequent boundary changes (see section 1.3) have altered the extent to which settlements remained or were removed from this expansive designation.

It is apparent that the overarching aims of Green Belt policy have changed very little since Circular 42/55 was published in 1955 and the NPPF was approved in 2012. Analysis of the origins of the Green Belt highlights the fundamentally different roles which the York Green Belt and West Yorkshire Green Belts have.

The West Yorkshire Green Belt which falls within the Selby District is likely to represent the ‘several miles wide’ extension of the West Yorkshire Green Belt.

The primary purpose of the West Yorkshire Green Belt within Selby is therefore to restrict the sprawl of West Yorkshire Conurbations into the open countryside. The York Green Belt which falls within the Selby District has the role of preserving the special character of the historic City of York.

3.3 West Yorkshire County Structure Plan (1980)

Historically, Green Belt to the west of Selby’s district is derived from the West Riding Green Belt, established through the West Yorkshire County Structure Plan (1980). Originally established in the 1960s, the West Yorkshire Green Belt had the principal objective of checking the further growth of the West Yorkshire conurbations. Of note, the area around Kellingley (now within the Selby District) was excluded from the Green Belt following the approval of the Town Map for Castleford, Featherstone, Knottingley, Normanton and Pontefract, First Review in 1976.

North Yorkshire County Council and Selby District Council agreed revised boundaries to the West Yorkshire Green Belt in March 1982 and adopted them as an interim policy. Subsequent adoption of the ‘Rural Areas Local Plan’ (RALP) gave these interim boundaries statutory status.

Green Belt to the west of Selby’s district can trace its origin back to the West Riding Green Belt, established formally in the West Yorkshire County Structure Plan (1980).

3.4 Sherburn in Elmet Local Plan (1984)

The Sherburn in Elmet Local Plan, adopted 1984, provided detailed inset boundaries, thus effectively removing Sherburn in Elmet from the Green Belt. The Plan states:

“The rural environs of the plan area are not of outstanding landscape value but have an important role in containing the villages and providing adjacent areas of open countryside. The area surrounding the villages is part of the West Riding Green Belt which is bounded in the east by the York-Sheffield railway line...

.The [North Yorkshire] Structure Plan allows, under Policy E10 for housing growth within the Green Belt. Both Sherburn in Elmet and South Milford comply with the criteria set out in E10 in the Structure Plan and they will be excluded from the Green Belt. Both villages are suitable for the accommodation of development, South Milford to a lesser extent than Sherburn in Elmet...

The settlement of Lumby has no facilities such as shops, schools, recreation. Limited infilling has been the policy for development and this will be continued...

... although sufficient land has been allocated for various proposals the boundary of the Green Belt is not drawn tightly around the allocations. Rather to the east of Sherburn there is space between the built up and allocated areas and the Green Belt. This allows long term flexibility but that land which is neither in the Green Belt nor allocated for development will not be considered for release prior to 1991”

Summary: The 1984 Sherburn in Elmet Local Plan provided detailed inset boundaries so as to remove the settlement from the Green Belt. This aligned with Policy E10 of the North Yorkshire Structure Plan.

3.5 Selby Rural Areas Local Plan (1990)

In 1990 Selby District Council adopted their Rural Areas Local Plan ('RALP'). This Local Plan supported the North Yorkshire County Council North Yorkshire Structure Plan and provided local level policy context, including a local definition of Green Belt.

The RALP takes several villages out of the West Yorkshire Green Belt in line with the requirements of the then extant PPG2. In order to ensure the permanence of the Green Belt boundaries, the RALP recognises the potential for certain settlements to grow within their existing limits (though not beyond), and so accordingly alters the Green Belt so that they are inset. These villages are:

- Byram;
- Brotherton;
- Area around Kellingley Colliery (all excluded from WY Green Belt);
- Escrick;
- Fairburn;
- Hillam; and
- Monk Fryston.

In relation to the removal of these villages from the Green Belt, the RALP states:

“The exclusion of these settlements from the Green Belt does not however imply that development is being encouraged or directed towards them, but to indicate that, in the longer term, there may be some limited scope for expansion on the ‘white land’ between the existing built-up area and the inner boundary of the Green Belt. During the Plan period, proposals that result in the expansion of these settlements beyond their existing built-up limits will normally be refused in accordance with the provisions of Proposal HSG 3 and the overall strategy of the Local Plan to direct the majority of new development to the towns and service villages”.

The RALP also makes some changes with regard to the Green Belt around Tadcaster. This in part had regard to the policy aspiration to locate the majority of new housing across Selby in both Tadcaster and the Service Villages (RALP Policy HSG2). Reflecting this, and in order to control the spatial distribution of housing growth within Tadcaster, the RALP proposed to extend the West Yorkshire Green Belt to encompass the land to the north west of Tadcaster³.

Summary: The RALP makes significant revisions to the Green Belt status of many of Selby’s settlements, most notably that of Tadcaster, Byram, Brotherton, Kellingley Colliery Area, Escrick, Fairburn, Hillam and Monk Fryston. These changes were made on the guidance of the then extant PPG2 which (*as is true of the NPPF today*) mandated the permanence of the Green Belt beyond the plan period. Thus, allowances for growth within settlements had to be made without jeopardising the future of the Green Belt boundaries, and so the above settlements were removed.

³ extensions were also made to include Newton Kyme, area around Monk Fryston and Birkin and land to the south of Balne

3.6 York Green Belt

The evolution of the York Green Belt is complex and it has developed in a series of stages since the late 1950s.

Prior to the development of the York Green Belt Local Plan ('YGBLP') by NYCC, the principle of the York Green Belt was defined by the concluding remarks of the Inspector in the NYCC Structure Plan examination, which stated that the York Green Belt is 'a belt whose outer edge is about 6 miles from York city centre': this 6 mile radius therefore falls within the Selby District.

Paragraph 4.5 of the YGBLP defines the purpose of the York Green Belt. It states: *"the special character of York also stems from its relationship with the surrounding countryside which contains a number of attractive villages. This countryside setting of York and the surrounding villages is one of the most important aspects of the City's special character and it is important that this setting should not be eroded"*.

Further administrative boundary changes in 1996 prevented NYCC formally adopting the York Green Belt Local Plan, however it was approved as interim policy for the purposes of development control in March 1995. In justifying the decision to 'inset' these villages, the YGBLP states that Escrick was inset from the Green Belt (along with villages no longer within the Selby district) as it:

- Had already experienced significant growth, had substantial populations and a generally built up character;
- Contained basic levels of facilities such as a primary school, at least one place of worship a public house, several shops together with a post office and [perhaps] a library or doctors' surgery, and [was] likely to have a regular bus service.

Policy E8 of the North Yorkshire Structure Plan sought to provide a high level definition of the extent of the Green Belt in York. This policy was subsequently superseded by the Yorkshire and Humber Regional Spatial Strategy Policies YH9C and Y1C1. Despite the revocation of the RSS following the 2011 Localism Act, these two policies have been extended under transitional provisions of Schedule 8 to the Planning Compulsory Purchase Act 2004, and thus remain extant.

Summary: The evolution of York's Green Belt is a complex one, developing continually since the late 1950s.

The definition is broadly held as being the one defined in the York Green Belt Local Plan, though this was never adopted; subsequent policy documents by neighbouring authorities (including Selby) have sought to provide an adopted statutory definition. Notably in the instance of Selby through the 2005 Selby Local Plan. The York Green Belt Local Plan proposed that Escrick be inset from the Green Belt as it had already experienced significant growth and contained basic levels of facilities. This was further reinforced by the RALP.

4 Policy Context and Green Belt Guidance

4.1 Overview

The following section summarises the policy context and practice guidance which has shaped the overall approach to the Study.

4.2 National Policy Context

Paragraph 80 of the National Planning Policy Framework sets out the role and purpose of the Green Belt in England, as follows:

“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.

Green Belt serves five purposes:

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and specialist character of historic towns; and*
- *To assist in urban regeneration by encouraging the recycling of derelict and other urban land.”*

The NPPF endorses the permanence of Green Belts as an essential characteristic (paragraph 79) and stipulates that ‘*once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan*’ (paragraph 83). In terms of accommodating future development, there is a recognised need to include land released from the Green Belt to provide a portfolio of sites.

Paragraph 84 of the NPPF seeks to align a review of Green Belt boundaries with sustainable patterns of development (paragraph 84). Local planning authorities are encouraged to consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

With regard to amending Green Belt boundaries, Paragraph 85 states that

Local planning authorities should:

- *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *Not include land which it is unnecessary to keep permanently open;*
- *Where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of*

safeguarded land should only be granted following a Local Plan review which proposes the development;

- *Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*

Adding further clarity to the guidance contained within the NPPF, the Planning Practice Guidance (‘PPG’) offers clarification on the issue of Objectively Assessed Housing Need and Green Belt. Paragraph: 044 Reference ID: 3-044-20141006 states:

‘The National Planning Policy Framework should be read as a whole: need alone is not the only factor to be considered when drawing up a Local Plan.

*The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the **policies in the Framework taken as a whole**, or specific policies in the Framework indicate development should be restricted. Such policies include those relating to sites protected under the Birds and Habitats Directives, and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park or the Broads; designated heritage assets; and locations at risk of flooding or coastal erosion.*

The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.’

Therefore housing and economic needs do not generally override constraints on the use of Green Belt land as it does not constitute an exceptional circumstance. Expanding upon this point, Paragraph: 034 Reference ID: 3-034-20141006 states with reference to ‘in decision-taking, can unmet need for housing outweigh Green Belt Protection’:

‘Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the “very special circumstances” justifying inappropriate development on a site within the Green Belt’.

As highlighted within the PAS guidance, the addition of ‘in decision taking’ to the assessment of whether unmet need outweighs the harm to the Green Belt clearly delineates the difference between applications and decision-taking from local plan making. In local plan making, there is a policy position for a Local Planning Authority to take a view on whether the Green Belt needs to be changed to address the development needs of the community for the Plan Period.

Summary: National Policy and Guidance clearly set out that the permanence of the Green Belt is of imperative importance, as its legacy will last well beyond a plan period. Therefore in the context of Selby District, the review must ensure that the Green Belt boundaries remain fit for purpose, and continue to perform well when assessed against the 5 purposes defined within the NPPF.

Neither the NPPF, nor PPG, provide any specific guidance on conducting a Green Belt Review per se.

4.3 Local Planning Policy Context

Selby Core Strategy, October 2013

Adopted in 2013, the Selby Core Strategy contains the following policies with direct relevance to Green Belt:

- **Core Strategy Policy SP2 ‘Spatial Development Strategy’** identifies the principles for the location of future development, in relation to designated Green Belt and Development Limits;
- **Policy SP3** reiterates national policy and guidance, stating that development within the Green Belt will only be permitted where an “exceptional circumstance” arises. It additionally underlines the importance of ensuring that Green Belt boundaries endure in the long term.
- **Policy SP4 ‘Management of Residential Development in Settlements’** outlines the principles for development on non-allocated land within settlements, including ensuring that it preserves the form and character of the villages, and that proposals for villages ‘washed over’ by Green Belt must accord with national and local Green Belt policy;
- **Policy SP5 ‘The Scale and Distribution of Housing’** identifies that a review of current Development Limits will be undertaken in all settlements, and where a settlement is within or adjoining Green Belt a localised review of that boundary may also be undertaken. It also recognises that because of the limited size of Strategic Countryside Gaps and their sensitive nature, any scope for amendment of these is likely to be limited;
- **‘Saved’ Local Plan Policy SL1** identifies six areas of safeguarded land within Selby District; and
- Strategic Countryside Gaps are defined in **‘saved’ Local Plan Policy SG1** as areas outside the Green Belt. These areas are important for maintaining the character and preventing coalescence of settlements outside the Green Belt, particularly around Selby and its surrounding villages, as recognised in the Core Strategy.

Whilst these policy instruments seek to govern Selby’s Green Belt, it is useful to consider them in light of the examining Inspector’s recommendations, issued June 2013. The Inspector’s report concluded that the “treatment of the Green Belt in the submitted plan was inadequate” and the plan “failed to give strategic guidance on how decisions about Green Belt releases would be made and failed to mention the important ‘exceptional circumstances’ test required by national policy”.

Whilst the Inspector suggested that it was not correct to insist that the Core Strategy committed SDC to a full Green Belt review ahead of the Site Allocations stage (‘PLAN: Selby’), for the Core Strategy to be found sound, the Inspector insisted that SDC include the amended Policy CPXX to give a strong definition of Green Belt for Selby.

CPXX, which later became SP3 within the Core Strategy, states that Green belt boundaries will only be altered in exceptional circumstances. Exceptional circumstances may include:

- A compelling need to accommodate development in a particular settlement to deliver the aims of the settlement hierarchy;
- In that settlement, sufficient land to meet the identified needs is not available outside the Green Belt, and
- Removal of land from the Green Belt would represent a significantly more sustainable solution than development elsewhere on non-Green Belt land.

To ensure the Green Belt boundaries endure in the long term, Policy SP3 states that any Green Belt through the Local Plan will:

- Define boundaries clearly using physical features that are readily recognisable and likely to be permanent;
- Review washed-over villages;
- Ensure that there is sufficient land available to meet development requirements throughout the Plan period and identify safeguarded land to facilitate development beyond the Plan period.

Summary: The Selby Core Strategy through policies SP2, SP3 and SP4 broadly identify the spatial strategy for the district. Saved 2005 Local Plan policies in part provide clarity on the spatial definition of safeguarded land and strategic countryside gaps within the district. Whilst useful in terms of helping to define broad principles for development within the district, the precise detail of the Green Belt needs to be defined in order to meet the requirements of both the Inspector's report into the Core Strategy and national policy, thus ensuring the continued permanence of the Green Belt beyond the plan period.

Selby Local Plan 2005

The 2005 Local Plan sets out the definitions for Green Belt across the district. As the plan was prepared in advance of the YHRSS it takes the view that the details of the York Green Belt are in fact a strategic matter and not one for a district authority. It therefore does not define the exact extent of the York Green Belt boundary within its district and relies on previous definitions (i.e. that of the York Green Belt Local Plan). Following the adoption of the YHRSS SDC commits itself through their Core Strategy to a strategic policy to review the district's Green Belt, which upon completion will formally define the southern extremity of York's Green Belt boundary.

The definition of the Green Belt in Selby, through policy GB1, remains the same as those previously adopted through the RALP and other Local Plan documents (see above).

Summary: The 2005 Local Plan defines the Green Belt across the district, however it lacks detail with regard to Selby's northern Green Belt ('the York Green Belt'), suggesting that this is a strategic matter that ought to be addressed elsewhere in planning policy. The plan reasserts the definition of Green Belt found in the RALP. This will need to be checked to ensure that it remains fit for purpose as Selby District progresses towards the next plan period.

4.4 Yorkshire & Humber RSS Policy YH9

Although formally revoked by the Coalition Government in 2010 an exception was made to ensure that policy YH9 of the Yorkshire and Humber Regional Spatial Strategy ('YHRSS') remained extant. The policy therefore remains part of the Selby development plan with regard to the Green Belt to the north of the district.

Amongst other objectives, policy YH9 sought to provide further clarity on definition of the York Green Belt. As such the YHRSS took forward the York Green Belt set out in the former North Yorkshire Structure Plan (NYSP) with the expectation that the specifics of the York Green Belt boundary would be formally established through the preparation of individual district-wide Local Plans. YH9 replaced Policy E9 from the North Yorkshire Structure Plan.

Summary: Retention of Policy YH9 from the now abolished YHRSS has significant implications for the Selby District, not least that the requirement for District authorities to define the precise extent of York's Green Belt in their specific administrative area. This Green Belt Review will need to consider whether the current definition as set out in both the RALP and YGBLP remains fit for purpose.

4.5 Duty to Cooperate

The 2011 Localism Act introduced the 'Duty to Cooperate' requirement between local authorities, and with it the requirement to work together in order to address strategic planning issues that cross administrative boundaries. The NPPF additionally requires Local Authorities to consult neighbouring authorities on strategic priorities (Paragraph 156 and 178). Defining the future boundaries of the Green Belt is one such issue, as there is the potential to impact upon the wider natural environment and landscape. The following table reflects the current approach taken by neighbouring local authorities.

Local Plan Status	Green Belt Policy Context	Green Belt Review	Green Belt Review Methodology / Conclusions
Leeds			
Core Strategy adopted Nov 2014. Site Allocations DPD progressed. Publication consultation due Summer/Autumn 2015.	Core Strategy Spatial Policy 10 states that a green belt review should be undertaken to direct development consistent with overall strategy. Core Strategy Spatial Policy 6 states that allocation of housing land will need to ensure the least impact on Green Belt purposes.	Not yet completed, but work underway through the site allocations process. Core Strategy Inspector sets out the need to conduct a full review.	Core Strategy Spatial Policy 10 states that the review will consider Green Belt release around main urban area, major settlements and smaller settlements. Policy also outlines criteria to be applied in assessing sites within the Green Belt which reiterate the 5 purposes outlined in the NPPF. Site selection methodology includes green belt assessment

Local Plan Status	Green Belt Policy Context	Green Belt Review	Green Belt Review Methodology / Conclusions
Harrogate			
Core Strategy adopted 2009. Site Allocations DPD formally withdrawn from examination in June 2014. Work underway on composite Local Plan, with Issues and Options consultation due July 2015.	Core Strategy Policy SG2 states that settlements within the statutory Green Belt will have 'infill' limits drawn around them. Policy SG3 states that there will be strict control over new development protecting the countryside and Green Belt. Policy EQ2 states that the extent and detailed boundaries of the Green Belt in the District will not be changed.	None identified.	N/A
York			
Local Plan adopted in 2005. LDF Core Strategy submitted for examination in 2012 but later withdrawn. Consultation on new Local Plan Publication Draft currently pending subject to further work being undertaken.	Currently no Green Belt status. The extent of the York Green Belt boundary was broadly defined within the partially revoked Yorkshire and Humber RSS. The Regional Strategy for Yorkshire and Humber was revoked except for the York Green Belt Policies YH9 <i>Green Belts</i> , Policy Y1 <i>York Sub-Area Policy</i> and the spatial extent of the Green Belt within the <i>Core Diagram</i> . Policy YH9C states that the detailed inner boundaries of the Green Belt around York should be defined in order to establish long-term development limits that safeguard the special character and setting of the Historic city. However as the detailed inner boundary to the York Green Belt has not been designated within a development plan, RSS Policy YH9C has not been implemented.	Not identified.	N/A
East Riding			
Examination of the new Local Plan (consisting of Strategy and Allocations documents) completed at the end of 2014 and is due to be adopted early 2015.	No Green Belt.	N/A	N/A
Doncaster			
Core Strategy adopted May 2012. Sites and Policies DPD submitted for	Core Strategy Policy CS3 states that the general extent of the Green Belt will be retained. Land will only be taken out of the Green Belt for	None identified.	N/A

Local Plan Status	Green Belt Policy Context	Green Belt Review	Green Belt Review Methodology / Conclusions
examination but withdrawn in September 2014.	development allocations in exceptional circumstances. The extent of the Green Belt will be reviewed to inform future versions of the Core Strategy.		

Summary: The 2011 Localism Act introduced the ‘Duty to Cooperate’ requirement between local authorities, requiring cross-boundary working for strategic issues. Green Belt is a prime example of a cross boundary strategic issue.

4.6 Best Practice Guidance

Interpretation of Green Belt within National Policy and the sensitivity of the concept to change has evolved greatly since the release of the National Planning Practice Framework. Specifically the release of the Planning Advisory Guidance and emerging Inspector’s decisions provide additional context and guidance for undertaking a study of the Green Belt.

‘Planning on the Doorstep’: Green Belt (Planning Advisory Service, Updated February 2015)

The Planning Advisory Service (PAS) published updated guidance for undertaking a review of the Green Belt in February 2015. The updated guidance reflects recent Inspector’s Reports and the updated Planning Practice Guidance. The Guidance states that the ‘purpose of a review is for the identification of the most appropriate land to be used for development, through a local plan’.

The Guidance identifies the Big Issue relating to Green Belt is the ‘maintenance of the Purposes of the Green Belt set against the under-provision of housing across many parts of the country, where the capacity to accommodate sustainable development in urban areas is often insufficient to meet the housing requirement’. The assessment of Green Belt must balance the competing perspectives of the roles Green Belt. The positive role being that which has prevented ‘ribbon’ or ‘strip’ development, maintained settlements as distinct and separate places and retained the openness of the landscape on the fringe of significant urban areas. Conversely, the negative role of the Green Belt designation is that it has also halted natural growth of settlements at a time which may have been entirely arbitrary.

Definition of the Five Green Belt Purposes

The Guidance considers some ways in which the Five Purposes of the Green Belt can be addressed within a review. It is pertinent to note that at the outset, the guidance states that the five national purposes of the Green Belt can exclude ‘perfectly reasonable planning objectives’, for example, the strict application of these purposes would mean that the ‘quality of the landscape of an area should not be a consideration when assessing the contribution of the Green Belt to the fulfilment of the Purposes. In summary, the guidance advises:

- Purpose 1 *To Check the Unrestricted Sprawl* advises that Reviews should consider the meaning of the term ‘sprawl’ and how this has changed from the 1930s when Green Belt was conceived.
- Purpose 2 *To Prevent Neighbouring Towns from merging into one another* advises that assessment of this purpose will be different in each case and a ‘scale rule’ approach should be avoided. The identity of a settlement is not determined just by the distance to another settlement.
- Purpose 3 *To assist in safeguarding the countryside from encroachment* advises that the most useful approach is to look at the difference between the urban fringe and open countryside. As all Green Belt has a role in achieving this purpose, it is difficult to apply this Purpose and distinguish the contribution of different areas.
- Purpose 4 *Preserving the Setting and Special Character of Historic Towns* applies to very few places within the country and very few settlements in practice. In most towns, there are already more recent development between the historic core and the countryside.
- Purpose 5 *To assist in urban regeneration by encouraging the recycling of derelict and other urban land*, advises that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. The value of various land parcels is unlikely to be distinguished by the application of this Purpose.

The guidance further suggests that land which is considered to make a relatively limited contribution to the overall Green Belt is that which: would effectively be ‘infill’, development which would be ‘well-contained’ by the landscape, development which would result in little harm to the qualities which contributed to the distinct identity of settlements in reality and where a strong boundary could be created which results in a ‘clear distinction’ between town and country.

Further Areas of Consideration

The assessment of Green Belt must also consider the following:

- A review of the Green Belt boundary could be justified through ‘exceptional circumstances’ of housing or employment land need.
- Sustainable development must be considered throughout the Review process and reasonable alternatives for release must be assessed. The Guidance stipulates that ‘based on what is now understood about accessibility, trip lengths and the use of appropriate travel modes for instance, the most sustainable locations for development may now be in Green Belts’. Reviews of the Green Belt must take account of the NPPF Paragraph 84 which states that ‘when drawing up or reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable development

Plan Making Q & A (Planning Advisory Service, 2014)

The Planning Advisory Service continually update their ‘Plan Making Question and Answer’ advice with regard to the assessment of Green Belt within Local Plans. The service advises the following:

- Green Belt Reviews should be considered in the context of its strategic role, which could include a strategic review across authorities or agreement of a joint methodology. Ideally, the Green Belt study should be comprehensive and strategic.
- Green Belt release must be based on robust evidence of need for a Review and a 'gap' in provision for which Green Belt release can resolve, must be demonstrated. This should ensure that consideration is offered to meeting housing needs across the housing market area.
- With regard to approaching a Green Belt Study, the guidance indicates that focussing on when the Green Belt meets one or more of the Purposes is likely to be a typical approach. The guidance suggests that Green Belt Reviews should be tailored to specific local need and are likely to be an iterative process/
- As changes to the Green Belt should be more permanent, it is therefore prudent to consider safeguarded land for two plan lifespans.

Recent Appeals and Inspector's Examination Reports

PAS have also released additional guidance in collaboration with No 5 Chambers which summarises how Green Belt issues are faring at appeal.

Gallagher Estates Ltd v Solihull MBC (2014), which in conclusion summarised:

- Planning Guidance is a material consideration for plan-making and decision-making
- Exceptional Circumstances are required for any revision of the boundary, whether the proposal is to extend or diminish the Green Belt.
- Once a Green Belt has been established and approved, it requires more than general planning concepts to justify an alteration. Green Belt boundaries re intended to be enduring and not to be altered simply because the current policy means that development of sites is unlikely or even impossible.

R(IM Properties) v Lichfield DC and others (2014), which in conclusion summarised that plan-making and decision-taking should take into account the consequences for sustainable development of any review of Green Belt boundaries. As part of this, patterns of development and additional travel are clearly relevant.

Cheshire East Council, Interim Views (October 2014):

CEC identifies that the exceptional circumstances needed to justify altering Green Belt boundaries are essentially the need to allocate sufficient land for market and affordable housing and employment development.

The Inspector identified several flaws in the overall approach to the review, including:

- There were several cases where the Green Belt assessment does not support the release of specific sites from the Green Belt and the review appears to have given greater weight to other factors, such as land ownership, availability and deliverability when preparing and finalising the Plan.

- There is inconsistency in the scale of the parcels assessed, in that, very large tracts of land have been assessed against smaller sites and some very small areas of land have been omitted.
- The review does not consider all the purposes of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns. Although the latter purpose may apply only to historic towns like Chester, the impact on urban regeneration does not seem to have been assessed.

Durham County Council, Interim Views (November 2014): The Inspector considered that the process and evidence relating to amendment to the Green Belt boundary in Durham were flawed. Exceptional Circumstances needed to justify altering Green Belt boundaries are essentially the economic challenges the County is currently experiencing and a requirement to meet housing need. However the Inspector considered that scale of planned Green Belt release did not respect the special character or the setting of the City, and that the character of Durham is based on the relationship between the key architectural features at the heart of the World Heritage Site with the actual size of the built up area. This example identifies that objectively assessed need alone is not the only factor to be considered when drawing up a Local Plan, but the setting of the Historic City.

Bath and North East Somerset (BANES), Inspector's Preliminary Conclusion (June 2012): Although the BANES Local Plan has now been adopted, the Inspector's preliminary conclusions provided during the Examination in 2012 do provides useful contextual guidance on the required scale of a Review. The Inspector stated that an '*up-to-date and comprehensive review* of the Green Belt in the district is necessary to see whether all the land so designated fulfils the Green Belt purposes' (Arup emphasis)

Future Perspectives on Green Belt

Following the decision by an Inspector to find the Reigate and Banstead Borough Council Core Strategy sound subject to a series of modifications which would result in the loss of Green Belt to housing development in sustainable locations, the Government re-affirmed its stance on Green Belt protection within a written Ministerial Statement by Nick Boles on Local Planning in March 2014. In particular, Boles noted that 'unmet housing need is unlikely to outweigh harm to the Green Belt and other harm to constitute 'very special circumstances'.

Boles' considerations were formalised within Planning Practice Guidance and updated in October 2014. As set out earlier, the Planning Practice Guidance now requires Local Authorities to meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against specific policies in the Framework, such as land designated as Green Belt.

The importance attached to safeguarding the Green Belts within England is likely to continue throughout the next Parliamentary Period. Prior to the General Election in 2015, the Written Statement to Parliament 'Planning Update March 2015' stated that the Government will continue to attach great importance to safeguarding the Green Belt. The statement stipulates that the Government will be 'seeking to introduce a new evidenced-based planning and recovery policy for the

green belt to introduce early in the next Parliament to strengthen protection against unauthorised development’⁴.

Summary

- **National Planning Policy Framework and Planning Practice Guidance:** A Study of the Green Belt in Selby must accord with the requirements within the NPPF, which details the fundamental aim of the Green Belt as preventing urban sprawl by keeping land permanently open (paragraph 80). Release of land from the Green Belt and the any alteration to the Green Belt boundary will only be possible in exceptional circumstances. Definition of ‘exceptional circumstances’ will evolve through the progression of PLAN Selby, however, the Planning Practice Guidance highlights that objectively assessed need does not generally outweigh the impacts on Green Belt. Any revisions to the Green Belt should take account of the need to promote sustainable development patterns (paragraph 84) and new Green Belt boundaries must be clearly defined, using physical features, readily recognisable and likely to be permanent. Neither the NPPF, nor the PPG, provide any specific guidance on conducting a Green Belt Review per se.
- **Local Policy:** CPXX, or SP3, states that Green Belt boundaries will only be altered in exceptional circumstances through the Local Plan and that any review will define clear boundaries using physical features, review washed over villages and ensure that there is sufficient land to meet development requirements throughout the Plan Period.
- **Duty to Cooperate:** As Green Belt represents a cross-boundary ‘strategic priority’ for which Local Planning Authorities have a duty to cooperate, in accordance with Paragraph 178 of the NPPF. Although Leeds and York have begun to progress a Green Belt Review, most neighbouring Local Authorities to Selby have not embarked upon this process. Arup have conducted one Review Panel meeting with neighbouring Local Authorities and will undertake further consultation during the Summer 2015 consultation.
- **Best Practice Guidance:** It is clear that all Green Belt studies are approached different and tailored to meet the local circumstances, with available guidance open to interpretation. A summary of the PAS guidance (as a material consideration), Inspector’s Reports and Recent Appeal Cases highlights:
 1. Green Belt Reviews should be undertaken strategically and comprehensively.
 2. Whilst the Planning Advisory Service suggested that in practice, Purpose 4 and 5 relates to very few Local Authorities in principle, it is necessary to consider these Purposes in relation to Selby. Purpose 4 is particularly important given the close proximity to the Historic City of York and given the presence of Regeneration Priorities within Selby, it is pertinent to consider the role of the Green Belt in supporting urban regeneration. This is consistent with the conclusions drawn by the Inspector on the Cheshire East Local Plan Examination.
 3. Exceptional Circumstances for Green Belt release, which are not wholly based on objectively assessed need, are justified.

⁴ Written Statement to Parliament (March 2015) Planning Update March 2015

5 Defining the Purposes of the Green Belt

5.1 Purpose 1: To check the unrestricted sprawl of large built-up areas

Overview and Background Research

Through the non-prescriptive nature of the Localism agenda, National Planning Policy and Guidance provides a relatively limited detail for interpretation of the five purposes of the Green Belt.

The PAS 'Planning on your Doorstep: The Big Issues Green Belt'⁵ guidance emphasises the variable nature of the term 'sprawl' and whether positively planned developed constitutes 'sprawl'. The PAS note also suggests that land which is partially contained by built form would effectively be identified as 'infill', and therefore this land is likely to make a relatively limited contribution to the overall Green Belt.

Analysis of Local Authorities whom have undertaken Green Belt Reviews and which have Local Plans that have recently been found-sound identifies the following themes in the assessment of the first purpose. Despite the respective Local Plans having not been tested at examination, the Dacorum, St Albans and Welwyn Hatfield Green Belt Review and the Hounslow Green Belt Review have been assessed for completeness.

- Define the local interpretation of 'large built up areas' within the Local Authority and neighbouring Authorities; and,
- Assess the role the Green Belt possesses in protecting land surrounding these 'large built up areas', in terms of whether the land is contained within the large built up area, contiguous with the large built-up area or connected to this area; and,
- Consider the strength of the existing boundary in preventing urban sprawl, which would not otherwise be prevented by a barrier; and,
- Assess the role of the Green Belt in preventing development that would result in another settlement being absorbed into a large built up area, however there is a risk that assessment of this particular criteria under Purpose 1 may result in double-counting when assessing the opportunities for towns to merge in Purpose 2.

Based on the review of PAS guidance, recently adopted Local Plans or recently undertaken Green Belt reviews, it is possible to devise a local interpretation of the first Purpose of the Green Belt for Selby District Council.

Local Interpretation of Purpose 1

The first purpose seeks to assess the strength of the existing Green Belt boundary to determine the extent to which it is able to restrict 'sprawl' of large built up areas in Selby District. Sprawl has therefore been defined as the spreading out of built form over a large area in an untidy or irregular way (Oxford English

⁵ LGA and PAS (January 2014) Planning on the Doorstep: The Big Issues – Green Belt

Dictionary). Based on the historic analysis of the Green Belt, the original role of the Green Belt in Selby was to check the further growth of West Yorkshire conurbations (West Yorkshire County Structure Plan, 1980) and protect the countryside setting of York and the surrounding villages (York Green Belt Local Plan, 1995).

1) Definition of Large Built-up Areas

The Selby District Core Strategy (adopted 2013) defined the Settlement Hierarchy as being Selby as the Principal Town, Sherburn in Elmet and Tadcaster as the Local Service Centres, with 18 Designated Service Villages and a number of Secondary Villages. It is rational to consider that the Principal Town of Selby forms the 'large built-up area' within the rural context of Selby District. However as Selby is located within the designated area of Countryside to the east of the District, there is debate as to whether this settlement should be included within the assessment of this Purpose. For completeness, and to allow for the comparative assessment of the role of the Green Belt in preventing the urban sprawl of the large built-up area of Leeds and maintaining the historic compactness of the City of York, Selby has been retained within the assessment.

Tadcaster and Sherburn in Elmet are considered to be 'Local Service Centres', and therefore these settlements are not considered 'large built up areas' from which to restrict urban sprawl in the truest sense of the Green Belt. However, in the context of a rural authority, Tadcaster and Sherburn in Elmet are likely to be *local* 'large built up areas' and therefore it is necessary to consider these settlements within the assessment of Purpose 1.

Large built-up areas within neighbouring settlements were based on the status of settlements within respective Local Plan documents. Generally, settlements which are identified as 'Principal Towns' and 'Major Settlements' have been defined as 'large built-up areas'. Despite the relative separation through other urban form, Leeds City Centre and York City Centre have also been included in the assessment of 'large built-up settlements' in neighbouring authorities to reflect the original role of the Green Belt in restricting the growth of these urban conurbations.

The following sets out the rationale for inclusion of each 'large built-up area' within neighbouring local authorities, which is then summarised at Table 2:

- The York Local Plan Preferred Options Draft (July 2013) Key Diagram considered all built form within York as the 'York (main built-up areas)'. However, as this Purpose assesses the role of the Green Belt in protecting 'large built up areas', southern satellite villages within York (such as Copmanthorpe, Acaster Mabilis, Wheldrake etc.) will be assessed specifically within Purpose 2.
- There are no 'built-up areas' within the south-eastern area of Harrogate and therefore no settlements within this Local Authority have been included within the assessment of Purpose 1.
- Leeds was defined as the 'Main Urban Area' within the Core Strategy Settlement Hierarchy (adopted November 2014), and Garforth and Wetherby were identified as 'Major Settlements' in closest proximity to the western edge of Selby. Boston Spa, Barwick-in-Elmet, Kippax, Micklefield and Allerton

Bywater were identified as ‘Smaller Settlements’ and therefore have not been considered as ‘large built up areas’.

- Castleford and Pontefract were identified as ‘Principal Towns’ within the Wakefield Core Strategy Settlement Hierarchy (adopted 2009). Following correspondence with officers at Wakefield District Council, it was deemed appropriate to consider Knottingley/ Ferrybridge as an exceptional ‘large built-up area’ given the settlements status as one of the ‘Five Towns’ within Wakefield.
- Askern was identified as a ‘Principal Town’ within the Doncaster Core Strategy (adopted May 2012) and is in close proximity to the Selby Green Belt boundary.
- There are no large ‘built-up areas’ within the south-western or north-western areas of East Riding, and therefore, no settlements within this Local Authority have been included within the assessment of Purpose 1.

Table 2 Large Built-up Areas considered in Purpose 1 Assessment

Selby	Neighbouring Local Authorities
Selby	Leeds Main Urban Area ⁶
Local ‘Large Built Up Areas’	York Core
Sherburn in Elmet	Wetherby (Leeds City Council)
	Garforth (Leeds City Council)
	Castleford (Wakefield District Council)
Tadcaster	Knottingley/ Ferrybridge (Wakefield District Council)
	Pontefract (Wakefield District Council)
	Askern (Doncaster Council)

The above definition of ‘large built-up areas’ was confirmed with Selby DC officers and neighbouring Local Authorities through the Review Panel held on 20th March 2015 and subsequent correspondence with Local Authorities who could not attend.

2) Define methods for assessing the role of the Green Belt in protecting open land surrounding these large built up areas

Green Belt should function to protect open land which is contiguous, connected to or in close proximity with the ‘large built-up areas’ defined below. ‘Open land’ in this instance is considered to be land which is devoid of or generally lacking development. Definitions of the extent to which the role of the Green Belt is protecting ‘open land’ surrounding these large built-up areas is as follows:

- **‘Contiguous’**: This represents land which is highly contained within the existing built form of the ‘large built up area’. Development of this land is likely to result in a natural rounding off of the urban form.
- **‘Connected to and in close proximity’**: This represents land which is displays low level of containment within the existing urban form of the ‘large

⁶ Leeds Main Urban Area and York Core have been included within the assessment of Purpose 1, as a result of the historic purposes of the West Yorkshire and York Green Belts.

built up area’, but which is instead connected in part, and which is considered to be in close proximity to the ‘large built-up area’.

- **‘Connected to but not in close proximity’:** All Green Belt within Selby District is considered to be connected in some way to protecting land surrounding Leeds or York, however the majority of land within the Green Belt is unlikely to be in close proximity to these two major conurbations. Development of this land is likely to be independent of current development patterns.

3) Define the strength of the existing boundary in preventing urban sprawl, which would not otherwise be prevented by a barrier

The strength of the existing Green Belt has a fundamental role in preventing urban sprawl. Strongly defined hard landscape or infrastructure features alongside a regular built form boundary are likely to represent a strong Green Belt boundary in preventing urban sprawl. The assessment of this criteria has therefore been undertaken in two stages: assessment of the physical boundary features and the strength of the built form boundary.

Boundary definition should reflect NPPF Paragraph 85, which states that Local Authorities should ‘define boundaries clearly, using physical features which are readily recognisable and likely to be permanent’. Boundary identification reflected this national requirement:

Table 2 Defensible Boundaries

Durable/ ‘Likely to be Permanent’ Features	Infrastructure: Motorway; public and made roads or strongly defined footpath/track; a railway line; river; Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strongly established, regular or consistent boundaries.
Features lacking in durability/ Soft boundaries	Infrastructure: private/ unmade roads; power lines; development with weak, irregular, inconsistent or intermediate boundaries. Natural: Field Boundary, Tree line

The function of the *existing* Green Belt area in preventing sprawl, which would not otherwise be restricted by a barrier, has also been considered through the extent the existing built form has strongly established or recognisable boundaries:

- **Strong existing built form boundaries** comprise ‘strongly established’, ‘regular’ or ‘consistent’ built form comprises well-defined or rectilinear built form edges which would restrict recent growth within the Green Belt
- **Weak existing built form boundaries** comprise ‘Irregular’, ‘inconsistent’ or ‘intermediate’ built form comprises imprecise or ‘softer’ boundaries, which would not restrict growth within the Green Belt.

The qualitative approach allows for full justification of the quantitative scoring of each purpose. The lexicon used to describe this purpose is based on the degree to which the existing and proposed boundary fulfils terms in Table 1.

Proforma Development and Assessment Criteria

The criteria set out in Table 3 represents the sub-criteria by which Purpose 1 has been assessed. A Desk-Based Review of GIS Mapping and aerial photography

have been supplemented with primary data collection (for example notes and photographs of site boundaries) collected on site.

Table 3 Assessment Criteria

Purpose	Criteria	Assessment
To check the unrestricted sprawl of large built-up areas	Protects open land which is contiguous to, connected to or in close proximity to a 'large built up area'.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>
	Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>

5.2 Purpose 2: To prevent neighbouring towns from merging into one another

Overview and Background Research

The PAS 'Planning on your Doorstep: The Big Issues Green Belt' guidance stipulates that 'a scale rule' approach to small settlements near to towns should not be applied as the identity of a settlement is not really determined just by the distance to another settlement. The guidance does however state that a 'landscape character assessment is a useful analytical tool for use in undertaking this type of assessment'.

Arup have reviewed the approach taken by Local Authorities whom have recently undertaken Green Belt Reviews or which have recently found-sound Local Plans have taken to addressing Purpose 2. Each Authority generally focussed their assessment on the following themes:

- Defining the significance of gaps between settlements within the Local Authority area.
- Assessing the role of the Green Belt designation in preventing the merger/coalescence of towns or preventing development which would result in a comparatively significant reduction in distance or visual reduction in separation between towns.
- Assess the role of the Green Belt in preventing continuous 'ribbon development' along transport routes.

Local Interpretation of Purpose 2

This purpose forms the basis for maintaining the existing settlement pattern within Selby, which represents a dispersed pattern of market towns, villages and hamlets (Landscape Assessment Selby District, January 1999). The physical and visual separation of these rural settlements is therefore a fundamental characteristic of the District.

1) Definition of 'Neighbouring Towns' and the relative significance of 'separation' between Settlements

Given the rural nature and dispersed pattern of settlements within Selby, the application of the term 'towns' in line with the NPPF requirements leaves other medium-sized settlements at risk of coalescence. It is therefore appropriate to tailor the interpretation of the 2nd Purpose to capture the Designated Service Villages and all other third tier settlements within 5km of the Selby Green Belt boundary within other Local Authorities. The 5km radius is drawn from the centre of each General Area and assessment considers the closest settlement in all directions up to 5km.

In addition, the rural nature of Selby results in a large number of rural villages which are largely washed over by the Green Belt. These are defined within the Core Strategy (2013) as Secondary Villages, however the general development limits of these settlements were defined within the Local Plan (2005). To maintain the dispersed pattern of market towns, villages and hamlets within the District, it is appropriate to consider the role of washed-over secondary villages which have a

development limit as places which should not merge with Designated Service Villages or Local Service Centres.

Following the inclusion of secondary villages which have the potential to merge with Designated Service Villages within Selby, it was considered necessary to include fourth tier or defined settlements within neighbouring Local Authorities which are within close proximity and which have the potential to merge with the Designated Service Villages.

Table 4 therefore summarises the definition of settlements for consideration under Purpose 2.

Table 4 Definition of ‘Towns’ within Selby and Neighbouring Local Authorities

Local Authority	Settlements considered within Purpose 2	
	Third Tier Settlements ⁷	Small Settlements with a Defined Development Limit ⁸ with the opportunity to merge with Third Tier Settlements within Selby
Selby	Local Service Centres, Designated Service Villages and components parts of each ‘Linked Service Villages’ (where these have not already merged).	Secondary Villages (in close proximity to Local Service Centres or Designated Service Villages).
York	Settlements within York Urban Area within 5km of the Selby Green Belt Boundary with the opportunity to merge with Local Service Centres or Designated Service Villages (including Wheldrake, Deighton, Naburn, Acaster Malbis, Copmanthorpe, Askham Richard and Askham Bryan)	
Leeds	Allerton Bywater, Boston Spa, Micklefield, Bramham, Kippax	Aberford, Clifford, Ledsham, Ledston Luck, Ledston, Walton, Parlington, Thorpe Arch
Harrogate	Long Marston is a ‘Group C Settlement’ within the Harrogate Core Strategy (2009).	Hutton Wandersley and Wighill do not have defined settlement limits and are therefore not included.
Wakefield	Settlements to east of Wakefield including Knottingley (including Ferrybridge), Upton and Darrington.	Village of Thorpe Audlin
Doncaster	No third tier settlements in close proximity to Selby	Settlements to the north of Doncaster including the larger defined villages of Norton and Campsall, Fenwick and Sykehouse.
East Riding of Yorkshire	No third tier settlements in close proximity to Selby	Pollington (which has a defined development limit).

There are a number of Designated Service Villages which are considered to be ‘Linked Villages’ within the Selby District Core Strategy (2013). These include Byram/Brotherton, Barlby Village/Osgodby, Eggborough/Whitely and Monk Fryston/Hillam. Following discussion with SDC officers and an assessment of the background papers underpinning the Core Strategy (including the Sustainability Assessment of Rural Areas and Village Growth Potential), it is clear that these ‘Linked Service Villages’ share services and facilities but are locally considered

⁷ Within Selby, or within 5km of the Local Authority Boundary

⁸ Within Selby or within 5km of the Local Authority Boundary

to be separate settlements. For the assessment of Purpose 2, these 'Linked Service Villages' have been considered to be separate settlements.

Elsewhere, other Reviews have determined specific widths for acceptable levels of development between settlements. However it is considered that within Selby, the visual and perceived separation is likely to be based on more than physical distance of the land gap. The assessment will therefore comprise the assessment of visual and perceptual scale of the gap (in the **landscape context, visual context and perceptual context**). Using the Landscape Assessment of the Selby District 1998, Landscape Appraisal 2011 and the professional judgement of an Arup Landscape Architect, the methodology for assessing these concepts and defining the significance of each gap will be undertaken as follows:

- Undertaking desk-based review of the land gap to assess the physical separation between settlements within Table 4.
- Undertake a desk and field based review to understand the visual and perceptual context, based on landscape character, topography, vegetation, access and movement, visual character and key views, and perceptual context as necessary. Based on these elements, professional judgement by Arup landscape architects will be used to identify the extent to which a General Area of Green Belt protects a valued gap.

The extent to which a General Area of Green Belt protects a valued gap between any of the settlements set out in Table 4 will be assessed using the following criteria:

- **Essential Gaps** – A land gap between two or more settlements where development would significantly reduce the perceived or actual distance between settlements;
- **Largely Essential Gaps** – A land gap between two or more settlements where limited development may be possible without merging of settlements;
- **Less Essential Gaps** – A land gap between settlements where development may be possible without any risk of merging of settlements.

2) Define the role of the Green Belt in preventing continuous ribbon development along transport routes.

Ribbon development is identified as the building of houses along a main road, especially one leading out of a town or village (Oxford Dictionary Online).

Generally, the dispersed nature of settlements within the Green Belt means that the effects of ribbon development are fairly limited. Nevertheless, it is important to retain the pattern of settlements through restricting further ribbon development, and therefore existing Green Belt boundaries will be assessed for their role in preventing linear development along access route and thus preventing 'merging' using the following terminology:

- **'Resisted'** – Existing Green Belt boundary, which could have been supported by other features, has resisted ribbon development along all access routes which pass through it.
- **'Resisted in part'** - Existing Green Belt boundary has largely resisted ribbon development, however there is at least one occurrence of built form occurring beyond an access route.

- **‘Unrestricted ribbon development’** – Existing Green Belt boundary has had a limited role in resisting ribbon development and there are multiple instances of built form extending along an access route towards a settlement within Table 4.

Proposed Approach and Assessment Criteria

The assessment of this purpose has been collated through a combination of primary data collected on site visits and a review of the Landscape Assessment of the Selby District (Woolerton Dodwell Associates April 1999) and Landscape Appraisals (SDC 2011), to determine the importance of visual separation between places (where secondary information allows). A desk-based review of landscape assessments will be supported by on-site primary data collection and professional judgement by an Arup Landscape Architect.

Table 5 Comparative Analysis of other Local Authorities with recently found-sound Local Plans or which have recently undertaken Green Belt Reviews

Purpose	Criteria	Assessment
To prevent neighbouring towns from merging	General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>
	Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>

5.3 Purpose 3: To assist in safeguarding the countryside from encroachment

Background Review and Context

National Policy and Guidance does not specify what constitutes ‘countryside’, ‘safeguarding’ or ‘encroachment’ in the context of the countryside. The PAS

‘Planning on your Doorstep: The Big Issues Green Belt’ guidance interprets this purpose as the ‘difference between urban fringe and open countryside’ with a need to favour the latter in determining which land to try and keep open, taking into account the types of edges and boundaries that can be achieved.

Arup have reviewed the approach taken by Local Authorities whom have recently undertaken Green Belt Reviews or which have recently found-sound Local Plans have taken to addressing Purpose 3. Each Authority generally focussed their assessment on the following themes:

- Define ‘Countryside’ (which is taken to mean ‘open land’ which development has not compromised or open land which is void of built development and urbanising influences;
- Define ‘Encroachment’;
- Whilst landscape quality is not in itself a Green Belt issue, assess the extent to which openness and key landscape features or topography could be considered as features which are fundamental to an appreciation of the countryside’; and,
- Assess the extent to which these key landscape features have been impacted through encroachment.

Local Interpretation of Purpose 3

1) Definition of the terms ‘Openness’, ‘Countryside’ and ‘Encroachment’ in relation to Green Belt

This purpose assesses the extent to which the Green Belt safeguards the countryside. It is generally accepted that the countryside is enjoyed for its openness and the ability to appreciate rural characteristics. Therefore:

- **Countryside:** Open land characterised by an absence of built form and urbanising influences, which is generally enjoyed for its openness and ability to appreciate rural characteristics. Land to the east of Selby is designated as Countryside and is generally characterised by high quality landscapes.
- **Openness:** Refers to the extent to which Green Belt land could be considered open from an absence of built form and urbanising influences, rather than from a landscape character sense.
- **Encroachment:** A gradual advance beyond usual or acceptable limits’ (Oxford Dictionary Online).

2) Assess the extent to which openness and Key Landscape Features or Topography could be considered as features which are fundamental to the appreciation of the Countryside

Whilst the PAS guidance on Green Belt Reviews issued in 2014 does state that a ‘Green Belt Review is not an assessment of landscape quality’, a number of recent studies have assessed the extent to which openness and key landscape features or topography could be considered as features which are fundamental to an appreciation of the countryside. The assessment of this Purpose therefore follows the text within the Selby District Local Plan (2005) which states that ‘whilst landscape quality is not a material factor in designation, Green Belts do have a positive role to play in safeguarding attractive areas of countryside and providing opportunities for outdoor leisure pursuits and access to the countryside’. Given the

rural nature of the Selby Authority it is necessary to consider the sensitivity of Green Belt landscape to future development.

The evidence base for the assessment of sensitivity to development comprises the District Wide Landscape Assessment (January 1999) and Selby Landscape Appraisal (January 2011):

- A **District-wide Landscape Assessment (January 1999)** was previously undertaken by Woolerton Dodwell Associates. This assessment divides the Selby District into 10 local landscape character areas and assesses the key landscape features of each area.
- **Selby Landscape Appraisal (January 2011)** considers the sensitivity of land surrounding more sustainable settlements (beyond the three main towns of Selby, Sherburn in Elmet and Tadcaster). The assessment comprised a review of the physical landscape features surrounding a settlement which could be impacted by development (such as vegetation, field patterns, enclosure and topography), followed by an assessment of the visual impact (for example, the visual prominence of the landscape and existing urban edge, potential loss of important views or buffers).

Assessment criteria for determining landscape sensitivity to development included:

Table 6 Landscape Sensitivity Assessment Criteria defined within the Core Strategy Landscape Appraisals (January 2011) (paragraph 5.2)

Criteria for Determining Landscape Sensitivity to Development	
Sensitivity	Criteria
Low	Development would: Have a neutral effect upon the physical landform and scale of the landscape; Have a limited effect on views into and across the area; Maintain or have minimal effects on existing landscape features and character.
Moderate	Development would: Have a degree of variance with the landform and scale of the physical landscape Impact on view into and across the area. Effect an area with recognised landscape features.
High	Development would: Be in conflict with the landform, scale and pattern of the physical landscape; Be visually intrusive and have a detrimental impact upon views into and across the area; Have an adverse effect upon a higher quality landscape or upon vulnerable landscape features.

Whilst the Landscape Appraisals (2011) concluded with an overall landscape sensitivity to development (for example, high, medium or low sensitivity), this considered the impact of development against the existing setting of the settlement. The Landscape Appraisal does not, however, consider the sensitivity of the wider Green Belt to development. Site visits will therefore be undertaken to supplement the detail within the Landscape Assessment (1999) and the Landscape

Appraisals (2011) and to determine the overall sensitivity of the Green Belt to development. The professional judgement of an Arup Landscape Architect will be used to assess the sensitivity of the Green Belt landscape to development, based on the criteria in Table 7:

Table 7 Arup defined Green Belt Sensitivity to Development

Green Belt sensitivity	Criteria
Low	<p>Green Belt:</p> <ul style="list-style-type: none"> • Is relatively tolerant of change. • Has few or no distinctive components, or components that detract from the overall character of the site • Has components that are easily replaced or substituted • Land at this location is in a poor and unkempt condition <p>Development within the Green Belt could:</p> <ul style="list-style-type: none"> • Have a local impact on the physical landform and scale of the landscape. • Have a limited effect on views, landscape character or key features of the Green Belt
Moderate	<p>Green Belt:</p> <ul style="list-style-type: none"> • Has limited tolerance of change • Has components that are easily replaced or substituted • Land at this location is in a fair condition <p>Development within the Green Belt could:</p> <ul style="list-style-type: none"> • Have a negative impact on the physical landform • Have an impact on views across the area, landscape character or key features of the Green Belt
High	<p>Green Belt:</p> <ul style="list-style-type: none"> • Has very limited tolerance to change • Is predominantly characterised by landscape components that are rare and distinctive and/or listed • Has components that are not easily replaced or substituted (e.g., mature trees) • Land at this location is in a good condition • Plays a positive role in safeguarding attractive areas of countryside <p>Development at this location would:</p> <ul style="list-style-type: none"> • Be in conflict with the landform, scale and pattern of the landscape; • Be visually intrusive and have a detrimental impact on views • Have an adverse effect upon a higher quality landscape or upon vulnerable landscape features.

It should be noted that it is not the role of the Green Belt Review to undertake a landscape sensitivity assessment which is of comparable detail to the Selby Landscape Appraisal (2011). Therefore the assessment of the sensitivity of the landscape to development undertaken at this stage should not be used for any other purpose than informing the assessment of this Green Belt purpose.

3) Assess the extent to which these landscape features have been impacted by 'Encroachment'

Encroachment is defined as a gradual advance of built form beyond the defined Green Belt boundary. The extent to which the landscape area has been impacted by 'encroachment' is therefore assessed by the levels of built form within the General Area. This will be achieved by using the most OS mapping data to determine the extent of the 'urban land' category, and supplementing this using Arup judgement on the extent of built form within the Green Belt.

This judgement process is likely to be particularly necessary for 'Major Developed Sites' in the Green Belt. As set out in Part 1 of this methodology, 'Major Developed Sites' in the Selby Green Belt will be treated in the same way as all other Green Belt General Areas, although it is likely that these will score lower due to higher levels of built form.

- **Strong Unspoilt Rural Character:** A General Area which contains almost no built form and is characterised by rural land uses (such as quarrying, agriculture and forestry).
- **Strong Rural Character:** A General Area for there is a general lack of built form and is mostly characterised by rural land uses. There is very limited built form however this is largely linked to rural land uses.
- **Moderately Strong Rural Character:** A General Area for which there is low levels of built form which is largely linked to rural land uses, but there is evidence of low levels of urban land use.
- **Semi-Urban Character:** A General Area for which there is a semi-urban character, however this is linked to rural land uses.
- **Moderately-Urban Character:** A General Area which is characterised by a moderately strong urban character including physical urban built form and managed urban uses (such as playing fields).

Proposed Approach

The following criteria will be assessed based on a review of the Selby Landscape Appraisal (2011), District-wide Landscape Assessment (1999), professional judgement held by an Arup Landscape Architect and Arup manipulation of GIS data. Where there is a conflict between the landscape character and levels of built form, the score attributed to the General Area was initially determined based on the percentage of built form.

Purpose	Criteria	Assessment
To safeguard the Countryside from Encroachment	Protects the openness of the countryside	5: Represents a General Area that contains a landscape that is Highly Sensitive to Development 4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development 3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development 2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development 1: Represents a General Area that contains a landscape that is Low Sensitivity to Development

	Landscape features which have been least impacted by 'Encroachment'	<p>5: Represents a General Area that displays a Strong Unspoilt Rural Character.</p> <p>4: Represents a General Area that displays a Strong Rural Character.</p> <p>3: Represents a General Area that displays a Moderate Rural Character.</p> <p>2: Represents a General Area that displays a Semi-Urban Character.</p> <p>1: Represents a General Area that displays a Moderately-Urban Character.</p>
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5.4 Purpose 4: To preserve the setting and special character of historic towns

Overview and Background Research

Purpose 4 of the five national purposes of the Green Belt comprises the assessment of the extent to which the General Area preserves the setting and special character of historic towns.

The approach to assessing this purpose differs between Local Authorities. A number of Local Authorities have chosen to follow the PAS guidance from January 2014 which states that the assessment of this purpose relates to very few settlements in reality, due largely to the pattern of modern development that often envelopes historic towns. In practice, this has resulted in Local Authorities removing this purpose from the assessment.

However, given the proximity of Selby to the historic town of York and the wealth of cultural heritage within the Local Authority, it is prudent to consider what the fourth purpose means in terms of the Selby District Green Belt. In addition, interim conclusions drawn by the Inspector regarding the Cheshire East Local Plan Strategy (December 2014) stated that there were 'several shortcomings within the evidence itself', as the Green Belt Assessment 2013 'does not consider all the purpose of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns'. Unlike the advice offered by PAS, Cheshire East, like Selby, is not considered to have a clear 'historic town'.

Generally, methodologies which chose to consider the fourth purpose seek to assess the role which the Green Belt plays in preserving the historic core of settlements and the setting of key historic features (such as Conservation Areas, Listed Assets and Key Views).

Local Interpretation of Purpose 4

Summarising the current policy context for the definition of historic assets and areas of historic character within the District. The current Development Plan for historic assets comprises Selby DC Core Strategy Policy SP18 and saved policies within the Local Plan.

Selby District Council Core Strategy

The Selby District Core Strategy offered consideration to the strategic principles in protecting and enhancing the historic environment within the District. Policy SP18 'Protecting and Enhancing the Environment' states that the high quality and local distinctiveness of the natural and man-made environment will be sustained by:

- Safeguarding and, where possible, enhancing the historic and natural environment including the landscape character and setting of areas of acknowledged importance.
- Conserving those historic assets which contribute most to the distinct character of the District and realising the potential contribution that they can make towards economic regeneration, tourism, education and quality of life.

Saved Local Plan Policies

As addressed within the Policy Review in Chapter 4, the Development Plan for Selby comprises the adopted Core Strategy and the 'saved policies' within the Selby District Local Plan (2005). The following represents the relevant 'saved policies' for supporting the definition of the 'setting and special character of historic towns':

- Landscape Character Areas (Saved Policy ENV15) states that there are three Regional Character Areas (RCAs) comprising the Vale of York, Southern Magnesian Limestone and the Humberhead Levels. In summary, in these areas 'priority will be given to conservation and enhancement of the character and quality of the landscape' and attention should be paid to the layout and the use of materials in order to minimise its impact on the landscape and to enhance the traditional character of buildings and landscape in the area.
- Historic Parks and Gardens (Saved Policy ENV16): Selby contains a number of historic parks and gardens, such as Nun Appleton, which make a significant contribution to the landscape quality and character and appearance of the countryside.
- Historic Battlefield (Saved Policy ENV17): Towton Battlefield was the site of a historic battlefield and represents a decisive point in the War of the Roses. Development proposals will not be permitted if it harms the historical and archaeological landscape of the registered historic battlefield.
- Built Environment and Cultural Heritage (Saved Policy ENV22 - ENV26): Many settlements exhibit considerable environmental quality and character which has been acknowledged the designation of 23 conservation areas. There are also over 610 listed buildings of special architectural or historic importance. The conservation areas within the Plan area fall within 3 distinct types with respect to building materials:
 - i) In the southern and western part of the Plan area, settlements sit on magnesian limestone and consequently all of the conservation areas along this belt have buildings of limestone. Throughout the remainder of the Plan area, brick is the traditional building material as the geology of the Vale of York includes an extensive drift deposit of boulder clay overlying the Bunter Sandstone.

- ii) The villages in the eastern part of the Plan are of a dark red/brown brick which would be indicative of such clays.
- iii) Conservation areas nearer to York have some buildings of much lighter Gault Brick, commonly found in the Cambridgeshire and Bedfordshire areas of the country.
- Scheduled Monuments (Policy ENV27) and Other Archaeological Remains (ENV28) states that there are 52 scheduled ancient monument sites in Selby and the Country Sites and Monuments Record contains information on both scheduled and unscheduled archaeological remains. In addition to scheduled monuments, many other sites of archaeological importance have been identified within the Plan area. These include the site of the battlefield at Towton, the Woodhall and Skipwith moated sites and the village of Ryther. The policy states that 'where scheduled monuments or other nationally important archaeological sites or their settings are affected by proposed development, there will be a presumption in favour of their physical preservation'.

The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation (December 2010)

The purpose of the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation (NYHLC) is to gain a better understanding of the surviving historic character of the modern landscape, recognising that historic character is the product of landscape change over many centuries. The Characterisation Study reaffirms the position of Selby within three National Character Areas (Southern Magnesian Limestone, Humberhead Levels and Vale of York and Mowbray) and maps broad landscape character types across the Selby Area.

Proposed Approach

The proposed approach for assessing this purpose is therefore based on a review of background documents, desk-based research of key historic 'towns' within the Borough and an assessment of the contribution the Green Belt makes to these 'historic settlements'. Assessment of this purpose will assume a three step process as set out below. This assessment process does not substitute an in-depth site analysis of historic environment at the Site Selection stage.

The three step process reflects the approach which other local authorities have pursued: analysis of the contribution the General Area makes to the preservation of the historic core of settlements, followed by the assessment the General Area makes toward preserving the setting of key historic assets.

1) Reviewing Background Evidence to Determine a 'Historic Town' within Selby

To support the assessment of the role which Green Belt plays in preserving the setting and character of historic towns, a desk-based assessment of the 'historic' characteristics of these towns has been undertaken. This assessment ascertained whether towns had an 'historic core' based on the presence of a Conservation

Area⁹ and the detail within North Yorkshire and Lower Tees Valley Historic Landscape Character Mapping (2010).

Table 7 Historic Nature of Core Strategy Settlements in the Green Belt

Core Strategy defined Inset Settlements in Green Belt	Considered to have a Historic Core within the NYHLC	Conservation Area	Timeframes and Reason for Designation	Inclusion within assessment of Purpose 4
Local Service Centre				
Tadcaster	Yes Considered to have a Historic Core surrounded by modern development	Yes	Originally designated 23/08/1973 and re-shaped 10/02/2004	Yes
Sherburn in Elmet	No Not possible to derive a historic core from the village	No	No	No
Designated Service Villages				
Byram/ Brotherton	No	No	No	No
Eggborough/ Whitley	Possible Housing in Eggborough has significantly change the overall social character of Low Eggborough itself. Whitley has partial legibility mainly due to the infilling that has occurred.	No/ No	No	Site by Site Analysis
Church Fenton (partially inset)	No NYHLC identifies the character as dating from 1901 – 2000.	No	No	No
Escrick	Yes Small Historic Core which is Post Medieval in Date	Yes	Designated in 13/02/1992 and reviewed in 12/08/2003	Yes
Monk Fryston/Hillam	Yes/ Yes Core of Monk Fryston has significant legibility. Hillam has a historic centre which is mainly characterised by dating before 1850.	Yes	Monk Fryston designated in June 1969 and re-shaped in 12/08/2003 Hillam designated in June 1969 and reduced in 2002	Yes
South Milford	Yes Linear core of South Milford has significant legibility and dates back to the post-medieval period.	No	No	Yes
Secondary Villages (which are inset within the Green Belt)				
Fairburn	Possible	No	No	Site by Site analysis

⁹ <http://www.selby.gov.uk/conservation-areas>

	Nucleated village which is mainly post medieval-modern in character			
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From the above analysis, it is clear that Tadcaster, Escrick and Monk Fryston/Hillam contain a historic core which is reflected in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation (NYHLC) and the designation of a Conservation Area. The NYHLC makes reference to age and legibility of the historic nucleus of Eggborough/Whitley, South Milford and Fairburn. These settlements have therefore been included in the assessment and the extent to which the Green Belt provides a setting for the historic nature of these settlement will be assessed.

2) Reviewing Background Documents to determine a ‘Historic Town’ outside of Selby

As set out in Section 3 of this Study, Green Belt is a strategic priority which is continuous beyond Local Authority boundaries. For this reason, the methodology explores the role the Selby Green Belt plays in protecting the historic City of York and the historic character the settlements within a 5km radius of the Selby Local Authority boundary (see Table 8).

i) The Role of the Green Belt in protecting the Setting and Special Character of the Historic Town of York

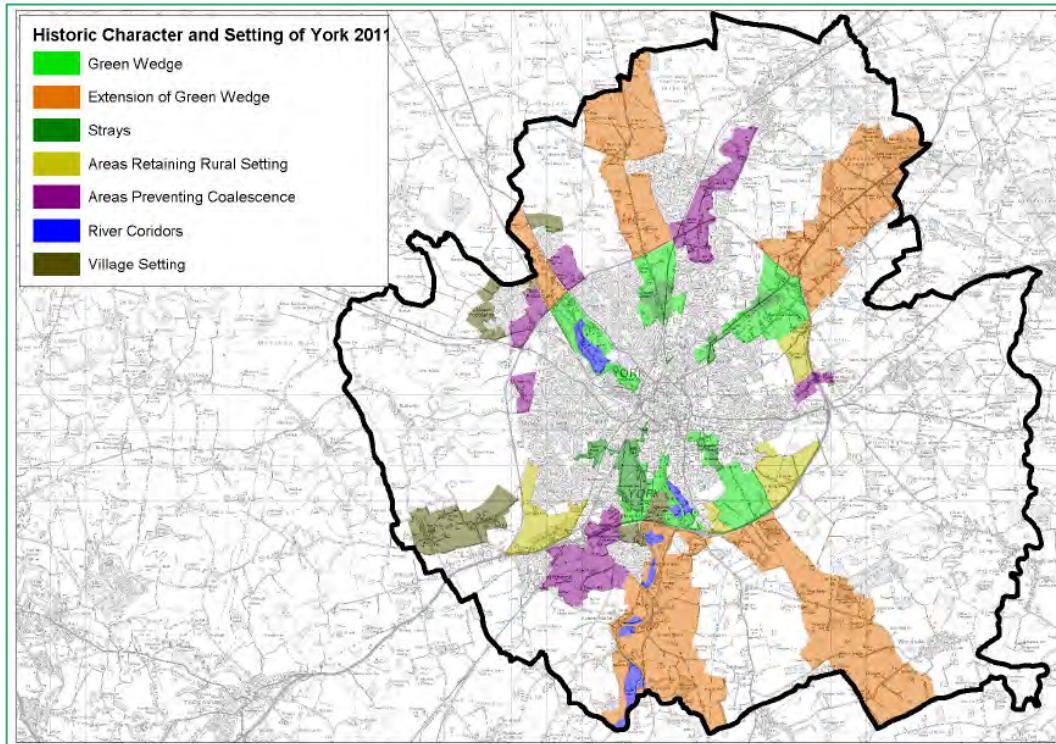
The original designation of the York Green Belt, which falls within Selby, is to protect the countryside setting of the historic town. Specifically, the northern Selby Green Belt falls within the 6 mile radius of the City of York. Discussions with City of York Council Planning Officers and English Heritage highlighted the importance of using the following five evidence base documents to inform the Green Belt Review:

- City of York Local Plan Site Selection Paper Addendum (September 2014);
- City of York Local Plan Heritage Topic Paper Update (September 2014)
- City of York Central Historic Core Conservation Area Appraisal Views and Building Heights, (2011);
- The Strays and Ways of York (1968), and;
- City of York Heritage Impact Appraisal (September 2014), where appropriate.

As advised by Historic England, the assessment of the Green Belt within Selby uses the character elements and key features of the Landscape and Setting ‘Special Character and Significances’ from the Heritage Topic Paper (2014) as a starting point. To increase the relevance of these Landscape and Setting features for Selby, features within the Site Selection Green Belt Character Areas (Figure 3) have been extrapolated into the Selby Green Belt and Key Views from the York Central Historic Core Conservation Area Appraisal (Figure 4) have been extracted. The assembly of these features have been summarised in Table 8.

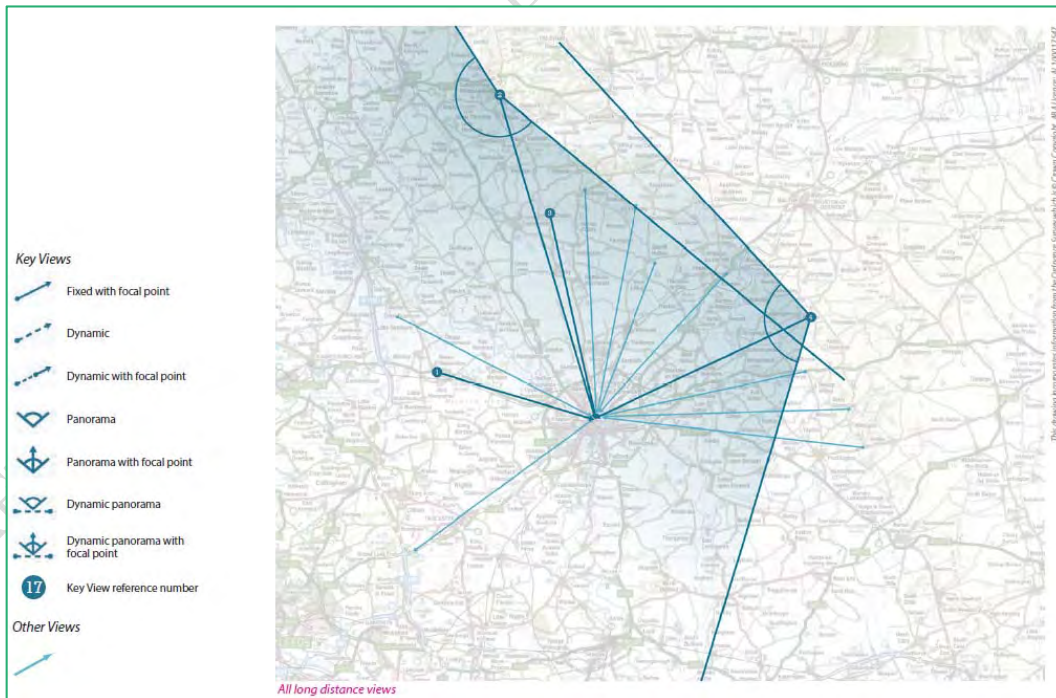
Green Belt will therefore be assessed for the role it plays in protecting key views, the setting and how these historic elements in York are perceived. This approach has been agreed with English Heritage and City of York Council Officers and will ensure consistency across Local Authority boundaries.

Figure 2 York’s Green Belt Character Areas



Source: *City of York Site Selection Paper Addendum (September 2014)*

Figure 3 Long Distance Views towards and across the setting of the City of York



Source: *York Central Historic Core Conservation Area Appraisal*

The Landscape and Setting features of the City of York and its environs which are relevant to the Selby Green Belt Study have been included within Table 8.

Table 8: Key Character Elements of Landscape and Setting (York Heritage Topic Paper Update 2014 and Heritage Impact Appraisal 2014)

Character Elements	Key Features related to Selby Green Belt	Considerations for Selby	Significance
Views in and Out	<p>Long-distance views of York Minster in a flat vale landscape.</p> <p>Referenced views in the York Central Historic Core Conservation Area Appraisal.</p>	<p>Views from the A64 and Askham Bryan to the Minster.</p> <p>Views entering York by Rail.</p> <p>Identified long distance view from York to Tadcaster, as defined by the York Central Historic Core: Conservation Area Appraisal.</p>	<p>This is an important English cathedral landscape that goes to the heart of York's identity and attractiveness.</p> <p>The unique combination of historic/cultural significance elements is important for the setting and identity of York.</p>
Strays (including racecourse)	<p>Openness; greenness; natural/ rural character within city.</p>	<p>The strays to the south of York, including Micklegate Stray and Walmgate Stray and their key characteristics as identified by 'The Strays and Ways of York'.</p>	<p>There is a strong countryside connection between the historic core and the perimeter countryside.</p>
Rivers and Ings	<p>Derwent/ Ouse Flooding: Ings meadows, retention of traditional management over centuries.</p> <p>Ouse: Walking along the banks and activity on the river.</p>	<p>Views along river/banks.</p> <p>Flooding, Ings Meadows and retention of traditional management over centuries along Derwent/Ouse.</p>	<p>The River and Ings are important to the setting of the City and retain recreational value. These features also retain significant ecological value.</p>
Open Countryside and Green Belt	<p>The open countryside surrounding York contributes to the landscape setting of the historic city.</p> <p>Village settings include: associated land; strip field pattern/ ridge and furrow; hedgerows; veteran orchards.</p> <p>Long distance uninterrupted recreation routes with cultural through countryside Orchards.</p>	<p>The village setting of Escrick and how this contributes to the wider openness of the York Green Belt.</p> <p>York to Selby disused railway line passing through open countryside connecting to other routes.</p> <p>Long distance uninterrupted recreation routes (including the Trans Pennine Trail East which runs along a dismantled railway line to the west of Escrick).</p>	<p>Open Countryside and Village Settings contribute to the setting of York itself.</p>
Parks and Gardens	<p>Registered Historic Parks and Gardens.</p> <p>Parks for the people.</p> <p>Designed Campus landscape. Matrix of accessible parks.</p>	<p>Escrick Hall is the only Park and Garden within the northern Selby Green Belt.</p>	<p>No reference in above documents. Escrick Park likely to be of more-localised significance to Selby.</p>
Relationship of the historic city of York to	<p>The relationship of York to its surrounding settlements.</p>	<p>The isolated nature of Escrick, Colton and Bilbrough.</p>	<p>The relationship of York to its surrounding settlements was identified as one of the elements which contributes to the special</p>

the surrounding settlements	This relationship derives from:- (a) the distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable.	The separation of settlements within the northern Selby Green Belt and how this relates to other isolated villages and settlements within York Local Authority boundary.	character of the City. The relationship of York to these settlements could be damaged by with the growth of the city or, conversely, the expansion of the villages. The 1999 Landscape Assessment for Selby also identified that modern settlement pattern within the York Fringe Green Belt in Selby was established prior to the 11 th Century.
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ii) The Role of the Green Belt in protecting the Setting and Special Character of the Historic Places within Other Neighbouring Local Authorities

The following settlements have been identified as having an historic core within the North Yorkshire and East Riding Historic Landscape Characterisation (2010) or respective Historic Landscape assessment (referenced within Table 8), or which have a defined Conservation Area.

The assessment considered historic cores which are within a distance of 5km from the Selby DC Green Belt boundary. Where other development obscures a historic core, this has been factored into the assessment. The rationale for considering the potential effects of development up to 5km is based on intervisibility of general development (for example residential properties and medium scale industrial units) on the Historic Core. Selby DC have also commissioned a Heritage Assessment to contribute to the evidence base for PLAN Selby which will consider the implications of topography for views and the setting of historic cores.

Table 8 Historic Places within a 5km radius of Selby's Local Authority boundary

Local Authority	Considered to have a Historic Core within NYHLC or Local Historic Landscape Character	Conservation Area	Inclusion within assessment of Purpose 4
Doncaster			
Campsall	Yes	No	Yes
Askern	No Identified as an area of Post Industrial development and Planned Industrial Settlements.	No	No
Wakefield			
Castleford	No	Yes – Conservation Area present at 'Ossett'	Yes
Pontefract	No	Yes	Yes
Knottingley	Yes Considered to be a medieval township within Wakefield District within	Yes	Yes

	Landscape Character Assessment (2004)		
Wentbridge	Yes	Yes	Yes
Darrington	Yes Considered to be a medieval township within Wakefield District within Landscape Character Assessment (2004)	No	Yes
Leeds			
Boston Spa	Limited reference to historic conservation in the Leeds Landscape Character Assessment (1994)	Yes	Yes
Clifford		Yes	Yes
Bramham		Yes	Yes
Aberford		Yes	Yes
Thorpe Arch		Yes	Yes
Walton		Yes	Yes
Micklefield		No	No
Harrogate			
Long Marston/ Hutton Wandersley	Yes Significant legibility with a small amount of change since 1850	No	Yes
Wighill	Possible Linear village with partial legibility. Large expansion to the south which has changed the current character from post medieval to modern.	No	No
East Riding			
Snaith	No	Yes	Yes

Based on this analysis, it is recognised that the following settlements outside of the District Boundary will also be referenced within the Green Belt Study: Norton and Campsall, Pontefract, Knottingley, Wentbridge, Darrington, Boston Spa, Clifford, Bramham, Aberford, Walton, Long Marston/ Hutton Wandersley and Snaith.

3) Assessing the proximity of Historic Elements to the Green Belt

The second stage in assessing the contribution which Green Belt makes to Purpose 4 will be to analyse the proximity of Historic Elements, or the historic core of the settlement, to the Green Belt boundary. This step will capture whether the role of the Green Belt in preserving the setting of the historic core has been weakened by modern in-fill development within the development limits.

To assess the role of the Green Belt in protecting the Historic Core, a buffer of 200m for Designated Service Villages, Linked Service Villages or Local Service Centres and 300m for the principal towns has been applied using GIS to the

internal Green Belt boundary of those settlements which are considered to have a historic core (Table 7). This buffer will be used as a ‘spatial container’ for assessing the types of in-fill or edge of settlement development surrounding the historic core. Assessing the level of modern in-fill development between the historic core and the Green Belt will comprise a desk-based assessment of aerial mapping, supplemented by on-site primary data collection.

The purpose of undertaking this step is to assess whether the historic core has been diluted through modern in-fill development. The outcomes of this assessment is a focussed analysis of those historic settlements where the Green Belt performs some role in preserving the setting and special character of the Historic Settlement.

Table 9 Assessing the Proximity of Historic Elements to the Green Belt

Proximity of Historic Elements to the Green Belt (guided by application of the buffer)	
Assessment of Proximity	Within or adjacent to the Green Belt Boundary
	Separated by non-designated but pre WWII development note type, approx. age and separation distance
	Separated by post WWII development note type, approx. age and separation distance
	Separated by trees or other natural boundary note type and separation distance

4) Assess the role each General Area has in preserving the historic core

For those settlements which are considered to have a strong Historic Core with historic assets in close proximity to the Green Belt, the following features will be assessed:

Historic Elements of Settlement (refer to GIS layers, all desk-based work)	
Present with Domesday Book?	Yes No
Conservation Area	
Listed Buildings	Grade I: number and comment Grade II*: number and comment Grade II: number and comment
Registered Parks and Gardens	Name and Comment
Registered Parks and Battlefields	
Scheduled Monuments	
Other	
Views from the Historic Settlement	
Visual Dynamic	sweeping spreading dispersed channelled expansive open enclosed constrained
Key Views	Note features, are other settlements visible?
Landmarks	
Detractors	e.g. pylons, busy road/railway
Views from GB of historic settlement	

Visual Dynamic	sweeping expansive	spreading open	dispersed enclosed	channelled constrained
Key Views	Note features, are other settlements visible?			
Landmarks				
Detractors	e.g. pylons, busy road/railway			

Proforma Development and Assessment Criteria

Based on the assessment of background material and the three-stage method which has been applied across other Green Belt Reviews, it is possible to devise assessment criteria to define the extent to which each General Area supports the 'setting and special character' of the historic towns and places defined in Table 7 and 8.

Table 10 Assessment Criteria for Purpose 4

Purpose	Sub-Criteria	Method of Assessment
York Criteria		
To preserve the setting and special character of York	Assessment based on Table 8: Key Character Elements of Landscape and Setting (York Heritage Topic Paper Update 2014 and Heritage Impact Appraisal 2014) to consider: Views in and Out (including long distance views) Strays (including racecourse) Rivers and Ings Open Countryside and Green Belt Parks and Gardens Relationship of the historic city of York to the surrounding settlements	5: The Landscape and Setting of the General Area is considered to be very strongly supporting the setting of the historic City of York. 4: The Landscape and Setting of the General Area is considered to be relatively strongly supporting the setting of the historic City of York. 3: The Landscape and Setting of the General Area is considered to be moderately supporting the setting of the historic City of York. 2: The Landscape and Setting of the General Area is considered to be relatively weakly supporting the setting of the historic City of York. 1: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of York. 0: The Landscape and Setting of the General Area is considered to have an adverse impact on the setting of the historic City of York.
Other Heritage Town Criteria		
To preserve the setting and special character of historic towns	Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough.	5: Historic Core is adjacent to the Green Belt boundary. 4: Historic Core is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.
	Green Belt General Area has a role in supporting	5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt

	<p>the views into and out of the historic core.</p>	<p>views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>
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DRAFT FOR STAKEHOLDER ENGAGEMENT: SUMMER 2015

5.5 Purpose 5: Approach to defining the extent to which Green Belt 'assists in urban regeneration, by encouraging the recycling of derelict and other urban land'

Overview and Background Research

The approach to assessing the fifth Green Belt purpose varies substantially across Local Authorities. Whilst the justifications behind choosing whether or not to assess this purpose are variable, two authorities that have had Local Plans found-sound and undertaken Green Belt Reviews in the last year assessed the role of the Green Belt in assisting urban regeneration for the following reasons:

- Green Belt is considered to play an important role in recycling derelict and other urban land, by restricting the availability of Greenfield Sites. However, the extent to which the Green Belt functions in restricting the availability of Greenfield Sites is of greater importance in some areas than others.
- Specific local circumstances and regeneration priorities outweigh the protection of the Green Belt at certain locations.

Those Local Authorities which have chosen to consider the fifth Purpose of the Green Belt have generally used the following criteria to assess the role of the Green Belt in supporting urban regeneration as follows:

- Proximity of the Green Belt to identified regeneration areas;
- Whether the release of the Green Belt would undermine the likelihood of brownfield or underdeveloped sites within the existing urban area coming forward; or,
- Whether large areas of brownfield land within the Green Belt could support urban regeneration.

Within these examples, scoring for this purpose was either not offered or a neutral score of three was devised unless local circumstances are identified at that location.

A number of Local Authorities have decided to exclude purpose five from their assessments. Indeed, the advice note issued by PAS in January 2014 (updated in February 2015) suggests that the amount of land within urban areas that could be developed should already have been factored in before identifying that a Green Belt Review. Other Local Authorities considered that assessing this purpose requires too many assumptions, including whether that development would have otherwise occurred in the part of the Green Belt being assessed and the implications of Green Belt release on Brownfield land within the urban area.

However, based on the Inspector's interim comments on the Cheshire East Local Plan Strategy and the approach Arup has employed in undertaking other Green Belt Reviews (including Barnsley and Bath and North East Somerset Green Belt Review), it is considered prudent to assess the extent to which Green Belt General Areas supports urban regeneration. In other studies where areas that record a high level of previously developed land within the development limits, it is considered that the Green Belt plays a strong role in ensuring the recycling of derelict and other urban land, by restricting the availability of greenfield sites.

Local Interpretation of Purpose 5

The Selby District Council (2013) identified the following regeneration principles within the Plan Objectives:

- Enhancing the role of the three market towns as accessible service centres within the District. Selby has benefitted from a Renaissance Programme of Urban Regeneration and there are a number of further opportunities for regeneration of long-standing industrial areas within the town.
- Supporting rural regeneration in ways which are compatible with environmental objectives
- Promoting the efficient re-use of existing buildings and previously developed land.

Regeneration Priorities in Selby and Local Service Centres

- **Selby:** Olympia Park is perhaps Selby District's biggest regeneration priority, a mixed use site with residential and employment land uses, immediately contiguous with Selby town. However, whilst the existence and very principle of Green Belt undeniably supports the regeneration of previously developed land in urban centres, by limiting the availability of greenfield land beyond settlement limits (i.e. urban containment policies would direct development towards sites such as Olympia Park in Selby) this means that in this instance it is difficult to assess whether the principle of urban containment directly supports regeneration; it is not possible to determine whether the development would have instead occurred elsewhere, especially as the Principal Town of Selby is not constrained by a Green Belt designation.

Whilst the Green Belt at a strategic level performs a role in maintaining the regeneration of previously developed land such as the Olympia Park site, the fact that the land around Selby is classified as 'open countryside' and not Green Belt means that assessment of its significance is beyond the scope of this study. Regeneration priorities for Selby such as Olympia Park have therefore been discounted from assessment against priority 5, as it is not possible to assess the impact of such schemes on the Green Belt.

- **Tadcaster:** The Core Strategy identifies that the land supply issue at Tadcaster has limited the potential delivery of housing in otherwise very sustainable locations. The Core Strategy (Paragraph 5.56) states that the existing population has been stifled through this lack of growth, there has been a loss in population in Tadcaster and the town's sustainability will continue to suffer if the situation does not improve'.

In terms of achieving the spatial distribution of development, the Core Strategy states that 'this is especially true in Tadcaster where it is vitally important in order to deliver the Core Strategy Vision, Aims and Objectives to meet local needs and support the health and regeneration of the town'. The Site Allocation Local Plan will seek to allocate additional sites in and around the town to provide maximum flexibility.

Policy SP14 Town Centres and Local Services states that a key objective within Tadcaster will be to promote the regeneration of the town centre.

- **Sherburn in Elmet:** Although regeneration within this Local Service Village is not a fundamental objective, as in Tadcaster or Selby, Core Strategy SP14

states that there is a need to strengthen the role of Sherburn in Elmet by encouraging a wider range of retail, service and leisure facilities, to meet the needs of the local catchment area, provided proposals are of an appropriate scale. This may entail an extension to or remodelling of the existing centre.

Regeneration Priorities in Designated Service Villages

Beyond Selby town, elsewhere in the District the Core Strategy identifies the Designated Service Villages within the A19 corridor as suitable for employment growth, specifically research and development uses. The villages considered as being within the A19 corridor comprise Riccall, Barlby and Escrick. Despite this, the plan does not reference specific sites within the corridor, reflecting the more strategic intent of the document. Crucially for this study, it is only Escrick that is inset within the Green Belt.

Regeneration Priorities in Rural Areas

Owing to Selby District's coal mining legacy, a number of brownfield opportunities have arisen as a result of mining closures within the district during the early 2000s. These sites are: Gascoigne Wood; North Selby¹⁰; Riccall; Stillingfleet and Whitemoor. However, it is not possible to assess whether development or regeneration of these former colliery sites could be supported by the designation of Green Belt in the District as the sites themselves are within the Countryside or outside of the Local Authority.

The Kellingley Colliery is currently an operationally colliery on the boundary between the Selby and Wakefield District. This colliery is scheduled for closure in 2015 and Selby District Council have identified this colliery as a regeneration priority.

Regeneration Priorities in Neighbouring Areas

Through dialogue with Wakefield, Knottingley has also been identified as a Regeneration Priority.

To summarise the analysis of regeneration priorities within Selby, Table 11 sets those which are within the Green Belt in Green. Areas of the Green Belt will therefore be assessed for their role in supporting the regeneration priorities at Tadcaster, Sherburn in Elmet, settlements along the A19 corridor, Kellingley Colliery and Knottingley.

Table 11 Housing and Employment Regeneration Priorities within Selby

Housing	
Site Name	Settlement
Cross Hills Lane ¹¹	Selby
Olympia Park ¹²	Selby
Sherburn in Elmet ¹³	Sherburn in Elmet
Tadcaster	Tadcaster

¹⁰ Although North Selby Mine is within close proximity to Escrick, it is no longer within the Selby District and now forms part of the City of York administrative area.

¹¹ Core Strategy Background Paper 7, Strategic Development Sites

¹² Core Strategy Background Paper 7, Strategic Development Sites

¹³ Paragraph 4.3 Core Strategy

A19 ¹⁴	Ricall
	Barlby
	Escrick (only Escrick in GB)
Employment	
Site Name	Settlement
Olympia Park	Selby
Former Colliery Sites¹⁵	
Site name	Settlement
Gascoigne Wood	Open Countryside
Riccall	Open Countryside
Stillingfleet,	Open Countryside
Whitemoor	Open Countryside
Wistow	Open Countryside
Kellingley Colliery	Inset from the Green Belt (scheduled for closure in 2015)
Outside the District	
Knottingley	Wakefield Council

Proforma Development and Assessment Criteria

Comparative Green Belt studies which have assessed Purpose 5 have typically considered the proximity of the Green Belt to a Regeneration Area followed by the extent of the brownfield land within the settlement or within the SHMA or in the immediate Green belt surrounding the settlement.

Whilst the Regeneration Priorities within Selby have already been identified, the rural nature of Selby means that Selby District Council SHLAA (2015) shows low level of brownfield land in settlements inset within the Green Belt:

- In Sherburn in Elmet, there are three SHLAA (2015) sites identified as ‘Potential Sites’ within the existing development limits (Sherburn-8, Sherburn-28 and Sherburn-21) and one large planning consent (Sherburn-26). However these sites are all greenfield sites, not brownfield land.
- In Tadcaster there are two ‘potential sites’ in the development limits. Only one of these sites is partly brownfield land, equating to 4 dwellings on brownfield and 6 dwellings on greenfield. The other site is greenfield. There are two consented schemes equating to 13 dwellings, which are on brownfield land.
- The Designated Service Villages inset into the Green Belt do not contain any identified SHLAA sites within the Development Limits, except schemes which are currently on site.

The SHLAA only shows site previous Selby Local Plan (2005) housing allocations and sites that are being promoted by developers. This is the source of

¹⁴ Figure 12/paragraph 6.13 Core Strategy

¹⁵ Confirmed through discussions with Selby DC officers.

potential housing sites and shows limited available brownfield land and land within the development limits.

It is therefore not possible to assess the extent to which Selby Green Belt designation is supporting urban regeneration through encouraging the use of brownfield or undeveloped sites in the development limits, as there are very limited opportunities to focus development towards these locations due to the availability of brownfield land. It is however recognised that there is additional brownfield land in Tadcaster, which is not being promoted for development. However as this is not available or referenced in the SHLAA it is not possible to use this to evidence the Green Belt Study.

The approach therefore assesses the proximity of the Green Belt to defined Regeneration Priority Areas.

Table 12 Assessment Criteria for Purpose 5

	Sub-Criteria	Method of Assessment
Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land	Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>

6 Stage 1 Strategic Green Belt Assessment

6.1 Overview

The Green Belt within Selby District Council was sub-divided into 44 General Areas which were then assessed against the five purposes of the Green Belt. Table 8 summarises all scores for General Areas, Appendix A contains completed proformas for General Areas within West Yorkshire Green Belt, whilst Appendix B contains completed proformas for General Areas within the York Green Belt.

6.2 Purpose 1 Assessment Conclusions

In summary, the following can be concluded from the assessment of General Areas against the criteria ‘Green Belt protects open land which is contiguous to, connected to or in close proximity to a large built up area or *local* large built up area’:

- All Green Belt land was considered to be connected to the settlements within West Yorkshire or York Green Belts however given the rural and dispersed pattern of market towns, villages and hamlets (Landscape Assessment Selby District, January 1999) within the District, 27 General Areas were not ‘**connected to**’ and in ‘**close proximity**’ to any of the defined large built up areas or *local* ‘large built up areas’ within the District. This is a typical characteristic of a rural authority.
- General Areas surrounding Tadcaster, Sherburn in Elmet and Knottingley/ Ferrybridge are considered to have a stronger role in checking the unrestricted sprawl from these large built up areas and *local* ‘large built up areas’. Given the very high levels of containment within the existing built form, Tadcaster 3 was considered to be contiguous with the *local* ‘large built up area of Tadcaster and Central 4 was considered to be contiguous with the *local* ‘large built up area’ of Sherburn in Elmet. Brotherton 4 and Central 6 were considered to be contiguous to the ‘large built up area’ of Knottingley/ Ferrybridge’.
- Central 3 and South 1 were considered to be protecting land in close proximity to a ‘large built up area’ or *local* ‘large built up area’, however this was not considered to be open land.
- South 8, South 9 and South 10 were considered to be protecting open land which was connected to and in close proximity to the large built up area of the principal town of Askern.

The following can be concluded from the assessment of General Areas against the criteria ‘prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary’:

- Again, given the rural nature of the Selby District, the majority of General Areas (27 in total) have a very weak role in preventing sprawl from a large built up area.
- A total of 7 General Areas, including Central 6, Brotherton 2, Brotherton 4, West 2 and West 3, possess a very strong and durable boundary which has resisted urban sprawl from a large built up area. South 8 and South 9 also score highly against this purpose, as the River Went represents a strongly

defined and durable feature which would resist urban sprawl from the Principal Town of Askern.

- The Green Belt boundaries within Central 3, Central 4, Central 7 and South 10 are made up of features that are lacking in durability or which are not likely to resist future urban sprawl.

6.3 Purpose 2 Assessment Conclusions

The assessment considered the extent to which the Green Belt within a General Area preserved an 'essential', 'largely essential' or 'less essential' land gap between neighbouring towns. In a Selby context, 'neighbouring towns', between which physical, visual and perceptual separation was important to maintain, included Local Service Centres, individual settlements within the linked Service Villages, Designated Service Villages (DSV's) and any Secondary Villages with the opportunity to merge with DSV's. Outside the District, the assessment considered defined 'third tier' settlements or small settlements with a defined development limit with the opportunity to merge with a DSV in Selby. The assessment considered the closest settlements in all directions within a 5km radius.

In summary, the following can be concluded from the assessment of General Areas against the criteria 'General Area resists development that would result in merging, coalescence or significant erosion in physical, visual or perceptual separation between neighbouring settlements within the District':

- Four General Areas, including Brotherton 2, Brotherton 4, South 12 and Central 6 were considered to be preserving an essential gap between settlements where any development would reduce the land gap to an unacceptable degree. South 12 and Central 6 had a fundamental role in preserving an essential land gap between Linked Service Villages.
- Six General Areas, including Central 2, Central 4, Central 5, Central 8, West 2 and South 4, recorded a 'mixed' score of 4 based on portions of the General Area supporting a 'largely essential gap' with areas supporting an 'essential gap'.
- A total of 14 General Areas were considered to be protecting a 'largely essential gap', which was considered to be physically, visually and perceptually of a sufficient scale to accommodate 'some' development.
- A total of 11 General Areas, including Tadcaster 3, Central 9, Central 10, Brotherton 1, West 1, West 4, West 5, South 2, South 3, South 5 and South 8, were considered to have a role in protecting a 'less essential gap' between settlements.
- A total of 9 General Areas were not considered to be contiguous or connected to any of the settlements within Table 4, and therefore had a very weak role in fulfilling this Purpose. Of these, 5 General Areas (including Escrick 5, North 1, Tadcaster 4, South 7 and South 11) were devoid of any built form which generally reflected the rural nature of the Authority.

Green Belt boundaries within each General Area were assessed for their role in preventing ribbon development, which could, in theory reduce the perceived separation between settlements. Assessments were based on the levels of access

between settlements and the built form which had already taken place. In conclusion:

- There were 12 instances where a Green Belt boundary had resisted ribbon development that could have perceptibly reduced the land gap between settlements.
- A total of 18 General Area were not contiguous or in close proximity to any of the settlements within Table 4 or played no role in preventing ribbon development between settlements in Table 4.

6.4 Purpose 3 Assessment Conclusions

General Areas were assessed for their role in safeguarding the countryside from encroachment. The assessment was based on the tolerance of the Green Belt to change, the sensitivity of the landscape to development and whether Green Belt plays a positive role in safeguarding a higher quality landscape from encroachment.

- A total of 28 General Areas are considered to safeguarding a Green Belt area of moderate-high or high sensitivity to development. Given the rural setting of the Authority, it is expected that 64% of the General Areas are considered to be strongly or very strongly fulfilling this criteria.
- Six General Areas, including Brotherton 4, West 1, West 4, South 2, South 7 and South 12 are considered to contain Green Belt land which has a low sensitivity to development as part of this criteria.
- Reflecting the rural nature of the Authority, 24 General Areas were considered to display a strong rural or unspoilt rural character, with varying levels of rural land uses and existing built form. These areas generally comprised all land within the York Green Belt, land within the West Selby Ridge and the Southern Farmland. Generally, the central area of the West Yorkshire Green Belt which falls within Selby displays higher levels of encroachment.

6.5 Purpose 4 Assessment Conclusions

Given the individual roles of both the West Yorkshire and York Green Belts within Selby, it is prudent to assess the York Green Belt which falls within Selby for its role in providing a setting for the Historic City of York. Specifically in relation to the York Green Belt, assessments identified that Escrick 1, Escrick 2, Escrick 3, Escrick 4, Escrick 5 and North 3 were considered to have a relatively strong role in preserving the historic setting of the historic Core of York. North 2 and North 3 were considered to have a moderately strong role in preserving the historic setting of York.

General Areas within both Green Belts were then assessed for the extent to which the Green Belt designation could play a role in supporting the historic setting of the Historic Place, followed by an assessment of the views into and out of the historic settlement. In summary:

- Green Belt within Central 6, Tadcaster 3, Escrick 2 and Escrick 3 is adjacent to the historic core of a settlement and therefore Green Belt at this location is considered to be very strongly supporting the setting of the historic settlement. Of these, only Escrick 3 supports strong views into and out of the historic

core, whereas views from Central 6 and Tadcaster 3 into the historic core are enclosed or constrained.

- The Green Belt within Escrick 2, North 3, Tadcaster 1, Tadcaster 2, Central 4 Hillam 1 and Tadcaster 4 is separated from neighbouring historic settlements by a tree belt, open field or other natural boundary. Of these, strong views into and out of the historic core are only possible within Escrick 2, Escrick 3, North 2 and Tadcaster 1.
- A total of 13 General Areas are not considered to have a role in preserving the setting or supporting views into or out of the historic core.

6.6 Purpose 5 Assessment Conclusions

Purpose 5 assessed the proximity of the Green Belt to defined Regeneration Priority Areas within the Core Strategy. These included settlements along the A19 (which includes Escrick and Eggborough/Whitely), Tadcaster, Sherburn in Elmet, Kellingley Colliery and Knottingley (as identified through the Review Panel Consultation). According to the Planning Advisory Service 'The Big Issues: Green Belt' (February 2015), all Green Belt has a role in supporting Urban Regeneration. The Stage 1 Green Belt Assessment concluded the following:

- A total of 7 areas were contiguous with an identified Regeneration Priority Area and 12 areas were considered to be connected to and in close proximity to a Regeneration Priority Area.
- A total of 20 General Areas were considered to be connected to but not in close proximity to a Regeneration Priority Area and
- Only five General Areas had no specific role, above that awarded by the PAS guidance, in supporting urban regeneration.

6.7 Assessment Summary

The following represents a summary of the Green Belt Assessment:

- The Assessment represents an **objective assessment of Green Belt land within Selby District**.
- All of the General Areas have a role in fulfilling at least one of the five purposes of the Green Belt to varying degrees. Reflecting the rural nature of the District, the majority of General Areas perform strongest on Purpose 3: safeguarding the more sensitive and least encroached areas of Green Belt from further encroachment.
- Central 1, Central 6, Tadcaster 2, Tadcaster 3, Escrick 1, Escrick 2, Escrick 3, Escrick 4, Escrick 5, North 3, West 2, West 3, South 4, South 8, South 9, South 10, South 11, South 12, Brotherton 1, Brotherton 2, Brotherton 3, Brotherton 4 and Hillam 1 perform very strongly (achieve a score of 5) against at least one Purpose criteria.
- By using the defensible and durable features to define General Areas (see Section 2.1), a number of General Areas perform very weakly against the Green Belt Purposes through containing land which separates or surrounds strategic infrastructure. West 1, West 4 and Tadcaster 4 score very weakly as a result of the irregularity of the General Area.

- A number of General Areas do not contain any built form, contain only a washed over 'Secondary Village' or are not directly connected and in close proximity to any 'inset' built form within the District (i.e. not at a strategic level as assessed within Purpose 1 and 2). These include North 1, North 2, North 3, South 2, South 3, South 6, South 7, South 8, South 9, South 11, Central 1, Escrick 5, Brotherton 1, Central 10, Tadcaster 4, West 1 and West 4. Whilst these areas fulfil the five purposes of the Green Belt to varying degrees, removal of land within these General Areas is unlikely to be preferential when seeking to 'promote sustainable patterns of development' (paragraph 84 in NPPF) or achieve the distribution of development defined within the adopted Core Strategy (2013).

DRAFT FOR STAKEHOLDER ENGAGEMENT: SUMMER 2015

Table 8 General Area Cores against NPPF Purposes

General Area		Check unrestricted sprawl		Prevent Neighbouring Towns from Merging		Assist in safeguarding the countryside from Encroachment		To Preserve the Setting and Special Character of Historic Towns			Assisting in Urban Regeneration
		Protects open land near large built up area	Prevents sprawl of the built form not otherwise restricted by a durable boundary	General Area resists development that would result in merging	Existing Green Belt boundary has resisted ribbon development	Protects the openness of the countryside	Extent to which these landscape features have been impacted by 'Encroachment'	York	General Area has a role in supporting the character of the Historic Town or Place within the Borough.	Green Belt General Area has a role in supporting the views into and out of the historic core.	
1	Escrick 1	1	1	3	5	5	4	4	3	4	3
2	Escrick 2	1	1	1	5	5	4	4	5	4	3
3	Escrick 3	1	1	1	3	4	4	4	5	4	3
4	Escrick 4	1	1	3	2	5	4	4	2	2	3
5	Escrick 5	1	1	1	1	5	5	5	1	1	2
6	North 1	1	1	1	1	4	4	3	2	2	2
7	North 2	1	1	3	1	4	4	3	2	1	2
8	North 3	1	1	3	5	4	4	4	4	4	2
9	Tad 1	3	3	3	4	4	4		4	4	3
10	Tad 2	3	3	3	5	4	4		4	2	3
11	Tad 3	4	3	2	3	4	4		5	2	4
12	Tad 4	1	1	1	1	2	2		4	1	2
13	Central 1	1	1	3	5	5	4		2	2	2
14	Central 2	1	1	4	2	4	3		2	2	2
15	Central 3	2	2	3	1	2	2		2	2	3

General Area		Check unrestricted sprawl		Prevent Neighbouring Towns from Merging		Assist in safeguarding the countryside from Encroachment		To Preserve the Setting and Special Character of Historic Towns			Assisting in Urban Regeneration
		Protects open land near large built up area	Prevents sprawl of the built form not otherwise restricted by a durable boundary	General Area resists development that would result in merging	Existing Green Belt boundary has resisted ribbon development	Protects the openness of the countryside	Extent to which these landscape features have been impacted by 'Encroachment'	York	General Area has a role in supporting the character of the Historic Town or Place within the Borough.	Green Belt General Area has a role in supporting the views into and out of the historic core.	
16	Central 4	4	2	4	3	4	4		2	2	4
17	Central 5	1	1	4	3	4	4		4	3	2
18	Central 6	4	5	5	4	3	3		5	3	4
19	Central 7	3	2	3	3	2	2		2	1	4
20	Central 8	1	1	4	2	3	3		2	2	2
21	Central 9	1	1	2	1	4	3		2	2	2
22	Central 10	1	1	2	1	4	4		1	1	2
23	Brotherton 1	1	1	2	5	2	3		1	1	2
24	Brotherton 2	3	5	5	3	2	2		1	1	2
25	Brotherton 3	1	1	3	5	4	4		1	1	2
26	Brotherton 4	5	5	5	5	1	1		1	1	4
27	West 1	1	1	2	1	1	1		2	1	2
28	West 2	3	5	4	1	3	2		1	1	2
29	West 3	3	5	3	5	4	4		4	2	2
30	West 4	1	1	2	1	1	2		1	1	2
31	West 5	1	1	2	1	4	4		1	1	2

General Area		Check unrestricted sprawl		Prevent Neighbouring Towns from Merging		Assist in safeguarding the countryside from Encroachment		To Preserve the Setting and Special Character of Historic Towns			Assisting in Urban Regeneration
		Protects open land near large built up area	Prevents sprawl of the built form not otherwise restricted by a durable boundary	General Area resists development that would result in merging	Existing Green Belt boundary has resisted ribbon development	Protects the openness of the countryside	Extent to which these landscape features have been impacted by 'Encroachment'	York	General Area has a role in supporting the character of the Historic Town or Place within the Borough.	Green Belt General Area has a role in supporting the views into and out of the historic core.	
32	Hillam 1	1	1	3	3	5	4		4	2	2
33	South 1	2	4	3	2	3	3		2	1	3
34	South 2	1	1	2	1	1	3		2	1	3
35	South 3	1	1	2	1	4	4		2	1	3
36	South 4	1	1	4	5	2	3		2	1	3
37	South 5	1	1	2	3	4	4		1	1	4
38	South 6	3	3	1	1	4	4		1	1	3
39	South 7	1	1	1	1	1	3		2	2	1
40	South 8	3	5	2	1	5	5		2	1	1
41	South 9	3	5	1	1	5	5		2	1	1
42	South 10	3	2	3	5	5	5		2	1	4
43	South 11	1	1	1	1	5	5		1	1	1
44	South 12	1	1	5	5	1	2		1	1	1

Figure 4 Purpose 1 Criteria 1: Protects open land near ‘large built up areas’ or local ‘large built up areas’

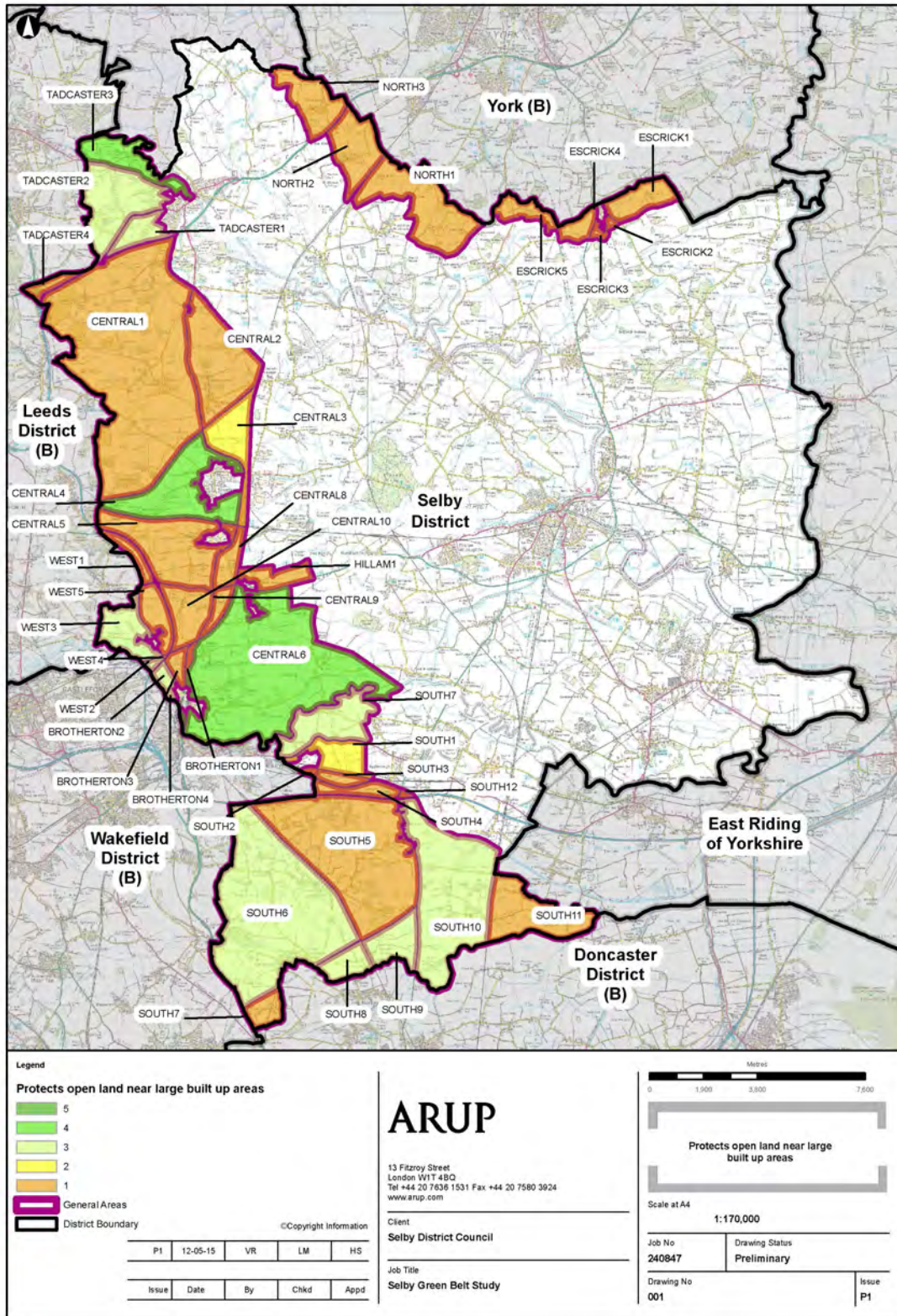


Figure 5 Purpose 1 Criteria 2: Prevents Sprawl which would not otherwise be restricted by a durable boundary.

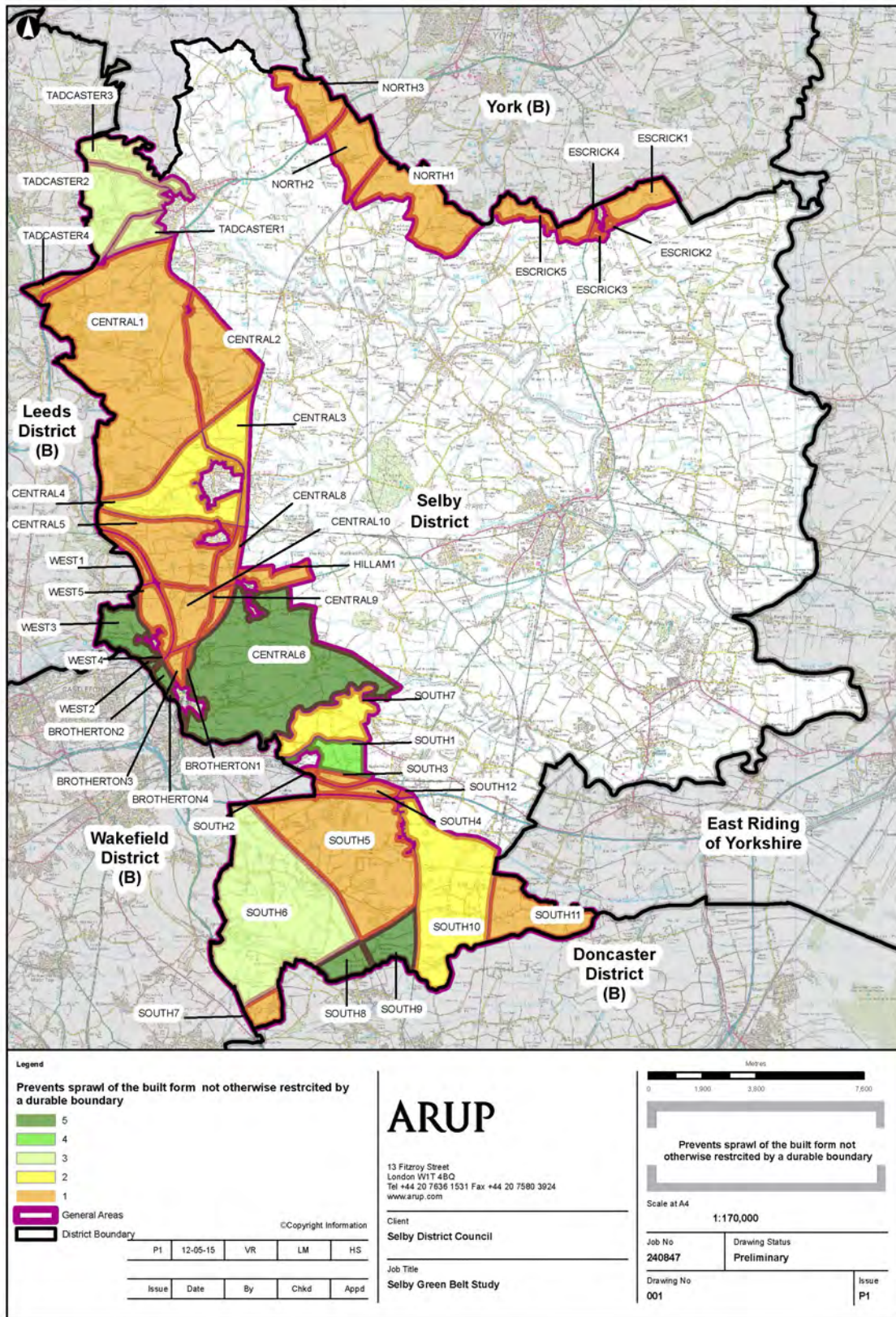


Figure 6 Purpose 2 Criteria 1 General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.

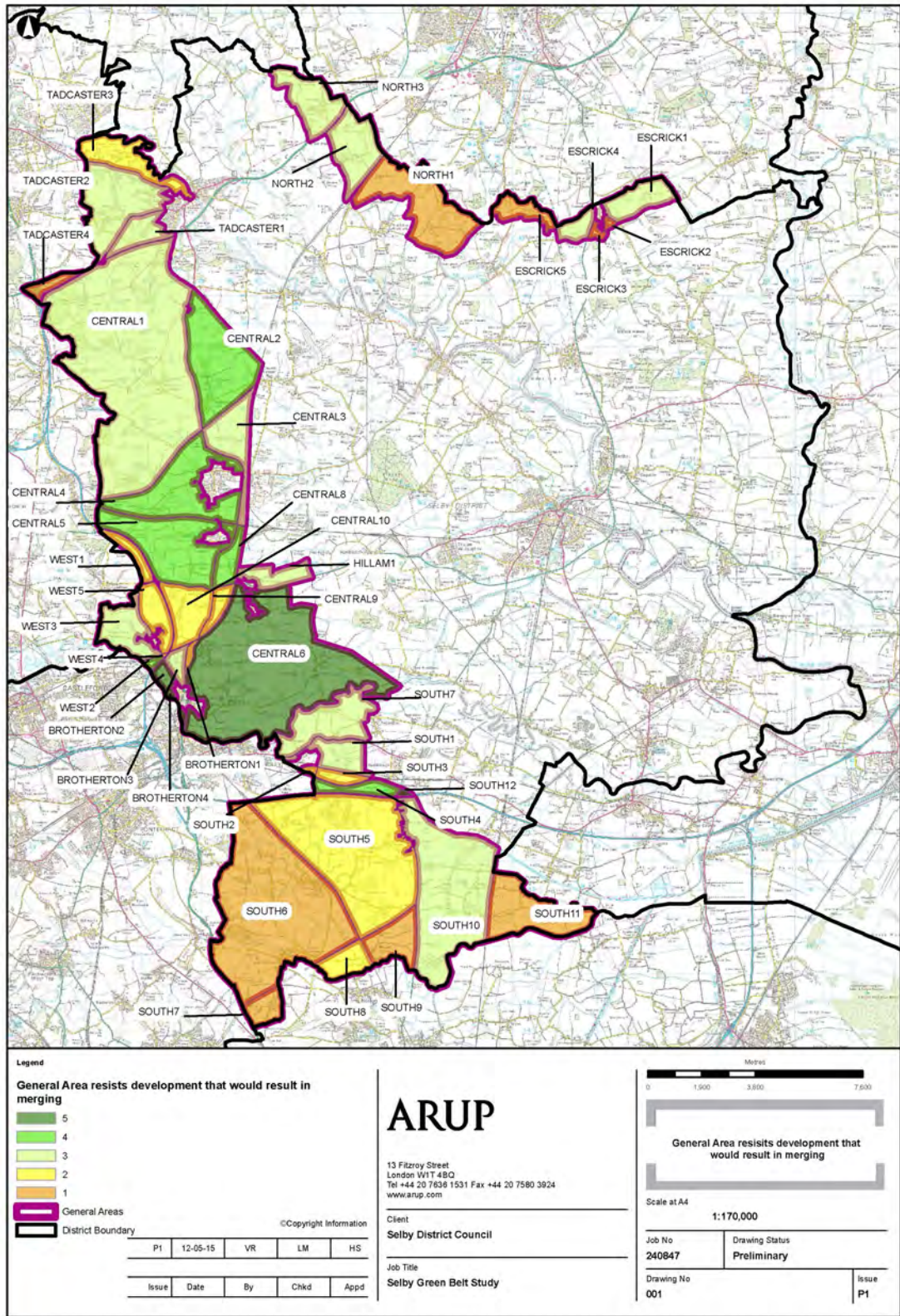


Figure 7 Purpose 2 Criteria 2 Green Belt designation within the General Area resists ribbon development

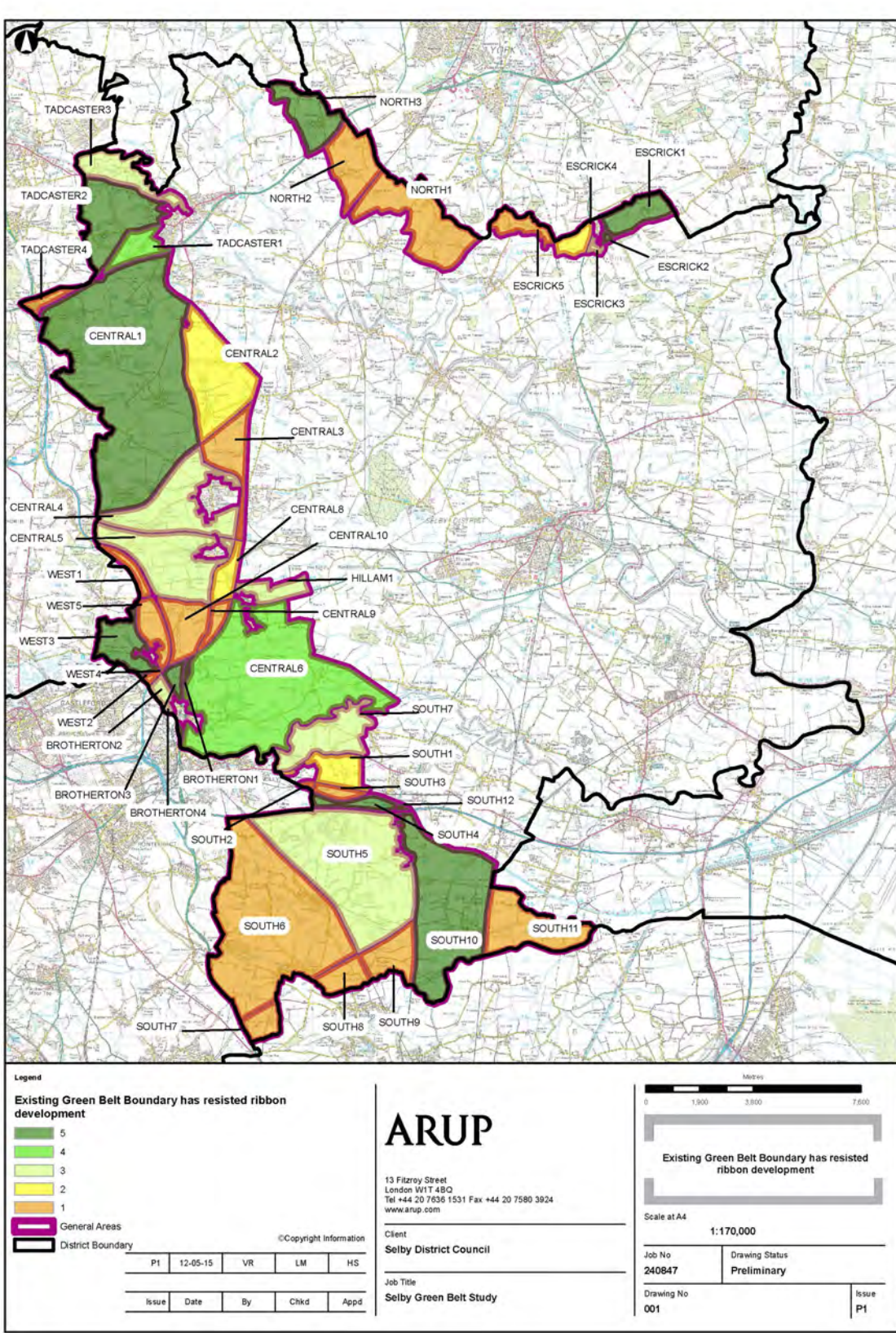


Figure 8 Purpose 3 Criteria 1 Green Belt designation protects the openness and highly sensitive areas of Countryside

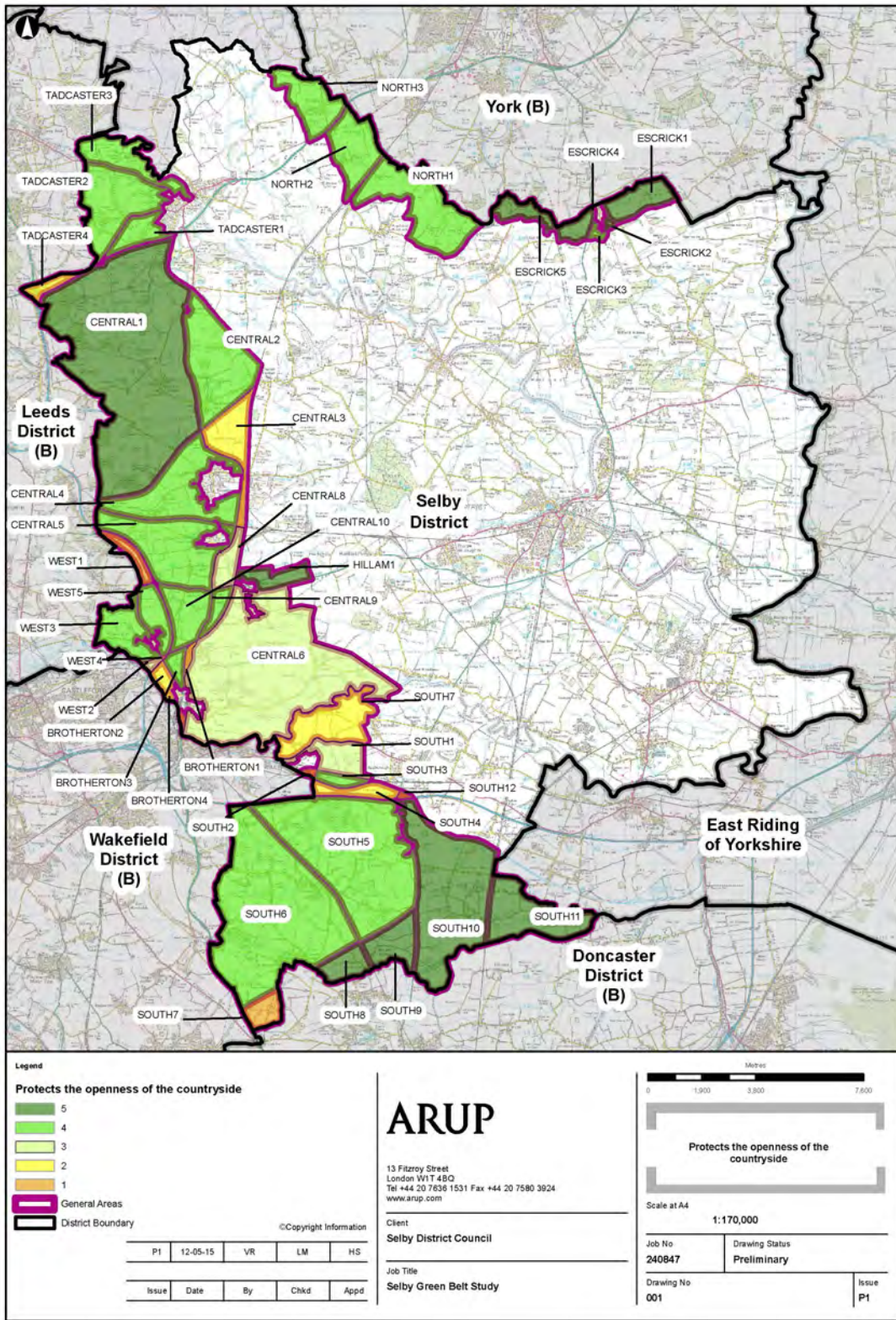


Figure 9 Purpose 3 Criteria 2 Extent to which these features of the landscape have been impacted by Encroachment

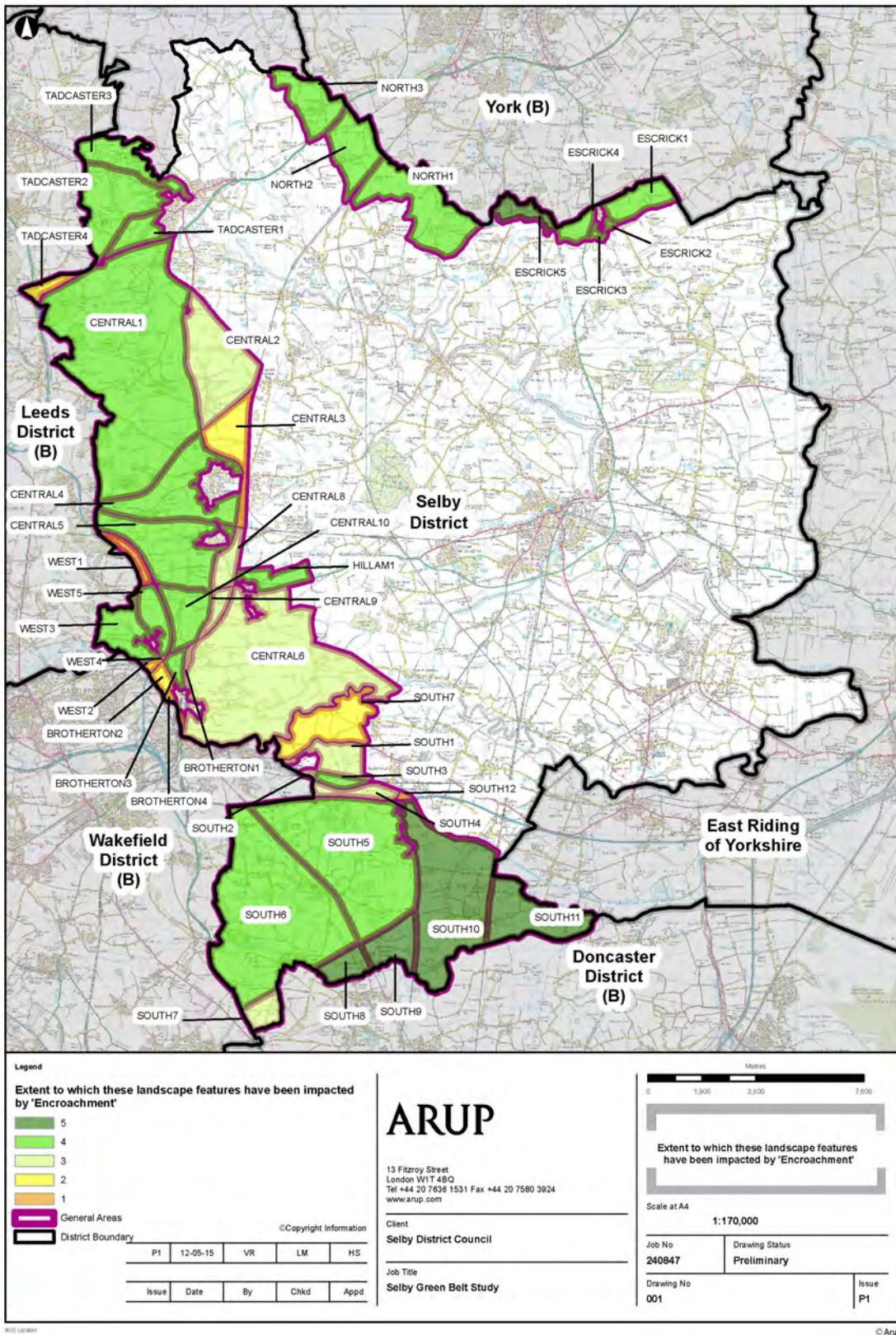


Figure 10 Purpose 4 Criteria 1 Preserve the historic setting of the City of York

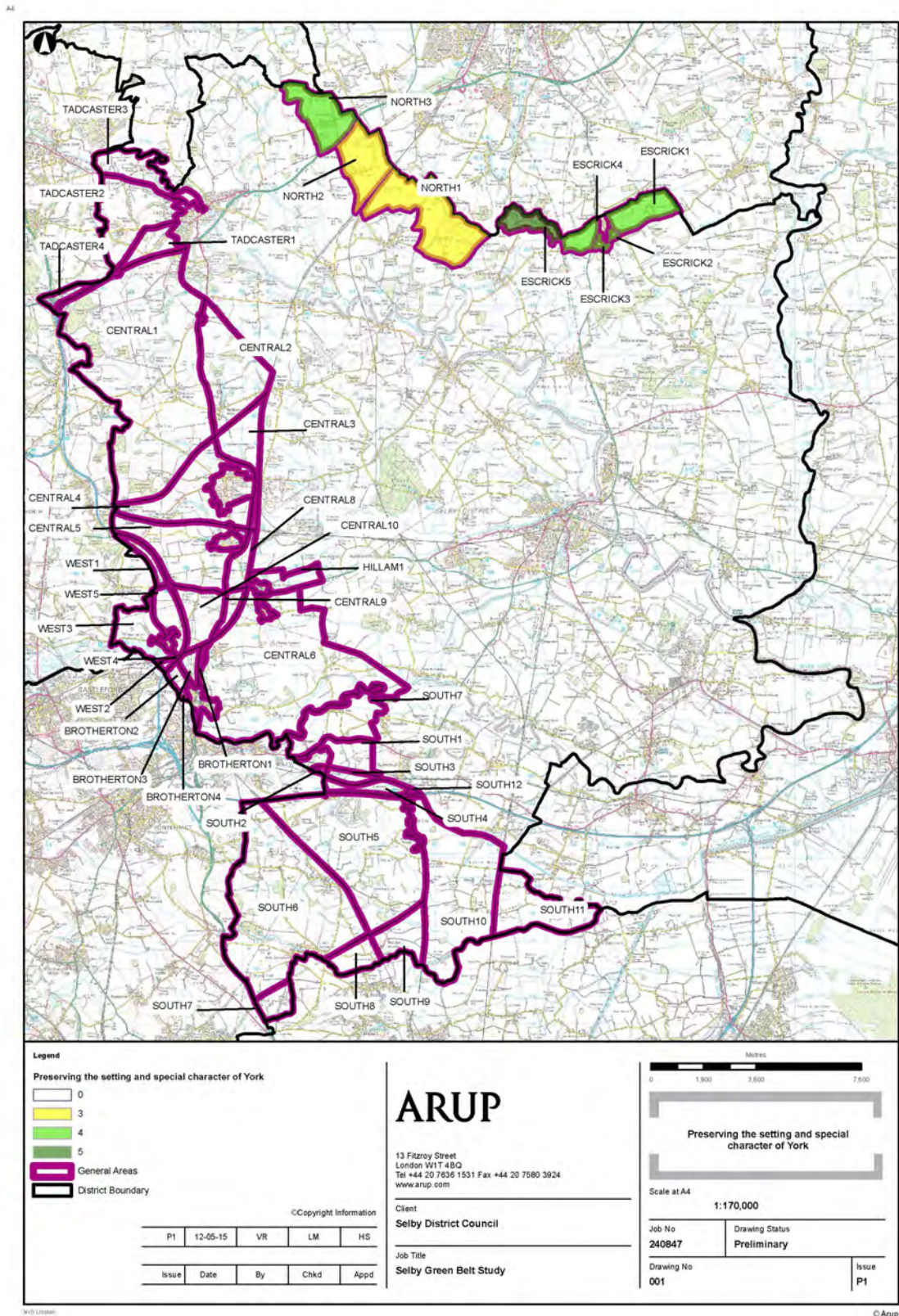


Figure 11 Purpose 4 Criteria 2 Green Belt Designation has a role in protecting the setting of the Historic Core (Conservation Area or as defined within the NYHLC)

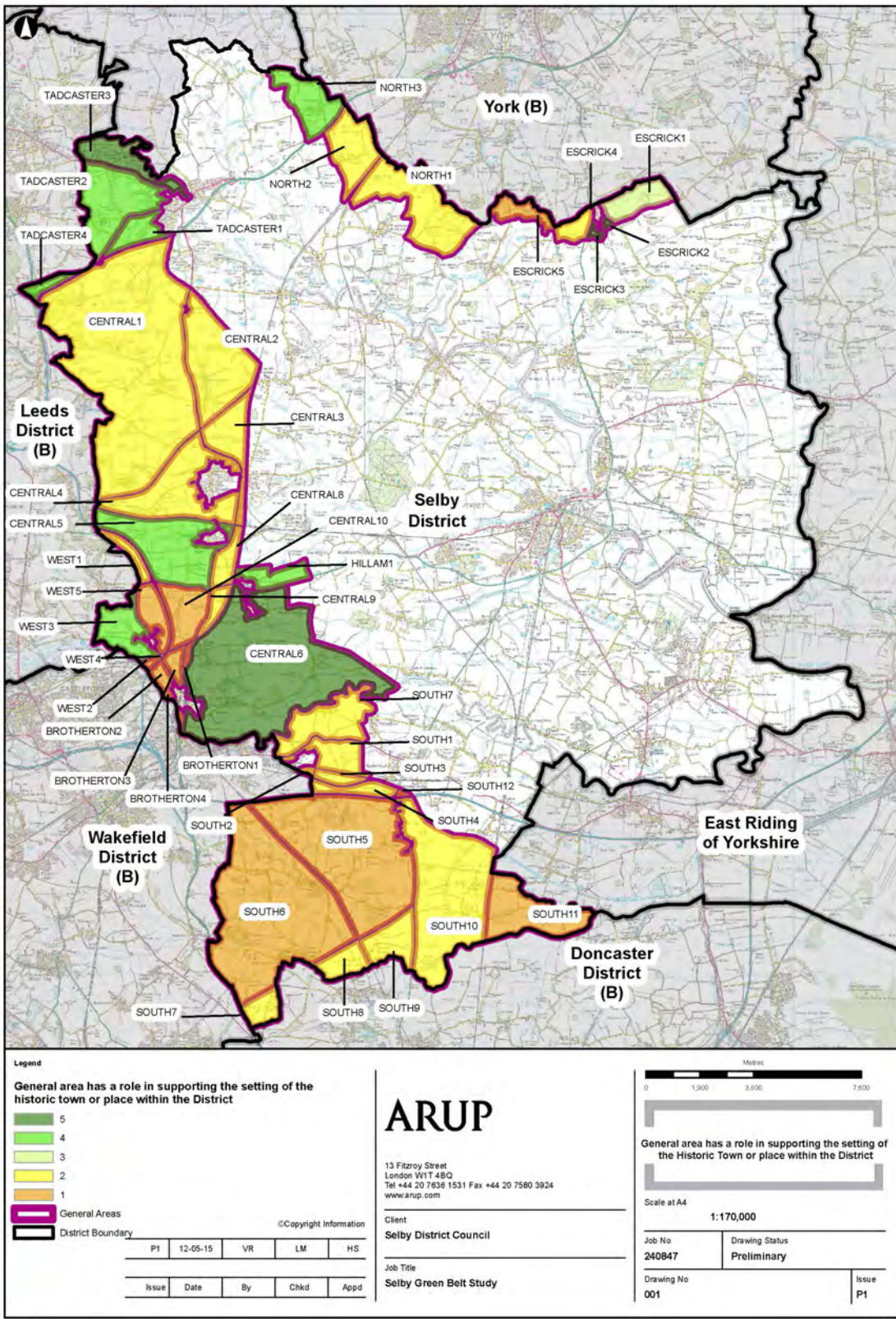


Figure 12 Purpose 4 Criteria 3 Green Belt designation has a role in providing views into and out of the historic core

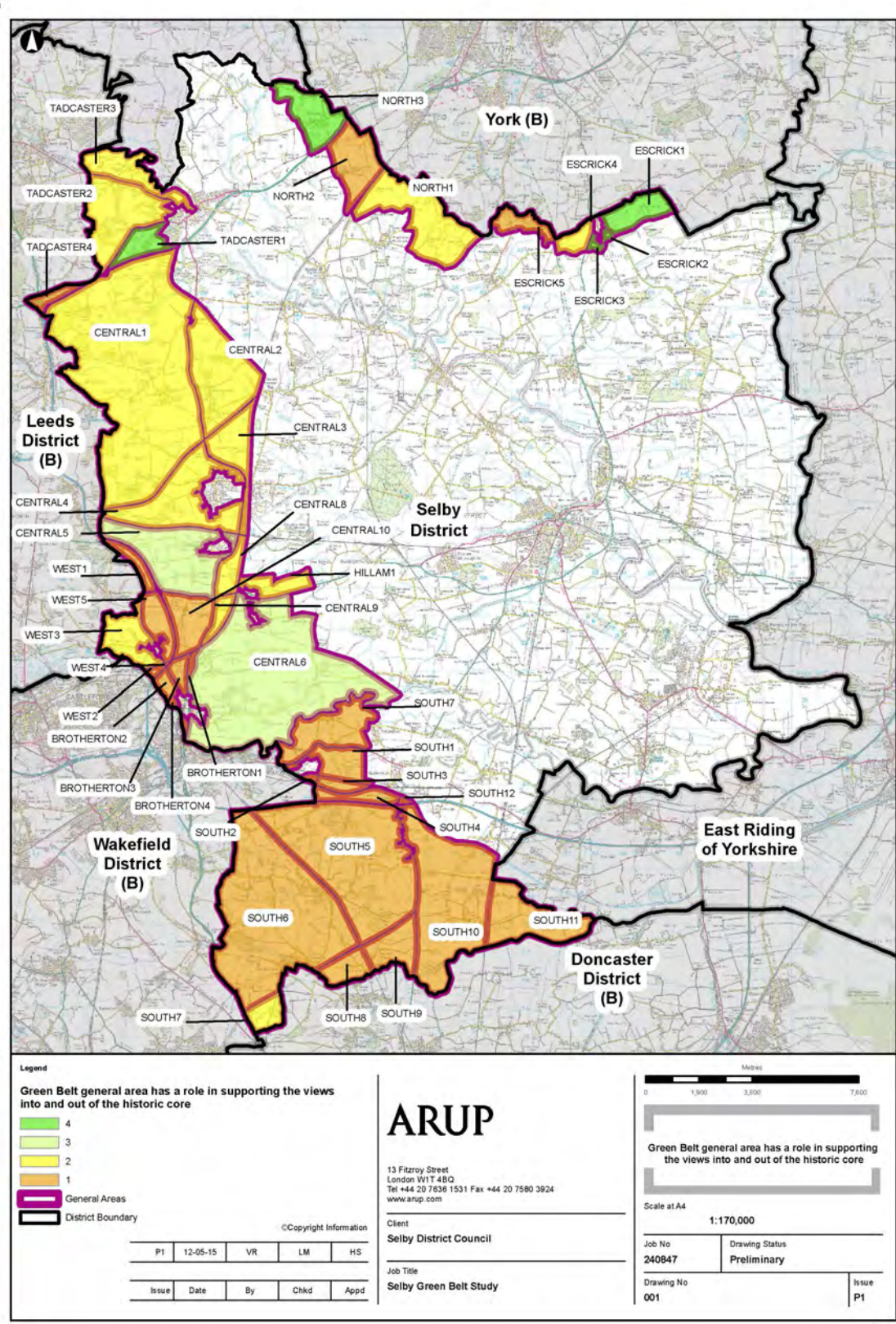
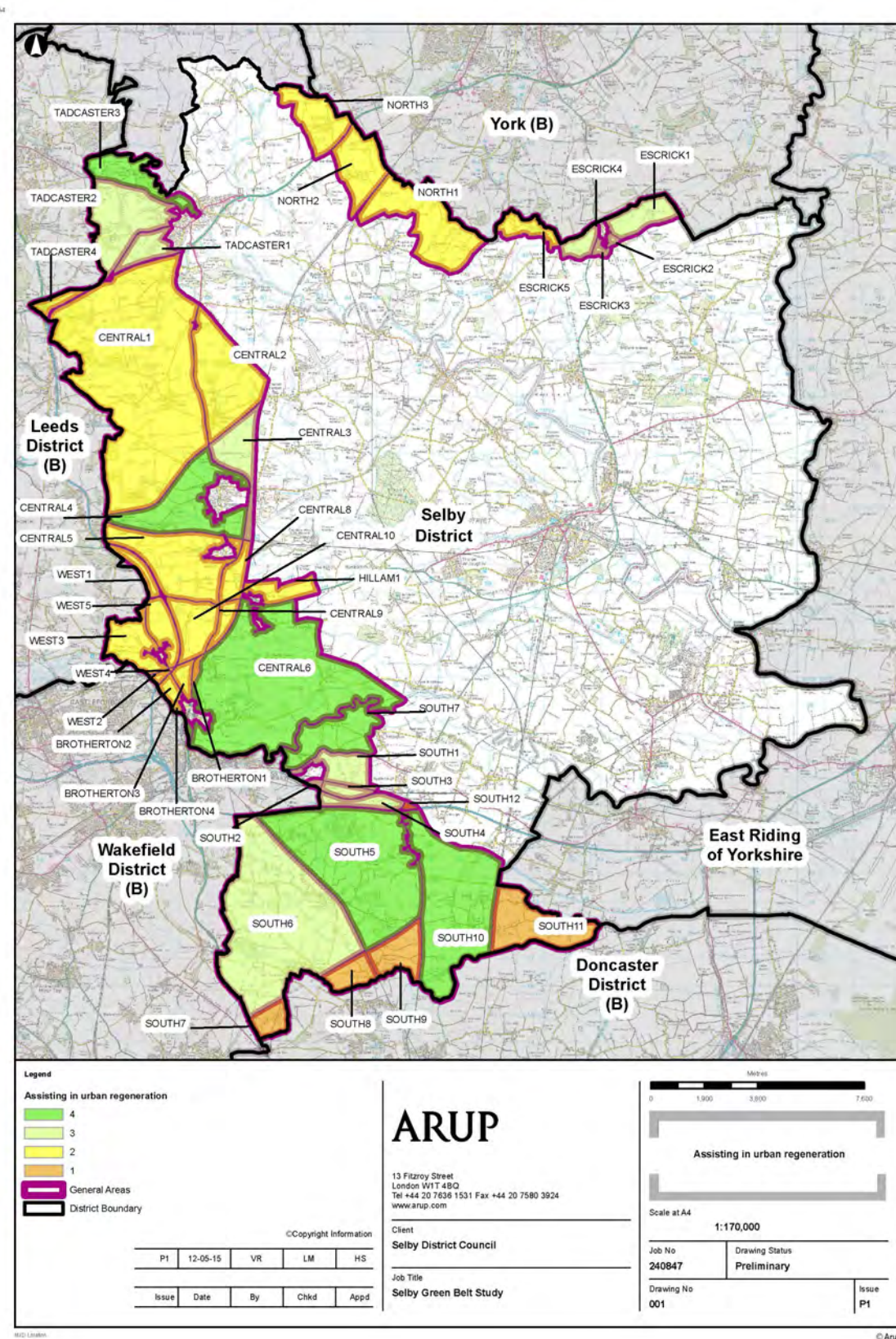


Figure 13 Purpose 5 Role of the Green Belt in supporting urban regeneration



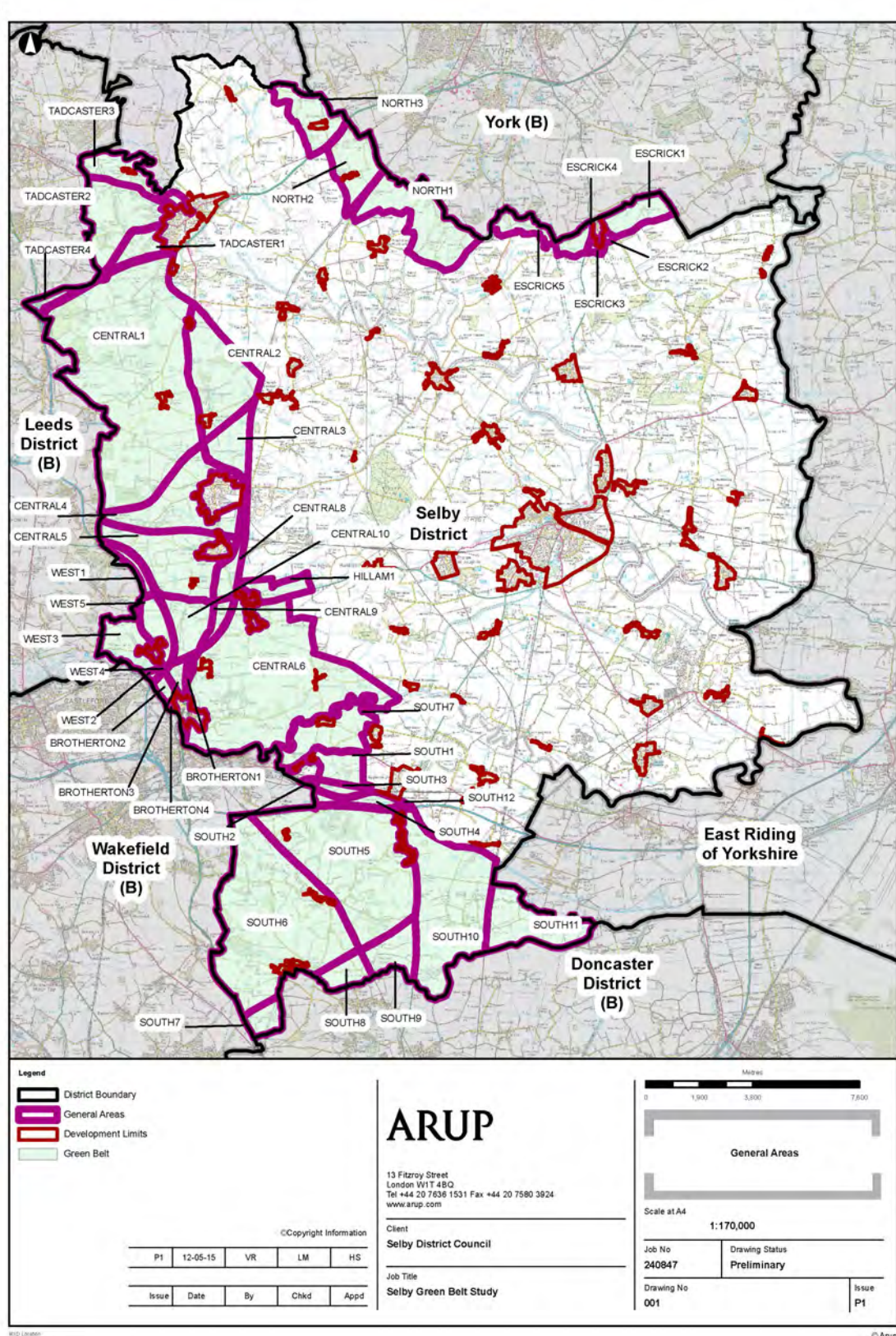
7 Conclusions

7.1 Stage 1 Conclusions

The Stage 1 conclusions are set out below and the General Areas are shown on Figure 14 (repeated from Figure 1).

- All of the General Areas have a role in fulfilling at least one of the five purposes of the Green Belt to varying degrees. Reflecting the rural nature of the District, the majority of General Areas perform strongest on Purpose 3: safeguarding the more sensitivity and least encroached areas of Green Belt from further encroachment.
- Central 1, Central 6, Tadcaster 2, Tadcaster 3, Escrick 1, Escrick 2, Escrick 3, Escrick 4, Escrick 5, North 3, West 2, West 3, South 4, South 8, South 9, South 10, South 11, South 12, Brotherton 1, Brotherton 2, Brotherton 3, Brotherton 4 and Hillam 1 perform very strongly (achieve a score of 5) against at least one Purpose criteria.
- A number of General Areas do not contain any built form, contain only a washed over 'Secondary Village' or are not directly connected and in close proximity to any 'inset' built form within the District (i.e. not at a strategic level as assessed within Purpose 1 and 2). These include North 1, North 2, North 3, South 2, South 3, South 6, South 7, South 8, South 9, South 11, Central 1, Escrick 5, Brotherton 1, Central 10, Tadcaster 4, West 1 and West 4. Whilst these areas fulfil the five purposes of the Green Belt to varying degrees, removal of land within these General Areas is unlikely to be preferential when seeking to 'promote sustainable patterns of development' (paragraph 84 in NPPF) or achieve the distribution of development defined within the adopted Core Strategy (2013).

Figure 14 Definition of General Area (repeated from Figure 1)



Selby District Council

**A Study of Green Belt, Strategic
Countryside Gaps and
Development Limits**

Green Belt Study Appendix A
West Yorkshire Green Belt
Assessment Proformas

Final

Issue | 1 June 2015

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

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

Job number Job number

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ARUP

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15	Hillam 1 Green Belt Assessment	49
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19	South 4 Green Belt Assessment	62
20	South 5 Green Belt Assessment	65
21	South 6 Green Belt Assessment	69
22	South 7 Green Belt Assessment	73
23	South 8 Green Belt Assessment	76
24	South 9 Green Belt Assessment	79
25	South 10 Green Belt Assessment	82
26	South 11 Green Belt Assessment	86
27	South 12 Green Belt Assessment	89

28	Tadcaster 1 Green Belt Assessment	92
29	Tadcaster 2 Green Belt Assessment	96
30	Tadcaster 3 Green Belt Assessment	100
31	Tadcaster 4 Green Belt Assessment	104
32	West 1 Green Belt Assessment	107
33	West 2 Green Belt Assessment	110
34	West 3 Green Belt Assessment	113
35	West 4 Green Belt Assessment	117
36	West 5 Green Belt Assessment	120

1 Brotherton 1 Green Belt Assessment

General Area	Brotherton 1	
Location	North East of Brotherton	
Site Area	59.8 Ha	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Brotherton 1 is connected to the north east edge of Brotherton. Whilst Brotherton is not considered to be a 'large built up area', the Green Belt within Brotherton 1 does form part of the West Yorkshire Green Belt. The West Yorkshire Green Belt in the Selby District is considered to play a role in checking the further growth of the West Yorkshire conurbations Therefore the General Area is still considered to be 'connected to' but not in close proximity with a defined 'large built up area'. Score: 1</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p>	<p>As the Linked Service Village of Byram/ Brotherton is not considered to be 'a large built up area', the Green Belt boundary to the south of the area is not considered to prevent sprawl of built form from a 'large built up area'. The area is connected to but not in close proximity with a large built up area. Score: 1</p>

	<p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	
<p>Purpose 2: To prevent Neighbouring Towns from merging into one another</p>		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 1km to the north east of the Linked Service Village of Byram/Brotherton exists the 'washed over' secondary village of Burton Salmon and approximately 1.5km north exists the 'inset' secondary village of Fairburn.</p> <p>Physical, Visual and Perceptual Separation of Brotherton and Fairburn</p> <p>Although the physical separation of these settlements is relatively narrow, the strength of the strategic highways and railway infrastructure (and associated modified landform) means that there is little opportunity for physical, visual or perceptual merging. The Green Belt protects a 'Largely Essential Gap' between these settlements.</p> <p>Physical Separation of Brotherton and Burton Salmon</p> <p>Approximately 1km to the north east of the Linked Service Village of Byram/Brotherton exists the 'washed over' secondary village of Burton Salmon.</p> <p>The A162 (running along the east of the General Area) connects Brotherton and Burton Salmon. However there is limited opportunity for these villages to physically merge given the strength of the strategic road network and limited levels of built form to the south of the General Area.</p> <p>Visual and Perceptual Separation</p> <p>Site Visits confirmed that the General Area has a mixed character including farmland with tree lined boundaries, scattered clusters of residential properties, areas of rough grassland, horse exercising areas and areas of woodland to the south of the General Area. The northern part of the General Area has been developed as a haulage/lorry storage park.</p> <p>The site is reasonably flat, although it slopes up to the railway line at the western edge of the General Area. The relatively flat nature of the site, alongside areas of woodland to the south of the General Area does increase the levels of containment within the area. In addition, whilst Lunnfields Lane provides a connection across the north of the General Area, access across the area is generally limited. There are no Public Rights of Way.</p> <p>The visual and perceptual character of the area is therefore reasonably contained. There are no views towards Brotherton from the General Area due to topography and the wooded nature of the General Area. The site visit did not indicate any key views</p> <p>Whilst the land gap is only approximately 1km, the road network and limited level of built form to the south of the General Area does reduce opportunities for physical merging, High levels of containment by woodland in the south and greater levels of openness in the north does limit opportunities for visual and perceptual merging. The General Area is considered to protect a 'less essential gap' where development is unlikely to cause merging between Brotherton and Burton Salmon.</p> <p>Score: 2</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There are no areas of built form within the Green Belt immediately to the north of Brotherton.</p> <p>The existing Green Belt boundary, alongside the existing road network, has therefore resisted ribbon development along the A162 which could have reduce the physical separation of Brotherton and Burton Salmon</p> <p>Score: 5</p>
<p>Purpose 3: To assist in Safeguarding the Countryside from Encroachment</p>		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The Landscape Assessment of Selby District (1999) identified that this General Area falls in the Flat Wooded Farmland of the River Aire Corridor. This corridor is identified as a varied character of combining flat open farm land and semi-enclosed arable farmland and small areas of flat wooded farmland.</p> <p>The landscape sensitivity, as identified within the Landscape Appraisal 2011, is therefore considered to be low. Although this assessment looks in towards the setting of development against Brotherton, the Appraisals conclude that the majority of the village is very well screened by mature planting and the sloping topography and any development is unlikely to be visually intrusive or constitute a discordant extension within the landscape. However, due to the containment of the village, areas of expansion are limited.</p> <p>Site visits identified that the density of the woodland areas in the south of the area, the south of the area would be particularly sensitivity to additional development.</p> <p>The northern part of the General Area (above Lunnfields Lane) displays higher levels of openness, however the encroachment into the area by employment and residential uses does reduce the sensitivity of the Green Belt landscape to development.</p>

		Overall, the Green Belt landscape at this location has a moderate –low sensitivity to development and the area has a moderate role in protecting the openness of the countryside. Whilst the Green Belt at this location is in part likely to be tolerant to change, development could have an impact on the woodland to the south of the area. Score: 2
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>General Area contained a number of scattered residential properties and farm buildings (approximately 8). However in the north of the General Area there are five residential properties and a Lorry/ Haulage Storage Area, which result in substantial development of the land above Lunnfields Lane. The northern portion of the General Area therefore displays a semi-urban character and contains approximately 9.5% built form.</p> <p>Further to the south of the General Area, the Green Belt displays increased rural character which is more influenced by the woodland either side and with limited areas of built form. The General Area contains approximately 4.5% built form. However as whole, the area has a Moderately Strong Rural Character.</p> <p>Score: 3</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>Brotherton does not have a Conservation Area and is not considered to have a historic core (identified by the NYHLC). The settlement contains no historic core and therefore is not performing a role in supporting the setting of a historic settlement. Although Castelford does have a conservation area, this is substantially over 5km away from the General Area</p> <p>Score: 1</p>
Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Brotherton does not have a Conservation Area and is not considered to have a historic core (identified by the NYHLC). The settlement contains no historic core and therefore is not performing a role in supporting the setting of a historic settlement.</p> <p>Score: 1</p>
Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p>	<p>Sherburn in Elmet and Knottingley are identified as a Regeneration Priority Areas within the Selby Core Strategy. Brotherton 1 is not in close proximity with these Regeneration Areas, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 2</p>

	<p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	
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Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 1km to the north of linked Designated Service Villages of Byram/ Brotherton exists the secondary village of Fairburn. Approximately 1km to the south west is the industrial areas of Knottingley/ Ferrybridge.</p> <p>Physical Separation</p> <p>To the west of the General Area is the industrial areas of Knottingley/Ferrybridge. The existing Green Belt Boundary is defined by the River Aire, which forms the western boundary of the General Area. Some merging between these settlements has already taken place (separated only by the River Aire). However, as there is an employment allocation on the northern edge of the Ferrybridge site (EZ18 Employment Allocation) further development in this General Area would reduce the Physical separation between Brotherton and Knottingley/Ferrybridge to an unacceptable degree.</p> <p>Whilst there is relatively limited physical separation between Byram/ Brotherton and Fairburn, this physical separation is supported by the A1(M) and the operational rail line. Although the land gap between these settlements is relatively narrow, the physical separation is supported by these features.</p> <p>Visual and Perceptual Separation</p> <p>The Selby DC Landscape Appraisal 2011 and Site Visits confirmed that the General Area has an industrial character with the majority of the site being used for ancillary power station uses, including ash and dust settling ponds.</p> <p>The General Area is well-contained by dense areas of relatively young woodland and topography which constrains views beyond Ferrybridge and Knottingley. However, the number of pylons and the views towards the industrial buildings and the coal spoil in the west does increase the overall visual and perceptual connection to power station. This visual and perceptual connection is increased by the use of land within Brotherton 2 as Ash and Dust Settling Ponds. The land gap between Byram/ Brotherton and the built up area of Knottingley/ Ferrybridge is considered to represent an Essential gap, where development would be detrimental to retaining the physical, visual and perceptual separation.</p> <p>To the north of the General Area, the landscape is relatively more open. Although the A1246 travels between these settlements, there is a clear visual and perceptual separation between Byram/ Brotherton and Fairburn. The General Area is considered to protect a ‘largely essential gap’ where some development is unlikely to cause merging between Brotherton and Fairburn.</p> <p>Score: 5 (based on the essential gap between Byram/Brotherton and Knottingley/ Ferrybridge)</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Built form exists within the Green Belt to the north of the area, travelling towards Fairburn. Between the A63 and A1246, the Green Belt contains a caravan park and industrial units. To the west of High Street and the Old Great North, the General Area is relatively devoid of development.</p> <p>The Green Belt boundary in the south west (were the General Area is connected to the large built up are of Knottingley/Ferrybridge) is strongly defined by the River Aire.</p> <p>Therefore, the strength of the existing Green Belt boundary in resisting built form is mixed: to the north of the area, the Green Belt boundary has resisted ribbon development in part along the A1246, however in the south, the River Aire resists urban sprawl from Knottingley/Ferrybridge.</p> <p>Score: 3</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The Landscape Assessment of Selby District (1999) identified that this General Area falls in the Local Landscape Character Area called River Aire Corridor. The area surrounding the River Aire has been degraded by the urbanising, industrial influence of multiple features of infrastructure that are large in scale.</p> <p>The 2011 Landscape Appraisal identified the area to the west of the A162 as being of low sensitivity to development¹. This is because the majority of the landscape is well-screened by mature planting, sloping topography or artificial flood bunds. Therefore any development is unlikely to be visually intrusive or constitute a discordant extension within the landscape. The Appraisal does however assess the sensitivity of the landscape surrounding Byram/ Brotherton, as opposed to the sensitivity of Green Belt to change.</p> <p>Site visits confirmed that whilst the area was heavily wooded, the influence of the energy infrastructure shaped the character and views within area. Views were therefore dominated by views to the power station, pylons and industrial sheds. Ancillary features of the power station, for example, the Ash and Dust Setting Ponds are also a key feature. The river is a particular feature in the west, emphasised by flood embankments and pools (which are also associated within Power Station).</p> <p>Access through the site was limited to a single public right of way. Vehicular access is private and limited.</p> <p>The area is considered to have a low-moderate sensitivity to development, based on a lack of distinctive natural components and the relatively untidy nature of the land at this location. The Green Belt at this location only moderately supports the openness of the countryside.</p>

¹ The description for Byram and Brotherton in the Landscape Appraisal (2011) carries erroneous labels. Sector A carries the description for the west, whilst Sector B carries the description for the east.

		Score: 2
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area includes a caravan park to the east of Old Great North Road. Whilst there are almost no buildings (0.8%) in the General Area, the 'development' of ash and dust ponds and industrial backdrop to Ferrybridge Power station affects the character of the General Area. The General Area is considered to have a Semi-Urban Character.</p> <p>Score: 2</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>The NYHLC notes that Byram/ Brotherton does not have an historic core and neither do these areas have a designated Conservation Area.</p> <p>The NYHLC states that Fairburn is a nucleated village which is mainly post-medieval-modern in character. There is no defined historic core and there is no conservation area within Fairburn.</p> <p>Whilst there is a Conservation Area within Castleford, this is substantially more than 5km away.</p> <p>Score: 1</p>
Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Brotherton 2 is not connected to or closely located to an identified Historic Town and therefore is not performing a role in supporting the character of a Historic Town.</p> <p>Score: 1</p>
Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingly Colliery)	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is a Regeneration Priority Area within the Selby Core Strategy. Brotherton 2 is connected to and in close proximity with these Regeneration Areas, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 2</p>

3 Brotherton 3 Green Belt Assessment

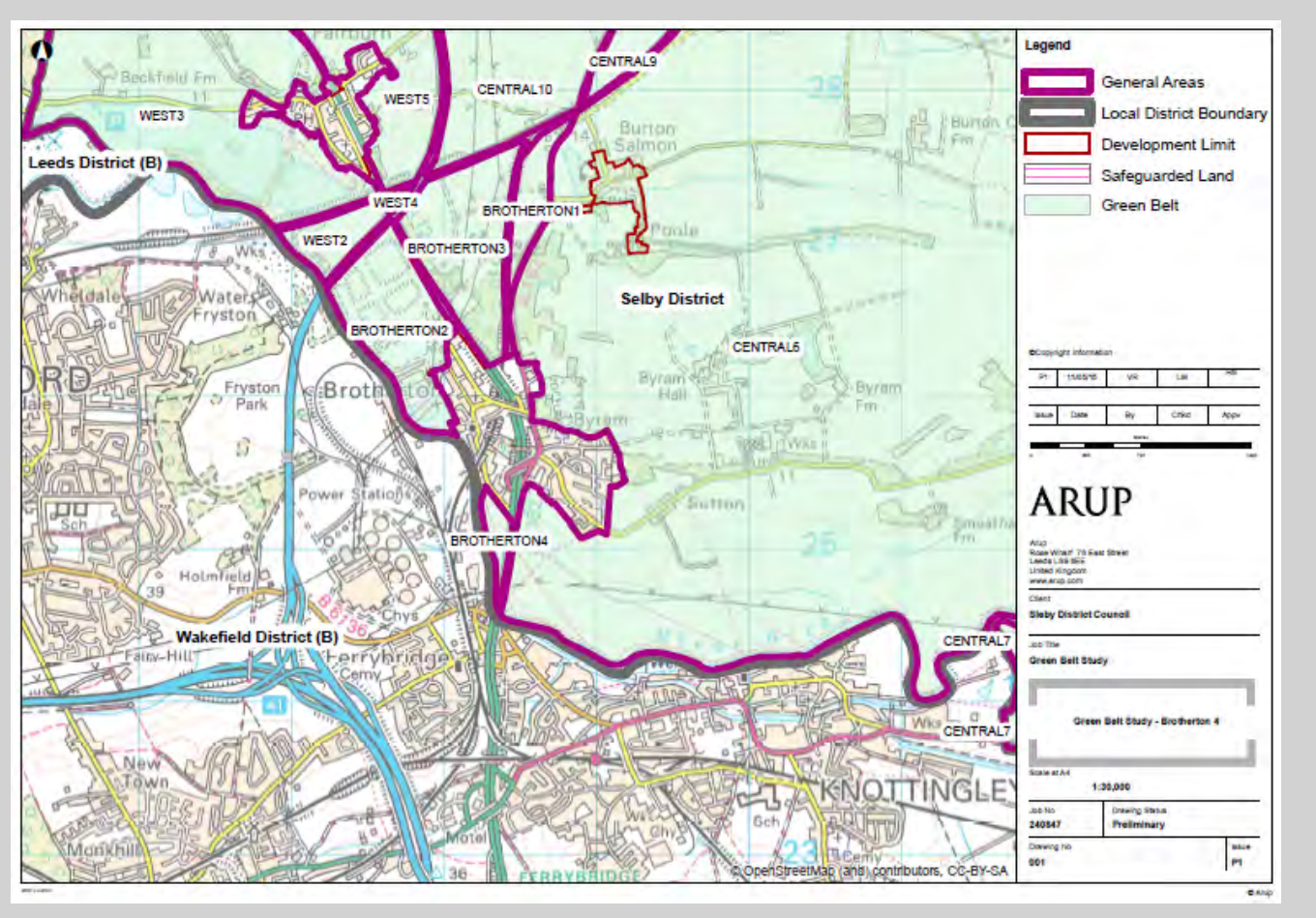
General Area	Brotherton 3		
Location	North West of Brotherton		
Site Area	64.6 Ha		
<p>Purpose 1: To check the unrestricted sprawl of Large Built Up Areas Purpose 2: To prevent Neighbouring Towns from merging into one another</p>		<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p> <p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’. 1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p> <p>Brotherton 3 is connected to the northern edge of Brotherton. Whilst Brotherton is not considered to be a ‘large built up area’, the Green Belt within Brotherton 3 does form part of the West Yorkshire Green Belt. The West Yorkshire Green Belt in the Selby District is considered to play a role in checking the further growth of the West Yorkshire conurbations Therefore the General Area is still considered to be ‘connected to’ but not in close proximity with a defined ‘large built up area’. Score: 1</p>	
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p> <p>As the Linked Service Village of Byram/ Brotherton is not considered to be ‘a large built up area’, the Green Belt boundary to the south of the area is not considered to prevent sprawl of built form from a ‘large built up area’. The General Area is connected to, but not in close proximity with a ‘large built up area’. Score: 1</p>	<p>As the Linked Service Village of Byram/ Brotherton is not considered to be ‘a large built up area’, the Green Belt boundary to the south of the area is not considered to prevent sprawl of built form from a ‘large built up area’. The General Area is connected to, but not in close proximity with a ‘large built up area’. Score: 1</p>	
<p>Purpose 2: To prevent Neighbouring Towns from merging into one another</p>			

<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 1.2km to the north of the General is the ‘inset’ secondary village of Fairburn. The Green Belt within Brotherton 3 also has a weak ‘supporting role’ in protecting a land gap between Fairburn in the north west and Burton Salmon in the east.</p> <p>Physical Separation</p> <p>Whilst there is relatively limited physical separation between Byram/ Brotherton and Fairburn, this physical separation is supported by the A1(M), the operational rail line and a large block of woodland known as ‘The Dales’, Although the land gap between these settlements is relatively narrow, the physical separation is supported by these features.</p> <p>Visual and Perceptual Separation</p> <p>Brotherton 3 has a varied landscape character which influences the visual and perceptual separation of Fairburn and Brotherton:</p> <ul style="list-style-type: none"> • In the north, the General Area is relatively flat and is made up of large arable fields. The northern area therefore displays relatively high levels of openness; • In the south, the General Area displays a heavily wooded character with pockets of enclosed and contained fields. The area contains a number of prominent quarry faces which result in localised areas of containment. <p>There are two farm vehicle access points from the A1246. The rest of the site is only accessible by foot and there are no Public Rights of Way.</p> <p>Whilst the land gap is only approximately 1km, the A1(M), operational rail line and a large block of woodland known as ‘The Dales’ does reduce opportunities for physical merging, High levels of containment by woodland in the south and greater levels of openness in the north does limit opportunities for visual and perceptual merging. The General Area is considered to protect a ‘largely essential gap’ where development is unlikely to cause merging between Brotherton and Fairburn.</p> <p>Score: 3</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There are no instances of built form within the Green Belt to the north of Brotherton, which could otherwise reduce the physical or perceptual gap between Byram/Brotherton and Fairburn.</p> <p>The existing Green Belt boundary, alongside the existing road network, has therefore resisted ribbon development along the A1246.</p> <p>Score: 5</p>
<p>Purpose 3: To assist in Safeguarding the Countryside from Encroachment</p>		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The Landscape Assessment of Selby District (1999) identified that this General Area falls within the Flat Wooded Farmland area of the River Aire Corridor in the South.</p> <p>The River Aire Corridor is characterised by flat low-lying arable farmland for varying types, but the area is generally low-lying with a varied corridor. Woodland is generally absent from the wider river corridor, except on the fringes of villages.</p> <p>The landscape sensitivity (identified within the Landscape Appraisal 2011) is considered to be high sensitivity to development². This is based on the existing woodland areas and open character of the arable landscape, compact form of Byram and unbroken distinct urban edge. However this considers the impact of development against the setting of Byram rather than the sensitivity of the wider Green Belt General Area to development.</p> <p>Site Visits confirmed that the variation of landscape and visual character within the area resulted in varied levels of sensitivity to development:</p> <p>In the north the openness of the landscape and large undulating fields results in an area which has limited tolerance to change. The openness of the landscape is not easily substituted.</p> <p>In the south, a heavily wooded character with contained fields with dense areas of woodland means that views are constrained. The area also displays high levels of containment by the presence of the sheer quarry faces. Given the high levels of containment by the woodland, development is less likely to be visually or physically detrimental to the area. However the mature woodlands represent components within are not easily replaced.</p> <p>The Green Belt within the General Area displays a moderate – high sensitivity to development, based on the extent of non-replaceable features (such as ‘The Dales’ woodland in the south). The Green Belt in this location plays a role safeguarding a fairly attractive area of countryside.</p>

² The description for Byram and Brotherton in the Landscape Appraisal (2011) carries erroneous labels. Sector A carries the description for the west, whilst Sector B carries the description for the east.

Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>Score: 4 The General Area contains no built form (0%). The proximity of the A1(M), the A1246 and the operational rail-line does have a negative impact on the rural character of the area. However the General Area still displays a strong rural character based on the extent of 'The Dales' woodland. Score: 4</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>The NYHLC states that Byram/ Brotherton does not have a historic core and neither of these 'Linked' Service Villages have a Conservation Area. The NYHLC states that Fairburn is a nucleated village which is mainly post-medieval-modern in character. There is no defined historic core and there is no conservation area within Fairburn. Score: 1</p>
Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are no historic features within or neighbouring Brotherton 3. Score: 1</p>
Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is a Regeneration Priority Area within the Selby Core Strategy. Brotherton 3 is connected to and in close proximity with this Regeneration Areas, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits. Score: 2</p>

4 Brotherton 4 Green Belt Assessment

General Area	Brotherton 4	
Location	North West of Brotherton	
Site Area	7.7 Ha	
		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Brotherton 4 is located adjacent to the built form of the linked Designated Service Village of Byram/Brotherton and is separated only from the built form of Ferrybridge/ Knottingley by the River Aire.</p> <p>Given the perception of coalescence created by the Power Station and the generally sprawling nature of the large built up areas in Wakefield, including Knottingley, Ferrybridge and Castleford, the General Area has a role in restricting the urban sprawl of all of these large built up areas in Wakefield.</p> <p>In combination with Central 6, the General Area could be considered to be contiguous with the large built up areas in Wakefield including Knottingley / Ferrybridge and Castleford.</p> <p>Score: 5</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The existing Green Belt boundary to the 'large built up area' of Knottingley/ Ferrybridge is defined by the River Aire. The River Aire is a strongly durable and defensible Green Belt boundary, which has resisted built form from Wakefield in the west from sprawling into Selby.</p> <p>Score: 5</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The General Area is adjacent to the built form of Byram/ Brotherton and is separated from the neighbouring area of Knottingley by the River Aire.</p> <p>Physical Separation Although Byram/ Brotherton and Knottingley have perceptually merged further to the north (only separated by the River Aire), the General Area is of a very narrow scale and development within this gap would reduce this physical separation to the south of Brotherton to an unacceptable degree.</p> <p>Visual and Perceptual Separation The General Area is flat with flood embankments surrounding the perimeter; it functions as a flood storage area. Whilst there are no key landscape features within the site, the area is visually dominated by the power station, pylons and ancillary uses. Access and views along the A162 means that Brotherton and Ferrybridge are perceived as one area of continuous industrial built form. The General Area therefore protects ‘an essential gap’ where development would significantly reduce the physical, visual and perceptual separation between settlements.</p> <p>Score: 5</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There is no built form along the A162 within this General Area and there are no instances of Ribbon Development. The existing Green Belt boundary within Brotherton has therefore resisted ribbon development spreading past Low Street which would otherwise have resulted in merging between Byram/Brotherton and Ferrybridge.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The General Area falls within River Aire Corridor as identified by the (Selby Landscape Appraisal 1999). The River Aire Corridor is identified as a flat low-lying arable farmland of varying types. To the south of the river, the rural character has been considerably modified and degraded by the urbanising industrial influence of multiple features of infrastructure that are large in scale.</p> <p>The 2011 Landscape Appraisal identified the area to the west of the A167 as being of low sensitivity to development³. This is because the majority of the landscape is well-screened by mature planting, sloping topography or artificial flood bunds. Therefore any development is unlikely to be visually intrusive and constitute a discordant extension within the landscape. The Appraisal does however assess the sensitivity of the landscape surrounding Byram/ Brotherton, as opposed to the sensitivity of Green Belt to change.</p> <p>Site Visits confirmed that the General Area is considered to be enclosed and well contained by the industrial built form to the west and the flood alleviation bunds to the east. The area is dominated by the power station, electricity pylons and limited views.</p> <p>The General Area does not contain any distinctive components and land at this location is poor and unkempt. Development would not have an effect on views, landscape character or key features of the Green Belt. The Green Belt within this area is considered to be of a low sensitivity to development.</p> <p>Score: 1</p>
Extent to which these landscape features have been impacted by ‘Encroachment’	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area includes no urban form as the General Area functions as a Flood Storage area for the River Aire. It has a moderately urban character due to the industrial backdrop.</p> <p>Score: 1</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p>	<p>The NYHLC states that Byram/ Brotherton does not have a historic core or a Conservation Area. Whilst there is a Conservation Area within Castleford, this is substantially more than 5km away.</p> <p>Score: 1</p>

³ The description for Byram and Brotherton in the Landscape Appraisal (2011) carries erroneous labels. Sector A carries the description for the west, whilst Sector B carries the description for the east.

<p>Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Brotherton 4 is not connected to or closely located to any identified Historic Places and therefore is not performing a role in supporting the character of a Historic Town. Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is a Regeneration Priority Area within the Selby Core Strategy. Brotherton 4 is contiguous with this Regeneration Areas, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits. Score: 4</p>

5 Central 1 Green Belt Proforma

General Area	Central 1	
Location	Area to the South of the A64, west of the A162 and north of the Leeds-York Railway Line	
Site Area	3,129 Hectares	
<p>Purpose 1: To check the unrestricted sprawl of Large Built Up Areas</p>		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’. 1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p>	<p>Tadcaster is the only large built up area located immediately to the north of General Area Central 1, however the A64 provides strong separation between the General Area and the existing built form. The Green Belt does however fall within the West Yorkshire Green Belt for which the primary purpose is to ‘check the further growth of the West Yorkshire Conurbations’. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations. Therefore the General Area is considered to be connected to but not in close proximity to a large built up area. Score: 1</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p>	<p>There are no large built up areas within General Area Central 1. The area is connected to but not in close proximity to the large built up area of Tadcaster to the north and the large built up areas within the West Yorkshire Green Belt. Score: 1 Although not assessed here, the A64 provides a sufficiently strong and durable boundary to resist urban sprawl from the large built up area of Tadcaster.</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Land within Central 1 protects a land gap of approximately 250m between the Local Service Centre of Tadcaster and the Secondary Village of Stutton. Micklefield (a third tier settlement) and Aberford (a defined village in the Leeds Core Strategy) also exist within 5km from the centre of Central 1.</p> <p>Central 1 and Settlements in the West</p> <p>Physical, Visual and Perceptual Separation between Central 1 and Settlements within the West</p> <p>Micklefield and Aberford exist within 5km of the centre of Central 1. As there is no defined settlements within the western area of Central 1, there are limited opportunities for physical, visual or perceptual merging of settlements.</p> <p>Tadcaster and Stutton</p> <p>Physical Separation between Tadcaster and Stutton</p> <p>Whilst the physical separation between Stutton and Tadcaster is relatively narrow the presence of the A64 does limit the extent of physical coalescence between these settlements. Settlements will always be separated by the presence of the A64.</p> <p>Visual and Perceptual Separation between Tadcaster and Stutton</p> <p>In terms of landscape character, the general area is very open but also undulating in terms of topography. There is strong rural character to the area and the general area is bisected by a number of routes. Therefore further built form around Stutton/Tadcaster could notably increase the perception of these settlements coalescing. This is however confined to the north east corner of the General Area, and for the rest of the General Area in terms of perceptual context, it does not feel connected to a settlement.</p> <p>It is considered that, notwithstanding the strong physical boundary provided by the A64 dual carriageway, the Green Belt boundary in north east corner of the Central 1 plays an important role in reducing both the physical and perceptual separation between Tadcaster and Stutton. Therefore the Green Belt has a strong function in preventing perceptual sprawl in this area; a role which is lessened only by the strength of the A64 which limits physical merging. The Green Belt within the General Area protects a 'largely essential gap' between settlements.</p> <p>Score: 3</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>It is considered that as the General Area is connected to but not in close proximity to the large built-up area of Tadcaster. Notwithstanding the presence of the A64, it is considered that the Green Belt is playing an additional role in strongly resisting ribbon development along Stutton Road which could perceptibly reduce the gap between Tadcaster and Stutton.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment of Selby District characterises the area as falling within the West Selby Ridge. Specifically, the northern portion of the area is considered as falling within Rolling Wooded Farmland, the Limestone Valley character area surrounding Cock Beck and Rolling Open Farmland to the south of the B1217. The West Selby Ridge has an essentially rural character that is simple and large in scale. Much of the higher western part of the area is a gently rolling woodland arable farmland, with open arable farmland on lower-lying and flatter land to the east. A dispersed pattern of small nucleated villages is a distinctive characteristic of the area.</p> <p>Although most of the land is intensively cultivated, there are important areas of unimproved and semi-improved limestone grassland which survives on the steep banks of Cock Beck. The Beck is an important aquatic habitat which links areas of grazing pasture and woodland.</p> <p>The Selby limestone Ridge also contains the site of some of the most important and decisive battles of the Wars of the Roses. Aside from the absence of narrow strips within the fields the modern scene is remarkably unchanged from 1461.</p> <p>The Landscape Appraisals 2011 consider the land surrounding Stutton to be Moderate Sensitivity. This is based on sufficient woodland screening surrounding Stutton, however, open views of the urban edge are widely available from the immediate field patterns. The Landscape Appraisals consider the impact of development on the setting of Stutton as opposed to the impact of development within the wider Green Belt. The 2011 Landscape Appraisals do not consider the sensitivity of Saxton or Towton to development.</p> <p>Site visits confirmed that Central 1 was largely open, undulating arable landscape with large blocks of woodland. Mixed scale arable fields are punctuated at points with large field trees and stronger field boundaries. The Beck corridor is lined with a dense corridor of trees.</p>

		<p>The openness and unspoilt nature of the area is increased by limited access through the General Area. Access is limited to the B1217 and other local access tracks. Pylons and the quarry area in the north are the two main detractors within the area.</p> <p>The undulating topography, openness of the area and the generally preserved historic landscape of the General Area means that the Green Belt at this location is predominately characterised by a landscape of distinctive features which are not easily replaced and therefore represents an area with high sensitivity to development. Should development take place there would be a high level of conflict between the landform, scale and pattern of the physical landscape and would be visually intrusive. The Green Belt at this location plays a positive role in safeguarding an attractive area of countryside.</p> <p>Score: 5</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>In terms of encroachment, Central 1 General Area has a strong rural character. Across the majority of the General Area there is a general lack of built form (including both secondary villages a total of 2.3% built form), however:</p> <ul style="list-style-type: none"> • There are some visual intrusions within the General Area such as a cricket ground, post and wire telegraph poles, and pylons which encroach upon the otherwise strong rural character of the area. • Built form accounts for a relatively low percentage of land use, approximately in the region of 3-5%. However where there is evidence of encroachment these buildings are largely linked to rural land uses. • To the north west of Central 1 there are a number of buildings around Junction 44 of the A1(M) that can be said to encroach into the Green Belt. • There are a number of buildings associated with Castlewood Spa that conflict with the rural character of the settlement. <p>However, notwithstanding the above, when balanced against the overall scale of the General Area, these are considered to be minimal and do not detract from the overall landscape character which is a strong rural character.</p> <p>Score: 4</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>The General Area is in close proximity to the historic town of Tadcaster, and contains the historic Secondary Villages of Saxton. In summary:</p> <ul style="list-style-type: none"> • Although Tadcaster is considered to have a historic core (identified by the NYHLC) and a Conservation Area, there are limited views towards the historic core. This is as a result of the undulating topography in the north, dense blocks of woodland, limited access and the prominence of the A64. Therefore, whilst the Historic Core of Tadcaster is separated from the Green Belt in Central 1 by natural boundaries, the A64 (post WWII development) in the north does restrict the role the Green Belt plays in protecting the setting of the Historic Town. • Whilst Saxton has a Conservation Area and Towton has a historic core (identified within the NYHLC), as these are secondary villages, the Green Belt at this location is not considered to be preserving the setting of an 'Historic Town'. In addition, the General Area also contains the large registered battlefield from the Battle of Towton in 1461 that lies west of Saxton and covers a substantial part of the General Area, however this does not strengthen the role of the Green Belt in protecting a historic core. <p>Aberford, which lies within the Leeds City Council Authority Area approximately 3km to the west of the General Area, contains a Conservation Area. The Aberford Conservation Area Appraisal and Management Plan (Leeds City Council 2011) Spatial Analysis Map identifies that there are no key views beyond the A1(M). There is limited access to the west of the General Area to assess the role of the Green Belt in preserving the setting of Aberford. The Green Belt is therefore separated from the historic core of Aberford by post WWII development.</p> <p>Bramham and Garforth are more than 5km from the centre of the General Area, and Micklefield does not have a defined historic core.</p> <p>There, whilst the General Area contains substantial features of historic value, Central 1 is separated from the Historic Cores of Tadcaster and Aberford by post WWII development (A63 and A1M).</p> <p>Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some</p>	<p>The General Area contains the following historic elements:</p> <ul style="list-style-type: none"> • Saxton features a conservation area that occupies the majority of the built form. • The General Area contains approximately 3 Grade I listed buildings, 21 Grade II listed buildings and 4 Grade II* listed buildings • There are no registered Parks or Gardens within the General Area. • A substantial registered battlefield lies east of Towton and Stutton. <p>Whilst the Green Belt undoubtedly preserves the setting of these features, these are not considered to be 'historic towns'. Views towards the Historic Cores of Tadcaster and Aberford are constrained by the undulating topography within the area, dense areas of woodland and the strategic highway network. Views are very limited, and are at best, constrained.</p> <p>Score: 2</p>

	<p>medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Tadcaster and Sherburn in Elmet is identified as a Regeneration Priority Area within the Selby Core Strategy. Central 1 is not considered to be connected to or in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 2</p>

6 Central 2 Green Belt Assessment

General Area	Central 2		
Location	West of Church Fenton and North of Barkston Ash to Towton		
Site Area	698 Ha		
<p>Purpose 1: To check the unrestricted sprawl of Large Built Up Areas</p>		<p>The General Area is connected in the east to Church Fenton, however this is a Designated Service Village and not a large built up area.</p> <p>The Green Belt does however fall within the West Yorkshire Green Belt for which the primary purpose is to 'check the further growth of the West Yorkshire Conurbations'. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations.</p> <p>Therefore the General Area is considered to be connected to but not in close proximity to a large built up area.</p> <p>Score: 1</p>	
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>The area does not contribute towards preventing urban sprawl as it is not in close proximity to any large built up areas. However at a strategic level, Central 2 has a role in supporting the West Yorkshire Green Belt. Therefore the area can be considered as connected to but not in close proximity to a large built up area.</p> <p>Score: 1</p> <p>The existing Green Belt boundary follows the line of both the dismantled railway in the north and the operational railway line in the east. However, as built form has extended into Green Belt, the existing Green Belt boundary with Church Fenton is relatively weak.</p>	
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The area does not contribute towards preventing urban sprawl as it is not in close proximity to any large built up areas. However at a strategic level, Central 2 has a role in supporting the West Yorkshire Green Belt. Therefore the area can be considered as connected to but not in close proximity to a large built up area.</p> <p>Score: 1</p> <p>The existing Green Belt boundary follows the line of both the dismantled railway in the north and the operational railway line in the east. However, as built form has extended into Green Belt, the existing Green Belt boundary with Church Fenton is relatively weak.</p>	

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The General Area supports a land gap between the Designated Service Village of Church Fenton and the secondary village of Barkston Ash.</p> <p>Physical Separation Church Fenton generally lies beyond the Green Belt and beyond this General Area. However there has been a substantial amount of post-2000 development to the west of the village that falls within the Green Belt and thus within General Area Central 2.</p> <p>Although presently the two settlements do not feel linked, there are a number of instances of built form along Common Road/Common Lane which take the form of ribbon development and reduce the absolute physical separation between these settlements.</p> <p>Visual and Perceptual Separation Whilst Church Fenton and Barkston Ash are visually separate, the built form along Common Road and the openness of the landscape at this location does reduce the perception of separation between these settlements. Specifically, the developments are considered to be visually intrusive when heading towards Church Fenton owing to the flat arable farmland in which they are set, with limited vegetation to the north to obstruct views between the two settlements.</p> <p>Whilst some development nearing the edges of the built form would not reduce the overall visual or perceptual separation, further development within the central section of the General Area (along Common Lane), would reduce the physical separation between the Designated Service Village of Church Fenton and the Secondary Village of Barkston Ash to an unacceptable degree.</p> <p>The Green Belt within the General Area therefore preserves a largely essential gap where some development could take place on the edge of both settlements, however the central portion of the area is considered to be an essential gap where development would perceptually result in merging between settlements.</p> <p>Score:4</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The Green Belt Boundary to the west of Church Fenton is considered to be performing weakly in resisting ribbon development as there are a number of instances where dwellings have been constructed along Common Lane to the west, extending for some distance. A post 2000 housing estate has also been constructed on Sandwath Lane entirely within the Green Belt.</p> <p>Whilst there remains a distinction between the two settlements, further ribbon development could perceptibly reduce the separation between the two settlements. The Green Belt boundary at this location has therefore permitted unrestricted ribbon development between Church Fenton and Barkston Ash.</p> <p>Score: 2</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The extent to which General Area Central 2 protects the openness of the countryside is considered to be varied.</p> <p>The 1999 Landscape Study characterises the area as falling within the West Selby Plain. Much of the Plain is flat open arable farmland, intensively cultivated mainly for cereals and sugar beet. Fields are generally large or very large with few trees or hedgerows. Apart from Church Fenton, early settlement within the West Selby Plain is restricted to a few moated sites.</p> <p>Central 2 is generally characterised as Flat Open Farmland, however the northern area falls within Flat Wooded Farmland. The northern area therefore contains clusters of ancient and replanted woodland, including Spring Wood, Patefield Wood and Carr Wood which provide visual enclosure within open arable farmland.</p> <p>The 2011 Landscape Appraisal considers that the land to the west of Church Fenton is of low sensitivity to development. Whilst there are few landscape features of interest, development west of the railway line is visually prominent.</p> <p>Site Visits confirmed that the sensitivity of the landscape to development varied:</p> <ul style="list-style-type: none"> • South of Common Road and east of Sandwath Lane, the landscape is characterised by open and arable fields, with few trees or hedgerows. Built form, including agricultural sheds, farms and residential properties, punctuate the Green Belt landscape. The Green Belt at this location is likely to be relatively tolerant of change, and development in this location will have only a local impact on views. • Area surrounding Scarthingwell Park represents the most enclosed area of Central 2. As this area is covered by a Registered Park and Garden, it contains areas of dense woodland, ponds and a golf course. There are a number of buildings associated with the Barchester Highfield Care Home and the Scarthingwell Golf Club. Given the high levels of enclosure and existing built form, development at this location would have a local impact on the physical landform and a limited effect on views.

		<ul style="list-style-type: none"> The flat area to the north of Moor Lane is characterised by large blocks of woodland. Long-line views are limited by this vegetation. The visual character of the area is therefore relatively constrained. This northern portion of the Green Belt is considered to be most sensitive to development, as the area is characterised by the ancient and replanted woodland at Carr Wood and Patefield Wood. <p>The General Area therefore displays mixed sensitivities to development, with the northern portion representing an area of High Sensitivity to development and where the General Area represents open countryside to be safeguarded from encroachment. The west and southern areas display characteristics of Low-Moderate Sensitivity to development where the Green Belt would be fairly tolerant of change and contains mostly components that are easily replaced.</p> <p>Score: 4 (mixed score of 2 and 5)</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains Scarthingwell Golf Course, Barchester Highfield Care Home, Wood End Farm, agricultural sheds, farms and residential properties, Willow Farm and substantial built form off Sandwath Lane. The General Area therefore contains approximately 5.7% built form.</p> <p>The character of the General Area is mixed:</p> <ul style="list-style-type: none"> The western extent of Church Fenton has encroached into the Green Belt, with a new build estate on Sandwath Lane and ribbon development heading eastwards towards Barkston Ash. This area displays a semi-urban character. The area around Scarthingwell Park contains a large amount of built form and a relatively modified landscape. The area displays a moderate rural character. The northern part of the area displays an unspoilt rural character, with no built form intruding into the area. <p>Score: 3 (mixed score)</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Neither Towton, Church Fenton nor Barkston Ash have Conservation Areas. Whilst Barkston Ash is not considered to have a historic cores identified within the NYHLC, Church Fenton is considered to have a historic core, Scarthingwell Park is considered to be a Country Estate and Towton is considered to have a historic core.</p> <p>Church Fenton The historic core of Church Fenton is described within the North Yorkshire Heritage Landscape Assessment as consisting of low density housing with private space defined by front and back gardens, with public space defined by the pub. The historic core is however separated from the Green Belt by post-WW2 housing development and the Leeds – York Railway Line.</p> <p>Towton Towton is however a secondary village and therefore the Green Belt is not considered to be protecting the setting of a 'Historic Town' at this location. Whilst Church Fenton contains a historic core (identified by the NYHLC), this is separated from the Green Belt by post WWII development.</p> <p>Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Owing to the raised approach to the bridge over the Leeds-York railway line on Common Lane (i.e. the eastern-most extent of the Green Belt Boundary), views from the Green Belt into Church Fenton's historic core are severely limited and constrained. From within Church Fenton itself there are no key views into the Green Belt as the train station together with post 2000 development and mature trees block almost all longer views.</p> <p>The railway station and associated infrastructure particularly provides large scale visual detractors with a strong impact on reciprocal views into and out of the Green Belt and historic core.</p> <p>Score: 2</p>

Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Tadcaster and Sherburn in Elmet is identified as a Regeneration Priority Area within the Selby Core Strategy. Central 2 is not considered to be connected to or in close proximity with these Regeneration Areas, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 2</p>

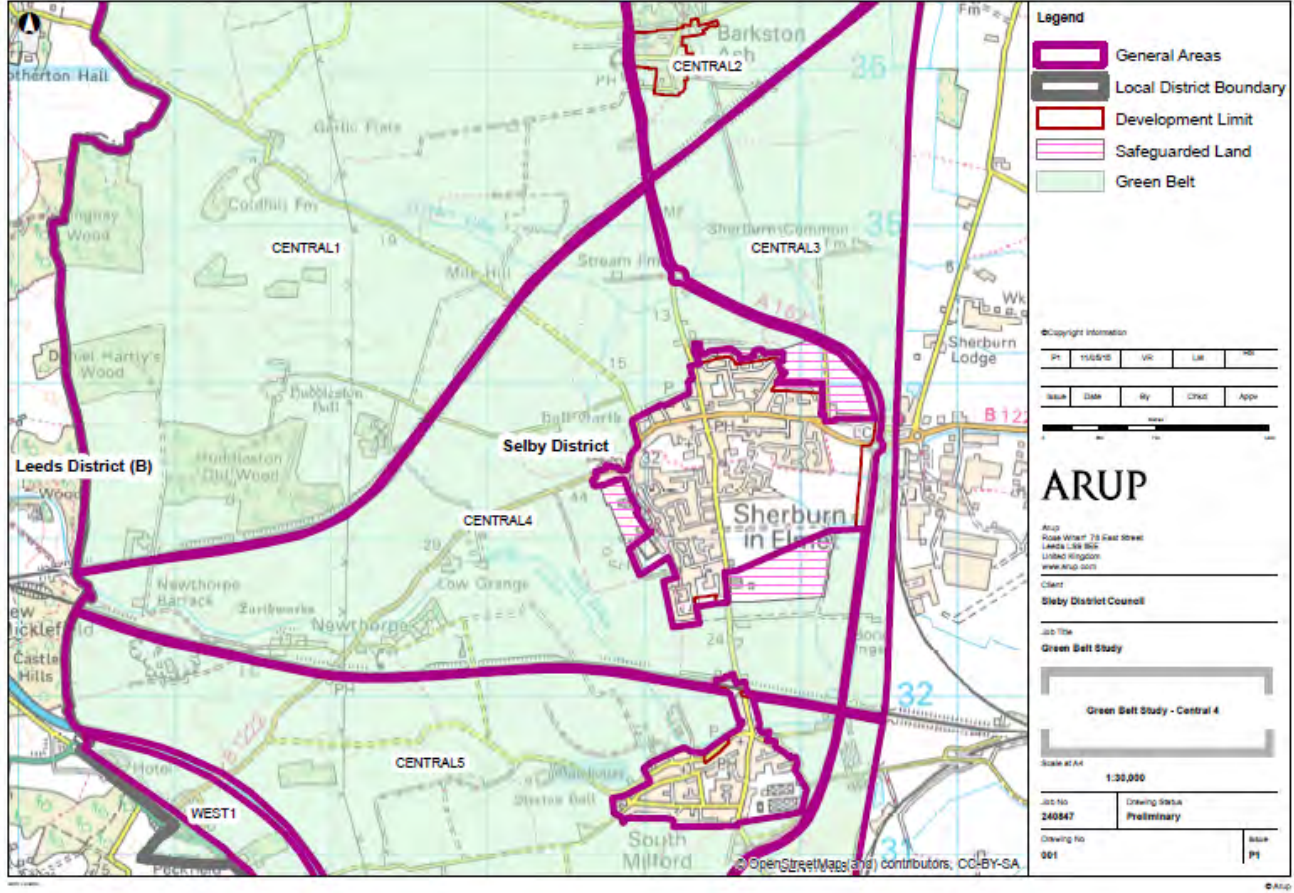
7 Central 3 Green Belt Assessment

General Area	Central 3			
Location	Area to the north, north east and east of Sherburn in Elmet			
Site Area	293 Ha			
<p>Purpose 1: To check the unrestricted sprawl of Large Built Up Areas</p>		<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local large built up area</i>'.</p>	<p>Whilst the Green Belt land within Central 3 does not contain any of the defined large built up areas, the eastern extent of Sherburn in Elmet lies immediately to the west of the A162 (which forms the boundary to Central 3). Sherburn in Elmet is a <i>local</i> 'large built up area'.</p> <p>There is however evidence of development spreading eastward from Sherburn in Elmet along the B1222/ Moor Lane in the direction of the industrial area and airfield to the west.</p> <p>It is therefore considered that land within Central 3 is connected to and in close proximity to the defined 'large built up area'. However given the level of built form to the east of the railway line and the industrial built form surrounding the B1222 as it passes through Central 3, the Green Belt boundary to the west is not considered to be protecting 'open land'.</p> <p>Score: 2</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The existing boundary to the 'large built up area' of Sherburn in Elmet is defined by the A162. This would ordinarily be considered to be a strong durable boundary.</p> <p>However, as development has already occurred on Moor Lane between the A162 and the East Coast Main Line, and also a series of industrial buildings have been constructed to the south on Bypass Park Estate (both within designated Green Belt in General Area Central 3).</p> <p>Therefore whilst the A162 could ordinarily be considered as a hard and defensible boundary to the Green Belt, in this instance there is evidence of the urban form sprawling beyond the A road, and into the Green Belt within General Area Central 3.</p> <p>The other Green Belt boundary of Central Area 3 is the East Coast Mainline. This is considered to be a strong and durable boundary that is relatively well-defined by the railway as a permanent boundary feature. However owing to the sprawl of Sherburn in Elmet across the A162, it is considered that this boundary is lacking in durability.</p>		

		Score: 2
Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Whilst the General Area Central 3 plays a role in restricting urban sprawl in the direction of the industrial estate/airfield to the east, the industrial area (on the former Sherburn in Elmet airbase) does not satisfy the criteria of a 'neighbouring town' into which Sherburn in Elmet could be considered at risk of merging into. However, land within Central 3, in combination with Central 4 does have a role in preserving a land gap between Sherburn in Elmet and South Milford.</p> <p>Physical Separation</p> <p>As South Milford lies approximately 1.7km to the south of the built form within Central 3, there is a sufficient land gap that development is unlikely to physically reduce this land gap to an unacceptable degree.</p> <p>Visual and Perceptual Separation</p> <p>As there is built form within the land either side of the General Area (for example, Gascoigne Wood and Sherburn Industrial Estate to the east, and built form along Milford Road in the West), the area feels relatively contained and the perceived separation between settlements to the south is limited.</p> <p>The Green Belt within Central 3 therefore protects a largely essential gap between Sherburn in Elmet and South Milford.</p> <p>Score: 3</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Ribbon development has occurred within the Green Belt along Moor Lane towards the A162/Industrial Area/Airfield (on the Sherburn in Elmet airbase).</p> <p>Although Sherburn Industrial Area is not considered to be a separate settlement, the boundary to Sherburn in Elmet has permitted unrestricted ribbon development, which has perceptibly reduced the separation between Sherburn in Elmet and Sherburn Industrial Area.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identifies that the General Area falls within the West Selby Plain. Whilst much of the West Selby Plain is flat open arable farmland, intensively cultivated mainly for cereals and sugar beet, the open farmland has been modified by the landscape of airfields. The Sherburn airfield now accommodates significant non-agricultural land uses, including the Gascoigne Wood deep mine, an employment/ industrial estate and a vehicle proving ground.</p> <p>The 2011 Landscape Appraisals do not cover the area surrounding Sherburn in Elmet.</p> <p>Site visits confirmed that the landscape surrounding Oak Lane, the B1222 and Bypass Park Estate is heavily influenced by built form. Whilst there is a water-body to the south of the B1222 surrounded by dense vegetation, views towards the large industrial units in the east and off the Bypass Park Estate limit long distance views. This area is considered to have a low sensitivity to development.</p> <p>Beyond the initial built form off Oak Lane in the north, the General Area becomes very open and flat, with limited hedgerows. This area is known locally as Sherburn Common. There is limited access through the northern portion of the area. There are no key views within the area although views towards the large industrial unit at British Gypsum and the overhead railway line pylons do detract from the rural qualities of the area. Development within the northern portion of the General Area would have a negative impact on the physical landform, however it would have a limited effect on views across the area. The Green Belt at this location is considered to have a moderate sensitivity to development.</p> <p>To the south of the Bypass Park Estate, the General Area maintains an enclosed, urban fringe landscape. Whilst the most southern area of General Area does display a relatively open landscape, views towards Gascoigne Wood do detract from the rural character of the area.</p> <p>The Green Belt at this location is likely to be fairly tolerant of change and development would have a localised effect on the landscape character. The Green Belt at this location is considered to have low sensitivity to development, and not preserving an attractive area of countryside.</p> <p>Score: 2 (mixed, scores 1 and 3)</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains built form off Oak Terrace, a number of large units off the Bypass Park Estate, Sherburn Common Farm and Low Farm. Whilst only approximately 5.8% of the General Area is covered by built form, the General Area is heavily influenced by the Industrial Units at the Sherburn Industrial Area and the British Gypsum site in the north.</p> <p>The General Area therefore has a Semi-Urban Character.</p> <p>Score: 2</p>
Purpose 4: To preserve the setting and special character of historic towns		

<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Sherburn in Elmet does not have a Conservation Area and is not considered to have a historic core as part of the NYHLC. Whilst South Milford is considered to have a linear core defined by the NYHLC, this is separated from the Green Belt within Central 3 by a modern expansion of South Milford. Therefore, the green Belt within Central 3 does have a role in preserving the setting of South Milford, however the Historic Core of South Milford is separated from the built form by a post WWII development. Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>The linear core of South Milford contains the Grade II listed Inglenook Farmhouse and Grade II listed Church of St Mary. South Milford does not have a Conservation Area. Views towards the historic linear core of South Milford are restricted by built form. Score: 2</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Sherburn in Elmet is identified as a Regeneration Priority Area within the Selby Core Strategy. Central 3 is considered to be connected to and in close proximity with this Regeneration Areas, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits. Score: 3</p>

8 Central 4 Green Belt Assessment

General Area	Central 4		
Location	Land surrounding Sherburn in Elmet		
Site Area	662 Ha		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Green Belt within Central 4 adjoins the built form of the <i>local</i> 'large built up area' of Sherburn in Elmet. As the Green Belt surrounds the <i>local</i> 'large built up area' with areas which are highly contained, it is considered to be contiguous.</p> <p>Central 4 also exists within the West Yorkshire Green Belt for which the primary purpose is to 'check the further growth of West Yorkshire Conurbations'. The Green Belt at this location therefore historically has a role in restricting sprawl of large built up areas in the West.</p> <p>Central 4 is therefore considered to contiguous with the local 'large built up' area.</p> <p>Score: 4</p>	
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The existing Green Belt boundary is defined by built form along Pinfold Garth, Springfield Road, North Drive, Beech Close, Church Hill, Garden Lane, Sherburn High School and Athelstan Community Primary School.</p> <p>The Green Belt boundary is defined by three areas of safeguarded land:</p> <ul style="list-style-type: none"> To the north east, the internal boundary of the Safeguarded Land is defined by the built form and the external boundary defined by an arbitrary field boundary. In the south, the internal safeguarded land boundary is defined by a number of Local Plan (2005) allocations and an area of safeguarded land. The external boundary of the safeguarded land is an arbitrary field boundary. A portion of the western boundary is defined by safeguarded land. <p>The existing boundaries of the Green belt therefore comprise moderately well-defined built form boundaries and safeguarded land boundaries, which are not supported by strongly-defined infrastructure, landform or natural boundaries.</p>	

		Score: 2
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 0.5km to the south of Sherburn in Elmet is the Designated Service Village of South Milford and approximately 4km to the west exists the third tier settlement of Micklefield. Barkston Ash and Saxton lie within 3km of the north of the area, however these are secondary villages and are therefore not considered within the assessment of this Purpose.</p> <p>Physical, Visual and Perceptual Separation between Sherburn in Elmet and South Milford</p> <p>Sherburn in Elmet is in very close proximity to the built form of South Milford. Whilst the railway line in the south would stop full coalescence between these settlements, the development at Saxton Grange on a former quarry site does protrude beyond the railway. The agricultural sheds at Home Farm grange also reduce the physical separation between these settlements. Additional development at Home Farm and South Milford would reduce the physical separation of this land gap to an unacceptable degree.</p> <p>As a result of the open landscape in the west, the spacing between developments to the south of Sherburn in Elmet, the slight undulation in Milford Road and the mature tree screening around Saxon Grange, a perception of leaving one place and entering another is created. Although the land gap between Home Farm and South Milford is essential, development to the north of Home Farm (particularly surrounding the existing built form of Sherburn in Elmet) would not reduce this land gap any further.</p> <p>The Green Belt to the south of Sherburn in Elmet therefore protects a land gap of varying importance: to the north of Home Farm, particularly out to the east, the Green Belt is considered to protect a largely essential gap between Sherburn-in-Elmet and South Milford, whilst between Home Farm and South Milford is considered to be an 'essential land gap'.</p> <p>Physical, Visual and Perceptual Separation between Sherburn in Elmet and Micklefield</p> <p>The village of Micklefield exists approximately 4km to the west of Sherburn in Elmet. There is sufficient land between these settlements that there are no physical opportunities for merging and the level of vegetation in the west reduces any opportunity for visual merging. This land gap therefore represents a largely essential gap.</p> <p>Score: 4 (mixed score)</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The Green Belt has permitted some ribbon development along Milford Lane to the south of the General Area. Built form generally exists on historic quarry sites were the land is likely to display characteristics of being previously developed. The Green Belt boundary to the south of the area has therefore resisted development in part.</p> <p>Ribbon development has occurred within the Green Belt along Moor Lane towards the A162/Industrial Area/Airfield (on the Sherburn in Elmet airbase). Although Sherburn Industrial Area is not considered to be a separate settlement, the boundary to Sherburn in Elmet has permitted unrestricted ribbon development, which has perceptibly reduced the separation between Sherburn in Elmet and Sherburn Industrial Area.</p> <p>Score: 3</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Character Assessment indicates that land within Central 4 falls within two character areas; to the west, the General Area falls within the West Selby Ridge and to the east the General Area falls within the West Selby Plain. The West Selby ridge has an essentially rural character that is simple and large in scale. Much of the higher, western part of the area is gently rolling arable farmland with open arable farmland on lower-lying and flatter land to the east. Sherburn-in-Elmet is strategically sited on the limestone ridge, just above the foot of the dip slope. The settlement was a particularly important religious estate centre from at least the 9th century and Hall Garth is traditionally regarded as the palace of King Athelstan.</p> <p>The majority of the western area falls within an area of Rolling Open Farmland, whilst the south falls towards Mill Dike within the Limestone Valley.</p> <p>The eastern portion of the general Area falls within the West Selby Plain. Much of the West Selby Plain is flat open arable farmland, intensively cultivated mainly for cereals and sugar beet. Fields are generally large or very large with few trees or hedgerows to provide texture or pattern. There are very few sites of ecological interest within the West Selby Plain due to the intensity of agricultural production.</p> <p>The 2011 Landscape Assessments did not cover the land within Central 4.</p> <p>Site visits confirmed that the landscape character within the area varied:</p> <ul style="list-style-type: none"> To the west of Finkle Hill the landscape character is reminiscent of that within Central 1 and generally comprises flat arable farmland/countryside with little to no evidence of built form. The landform gently slopes away from the Sherburn in Elmet towards the north. Very large fields with limited hedgerows permits long distance and spreading views. Although there is evidence of built form within the Green Belt (including the Garden Centre), development

		<p>within the wider north western area of the Green Belt would be in conflict with the openness of the landscape, the landform and long-distance views. Although there are localised areas of moderate-high sensitivity (for example the landscape immediately surrounding Finkle Hill), the general area displays a high sensitivity landscape and the Green Belt generally safeguards a valued area of countryside.</p> <ul style="list-style-type: none"> To the south west of the Area (south of the B1222 and west of Milford Road), the General Area is open, undulating arable field. The topography slopes towards the south west edge of Sherburn in Elmet. The area is more wooded than in the north, with a corridor of trees lining Mill Beck. Despite long distance views across Sherburn in Elmet and towards the power stations in the south, the area to the south the B1222 and north of the Sherburn High School is more enclosed in nature. Development within the southern area would generally be in conflict with the openness of the area and visually intrusive to long distance views, however the area to the south west of Church Hill/ B1222 is more contained. The Green Belt within this south western area is considered to be of high sensitivity to development. To the east of Finkle Hill, the area remains fairly open and relatively rural in character, however the proximity of the Green Belt to the A162 does reduce the overall perception of countryside. Limited vegetation does however allow for very long-distance views across the West Selby Plain. Whilst views are generally long, there are no key views or features of note. The area displays higher levels of containment than the west, and development would have an impact on physical landform and views across the area, however this is unlikely to be a significant adverse impact. The Green Belt within this south western area is considered to be of moderate-high sensitivity to development. To the east of Low Street/ Milford Road, the landscape character is more contained than elsewhere within Sherburn in Elmet. The area is arable farmland, however views towards the Sherburn in Elmet Industrial area reduce the overall perception of openness and countryside. There is limited vegetation within the area. Land within this area of the Green Belt is considered to be of moderate sensitivity to development. <p>The Green Belt sensitivity to development around Sherburn in Elmet is mixed, but broadly divisible by the road layout. On balance, the Green Belt within Central 4 displays characteristics of a landscape of moderate-high sensitivity to development. Score: 4</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains a number of buildings, many of which follow the Mill Dike including: Newthorpe Barrack, Hill House Farm and a number of agricultural buildings at Newthorpe Grange and Built Form at Newthorpe. The General Area also contains Mill Farm, Becks Farm, a Garden Centre, Hall Garth Grade I listed church Allotment Gardens, Chapel Bridge, Prospect Farm and a number of buildings along Milford Road/ Low Lane (typically on an existing quarry site). The General Area contains an area of disused workings. The Green Belt contains approximately 4.2% built form. The proximity of the railway infrastructure, the B1222 and the A162 does have a urbanising influence of the General Area. Therefore, the General Area is considered to display a strong rural character. Score: 4</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Sherburn in Elmet does not have a defined Conservation Area. The North Yorkshire County Council Historic Landscape Characterisation notes that 'there seems to be no real survival of buildings to define an historic core in Sherburn n Elmet' Micklefield to the west of the area is not considered to have a Conservation Area. Whilst Saxton is considered to have a conservation area, this is a Secondary Village and is therefore not considered within the assessment of this purpose. South Milford does not have a Conservation Area, however, it does have a linear core (as identified within the NYHLC). The NYHLC states that the linear core of South Milford has significant legibility. The Green Belt within Central 4 is separated by the historic core of South Milford by a railway line and post-WWII development (along Mill Lane). The General Area is therefore separate from the historic core of South Milford by post WWII development. Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some</p>	<p>Whilst Sherburn in Elmet does not have a historic core, the Green Belt does have a role in preserving the setting of the Scheduled Monument (The Site of King Athelstan's Palace), the Grade I listed Church of All Saints and a number of Grade II listed settlements. Views towards the historic core of South Milford are obscured and constrained by blocks of trees along the Mill Dyke. Score: 2</p>

	<p>medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Sherburn in Elmet is identified as a Regeneration Priority Area within the Selby Core Strategy. Central 4 is considered to be contiguous with this Regeneration Areas, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 4</p>

9 Central 5 Green Belt Assessment

General Area	Central 5	
Location	Area to the north, west and south of South Milford	
Site Area	702.5	
<p>Purpose 1: To check the unrestricted sprawl of Large Built Up Areas</p>		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’. 1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p>	<p>Green Belt within Central 5 surrounds the Designated Service Village of South Milford. Designated Service Villages are not considered to be ‘large built up areas’ and therefore the Green Belt within this location is not considered to be contiguous with a large built up area. Central 5 exists within the West Yorkshire Green Belt, for which the primary Purpose is to ‘check the further growth of West Yorkshire Conurbations’. The Green Belt at this location therefore historically has a role in restricting sprawl of large built up areas in the West. The Green Belt at this location is therefore considered to be connected, to but not in close proximity with a large built up area. Score: 1</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p>	<p>As the Green Belt within the General Area is considered to be connected to but not in close proximity to the ‘large built up areas’ within the West Yorkshire Green Belt, it is not possible to assess the role of the Green Belt in preventing urban sprawl from large built up areas. Score: 1</p>

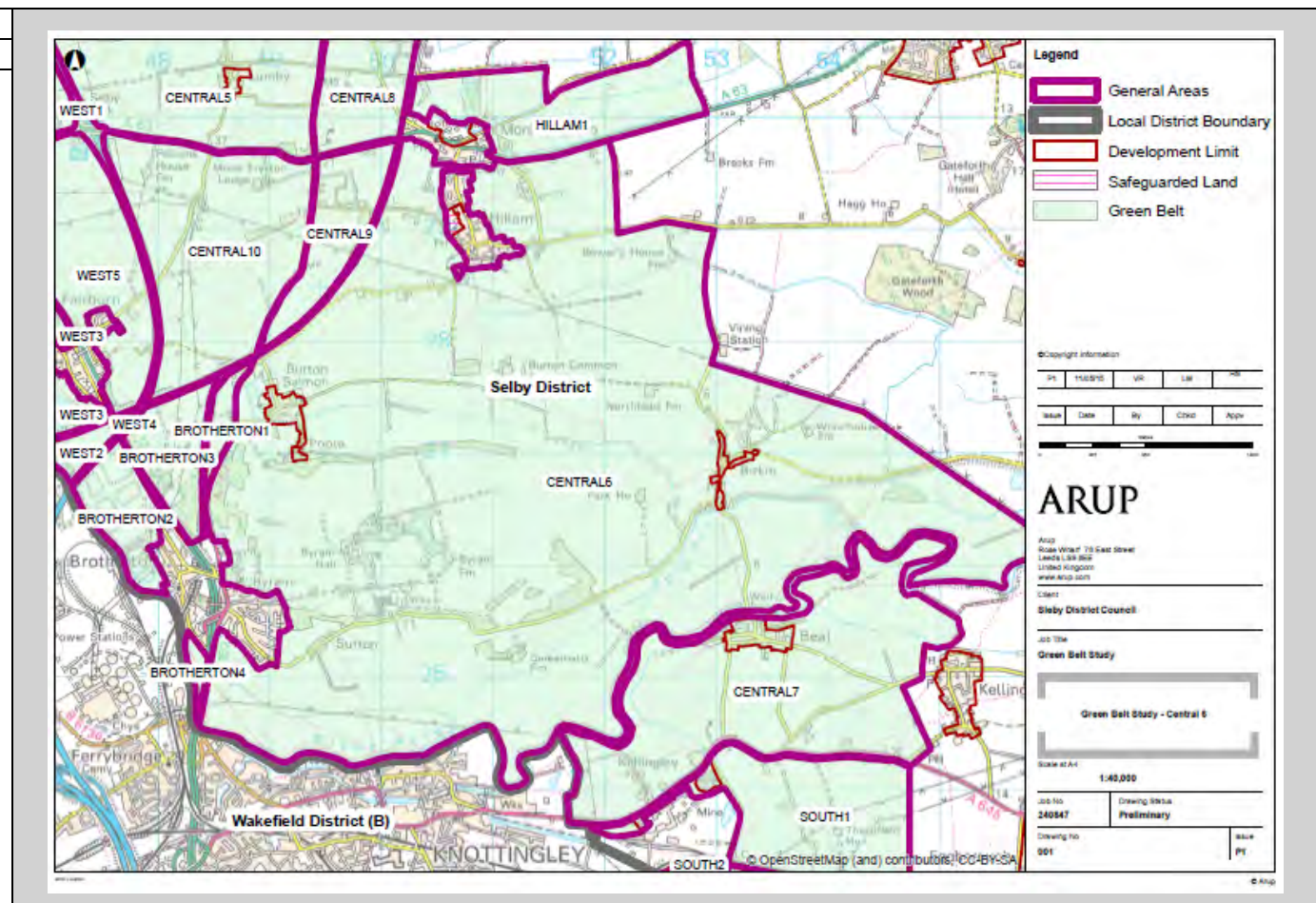
Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 0.5km to the north of South Milford is the Local Service Centre of Sherburn in Elmet, and approximately 800m to the south of South Milford is the Secondary Village of Lumby. Approximately 1.3km to the south east of South Milford is the linked Service Villages of Monk Fryston and Hillam. Micklefield exists approximately 4.5km to the west.</p> <p>Physical, Visual and Perceptual Separation between South Milford and Sherburn in Elmet</p> <p>Sherburn in Elmet is in very close proximity to the built form of South Milford. Whilst the railway line in the north would stop full coalescence between these settlements, the development at Saxton Grange on a former quarry site does protrude beyond the railway. The agricultural sheds at Home Farm grange also reduce the physical separation between these settlements. Additional development Home Farm and north of the railway line from expansion of South Milford would reduce the physical separation of this land gap to an unacceptable degree.</p> <p>As a result of the open landscape in the west, the spacing between development to the south of Sherburn in Elmet, the slight undulation in Milford Road and the mature tree screening around Saxon Grange does create a perception of leaving one place and entering another. Although, the land gap between Home Farm and South Milford is essential, development to the north of Home Farm (particularly surrounding the existing built form of Sherburn in Elmet) would not reduce this land gap any further. In addition, development to the west of Milford Road, but south of the railway line would not perceptibly or physically reduce this land gap further.</p> <p>The Green Belt to the north of South Milford therefore protects a land gap of varying importance: to the north of Home Farm (within Central 4), particularly out to the east, the Green Belt is considered to protect a largely essential gap between South Milford and Sherburn-in-Elmet, whilst between Home Farm and the extent of South Milford is considered to be an 'essential land gap'.</p> <p>Physical, Visual and Perceptual Separation between South Milford and Lumby</p> <p>Approximately 800m south of South Milford is the 'Secondary Village' of Lumby. The built form of Lumby is physically separated from South Milford, with limited access between these settlements. As the Selby Core Strategy identifies that only 'limited amounts of development will be absorbed within the development limits of Secondary Villages', there is no opportunity for development to merge these two places.</p> <p>Visually, the land between Lumby and South Milford is very open and development would be in conflict with the landform and openness of the area. There is a definite perception of separation between these two settlements. This land gap therefore represents a largely essential gap.</p> <p>Physical, Visual and Perceptual Separation between South Milford and Micklefield</p> <p>The village of Micklefield exists approximately 4km to the west of South Milford. There is sufficient land between these settlements that there are no physical opportunities for merging and the level of vegetation in the west reduces any opportunity for visual merging. This land gap therefore represents a largely essential gap.</p> <p>Physical, Visual and Perceptual Separation between South Milford and Monk Fryston/Hillam</p> <p>Alongside Central 8, the General Area supports a land gap between South Milford and Monk Fryston/Hillam. The land gap between these settlements is relatively narrow and the presence of built form along Lumby Lane does reduce the absolute physical separation between these settlements.</p> <p>The Green Belt land between South Milford and Monk Fryston is relatively open, flat, arable fields. Views north and south are generally limited by sporadic built form and associated trees alongside a copse of wood neighbouring the A162. Whilst there is development at either end of Lumby Lane which blurs the perception of leaving each settlement, at the junction with Ingthorne Lane there is a clear visual separation between settlements. Some development at either end of Lumby Lane and to the north of the A162 would not result in the merging of these settlements. The General Area reflects a largely essential gap.</p> <p>Score: 4</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The General Layout and form of the Designated Service Village of South Milford does follow the roads which protrude from it. There are a number of instances of ribbon to the north east of the South Milford and along London Road.</p> <p>The Green Belt has therefore resisted development in part.</p> <p>Score: 3</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		

<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development 4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development 3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development 2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development 1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that the land fell within the West Selby Ridge. The West Selby Ridge has an essentially rural character that is simple and large in scale. Much of the higher western part of the area is generally rolling wooded arable farmland, with open arable farmland on low-lying and flatter land to the east.</p> <p>Small limestone villages, individual farmsteads, large country mansions and associated historic parklands are distinctive features of the West Selby Ridge.</p> <p>The central portion of the area fell within the Rolling Open Farmland classification. To the west the General Area fell within the Rolling Wooded Farmland Classification. To the north the General Area fell within the Limestone Valley Classification.</p> <p>The 2011 Landscape Appraisal identified that the land surrounding South Milford is considered to be of variable sensitivity to development.</p> <ul style="list-style-type: none"> The land to the north of Low Street and High Street is considered to be of low sensitivity to development. This is based the high levels of containment of the immediate landscape to the north and east and the intricate urban edge which means that any development would be unlikely to have an impact on the landscape. It does however state that open views towards the west are available. The land to the south west of Low street and south of High Street is considered to be of high sensitivity to development. The appraisal states that due to the strict urban edge to the south and the openness of the surrounding landscape any development is likely to be detrimental to the character and appearance of this locally important landscape. <p>Site visits confirmed the detail within the Landscape Appraisals, and confirmed the mixed sensitivity to development.</p> <ul style="list-style-type: none"> To the north east (in the area bound by Low Lane), the landscape is highly contained by the railway line and the A162. These features have a dominating urbanising effect on the Green Belt. The area is predominately flat with limited vegetation. There are a number of access routes through the area. The visual character is based on enclosed and contained arable fields, which have been urbanised through the presence of the A162, sporadic built form within the area and new development. There are limited views within the area. This north eastern area is considered to have no distinctive components or key features and land at this location is relatively tolerant to change. The landscape is of low sensitivity to development. The land to the north east of Bullytree Lane and west of Low lane is characterised by mixed rural/urban uses. The area feels disjointed and impacted by protruding areas of built form and the railway line. Gappy or non-existent hedgerows exist between field boundaries and there is limited other vegetation within the area. Field boundaries are relatively small and contained nearest the built form and increase in size towards the west. Views are possible to the open land in the west. Development within this area would have an impact on views towards the west, however the green belt at this location has few components which are easily replaced or substituted. The landscape is of a moderate-low sensitivity to development. To the South of Bullytree Lane and west of the A162, the landscape is very open and gently undulating, rising towards the south western corner. The area is characterised by mixed scale agricultural fields, with gappy hedgerows and few mature trees. Long-distance views are possible and the visual character of the area is open. The area is considered to have a very limited tolerance to change and development would be in conflict with the landform, scale and pattern of the landscape at this location. The Green Belt to the south and west is considered to be High Sensitivity to development. <p>The Green Belt within the General Area therefore has a mixed sensitivity to development. However, on balance it is considered to have a moderate-high sensitivity to development.</p> <p>Score: 4</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains the secondary village of Lumby, and a series of Farmsteads including: Low Mill Farm, Ash Tree Farm, Northfield Farm and Mill Farm Nursery. The General Area contains built form at the intersect between the A63 and the A162. Pylons traverse the western edge of the area. Overall the General Area contains approximately 3.2% built form.</p> <p>The General Area displays a Strong Rural Character in the west, however the urbanising influence of the highways infrastructure and the railway line in the north means the area displays a moderate rural character in the east.</p> <p>Score: 4 (mixed 3 and 4)</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p>	<p>South Milford does not have a designated Conservation Area however it does have a defined historic core within the NYHLC. The NYHLC states that 'the linear core of South Milford has significant legibility and consists of medium density housing with private space defined by mainly back gardens and public space. The historic core originates from the early medieval to dark age period.</p> <p>The historic core is separated from the Green Belt by Mill Dike. In addition, the extent of Mill Farm Nursery does mean that it is only the portion to the north of High Street and west of Mill Lane which provides a setting for the historic core.</p>

<p>supporting the views into and out of the historic core.</p>	<p>1: Settlement contains no historic core.</p>	<p>The historic core within South Milford is therefore separated from the Green Belt by a natural boundary and in part by post WWII-development. Micklefield, within 5km buffer to the west of the area, nor Lumby (the Secondary Village to the south of South Milford) have conservation areas and is not considered to have a historic core within the NYHLC. Whilst South Milford and Hillam have historic cores, these are separated from the Green Belt within Central 5 by post WWII development. Score: 4 (generally mixed, 4 and 2).</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Whilst views into and out of the historic core of South Milford are likely to be dispersed from the northern area of the Green Belt, views from elsewhere within the General Area are likely to be limited. The Green Belt therefore has a mixed role in providing a setting for the historic core of South Milford. The General Area contains two Grade I listed buildings, which comprise the Grade I listed Steeton Hall and Grade I listed Gatehouse to Steeton Hall. The location of these assets, outside the development limits, does mean that the Green Belt is likely to play a fundamental part in their setting. The area also comprises three Grade II listed assets. Whilst the Green Belt undoubtedly provides a setting for these features, these are not assessed within the purpose. Score: 3</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Sherburn in Elmet is identified as a Regeneration Priority Area within the Selby Core Strategy. Central 5 is considered to be connected to but not in close proximity with this Regeneration Areas, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits. Score: 2</p>

10 Central 6 Green Belt Assessment

General Area	Central 6
Location	North East of Byram/Brotherton and South of Monk Fryston/ Hillam.
Site Area	2,297 Hectares



Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Land within Central 6 is in close proximity with the large built up area of Knottingley in the south west.</p> <p>Given the perception of coalescence created by the Power Station and the generally sprawling nature of the large built up areas in Wakefield, including Knottingley, Ferrybridge and Castleford, the General Area has a role in restricting the urban sprawl of all of these large built up areas in Wakefield.</p> <p>In combination with Brotherton 4, the General Area could be considered to be contiguous with the large built up areas in Wakefield. By itself however, and with the strength of the southern boundary adjoining Knottingley, the 'open land' at this location is considered to be 'connected to' and in close proximity to the large built up areas in Wakefield.</p> <p>Score: 4 (bespoke score based on the highly connected, but not contiguous nature of Green Belt)</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The existing Green Belt boundary to the large built up area of Knottingley/ Ferrybridge in the south is strongly defined by River Aire.</p> <p>The Green Belt designation therefore supports this strong defensible feature.</p> <p>Score: 5</p>

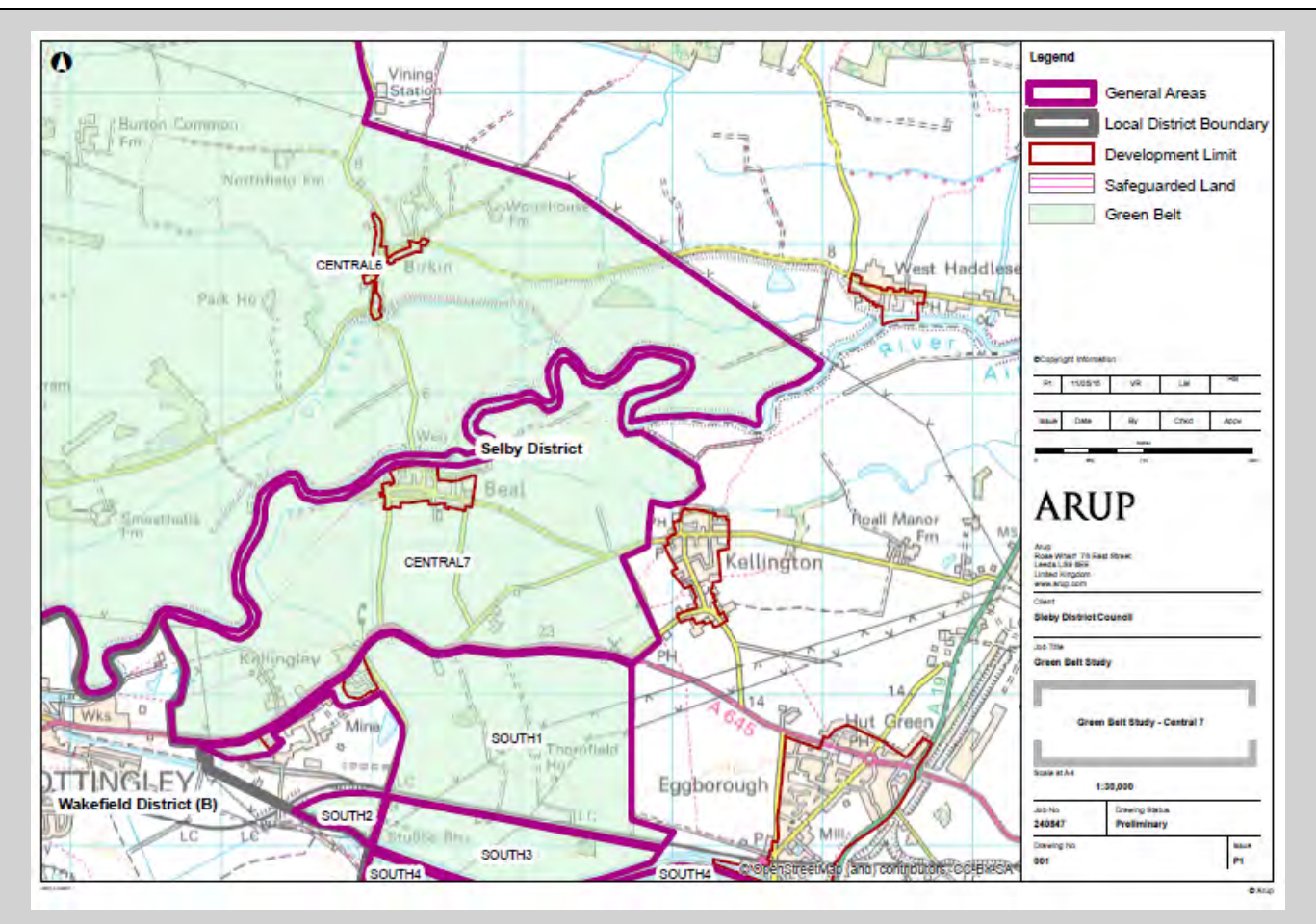
Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>This General Area contains the Designated Service Villages of Byram/ Brotherton and Hillam, alongside the ‘washed-over’ Secondary Villages of Burton Salmon and Birkin. To the southern boundary of the General Area is the large built up area of Knottingley, and to the north, Hillam adjoins the Designated Service Village of Monk Fryston. Monk Fryston/Hillam represents a linked service village.</p> <p>Knottingley and Byram/Brotherton: Whilst the prominence of the Power Station does result in the perception of merging between Knottingley and Byram/Brotherton, two largely-open fields ensure that there is clear physical separation between these two places. Development within this gap would significantly reduce the visual separation between these settlements to an unacceptable degree.</p> <p>Byram/Brotherton and Burton Salmon: The Green Belt area between Burton Salmon and Byram/Brotherton is heavily wooded with very constrained views out towards the wider Green Belt. There is a clear perception of separation between these two settlements and therefore Green Belt at this location is considered to protect a ‘less essential gap’.</p> <p>Hillam and Burton Salmon: The perception of separation between the Designation Service Village of Hillam/ Monk Fryston and the Secondary Village of Burton Salmon is strengthened by dense copses of trees and woodlands between these settlements. The Green Belt land within this areas is therefore of a scale that development is unlikely to result in the physical or visual separation of these settlements.</p> <p>Monk Fryston and Hillam: Monk Fryston and Hillam are considered to form linked Designated Service Villages. The Green Belt gap between these settlements has a strong role in protecting the individual identity of these places. Whilst the playing fields and school building for the Monk Fryston Church of England Primary School have reduced the perceived separation, there is still a visual and physical separation, albeit very narrow, between these places. Given the channelled nature of the Green Belt between Hillam and Monk Fryston, development within this land gap would significantly reduce the physical, visual and perceived distance between settlements to an unacceptable degree.</p> <p>The washed over village of Birkin is not in close proximity to the Designated Service Villages of Byram/Brotherton or Hillam/Monk Fryston and therefore the Green Belt has not been assessed for its role in preventing neighbouring towns from merging.</p> <p>Score: 5 (score is mixed, ‘5’ is based on the role of the Green Belt between Knottingley and Byram/Brotherton and between Monk Fryston and Hillam)</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The strength of the existing Green Belt boundary in resisting urban sprawl is mixed.</p> <ol style="list-style-type: none"> 1) Between Byram/Brotherton and Knottingley, the existing Green Belt boundary is defined by the A162 and the regular residential built form along Hill Side, Sutton Lane and Primrose Dene. There is no instances of development occurring beyond this built form boundary and therefore it is considered that the Green belt, alongside the residential built form boundary, at this location has resisted ribbon development. 2) Between Byram/Brotherton and Burton Salmon, the existing Green Belt boundary is defined by residential built form at Foxcliff which has followed the direction of the A162. There are no instances of residential development beyond this boundary. The Green Belt designation has therefore resisted ribbon development and has a strong role in continuing to resist development along this road. 3) The existing Green Belt boundary surrounding Hillam is defined by residential built form off Mill Close and Lumby Close. Built form continues along Bettepas Hill Road Hillam Lane, with both access routes displaying an urban fringe character. The existing Green belt boundary has therefore only resisted ribbon development in part. 4) The existing Green Belt boundary between Hillam and Monk Fryston is defined by Old Vicarage Lane in the north and Chestnut Green, Monk Fryston Primary School and Hilcrest residential development. The Green Belt in this location has therefore resisted ribbon development. <p>Score: 4 (mixed across the General Area, however given the strength of the Green Belt between Byram/ Brotherton and Knottingley, and Monk Fryston and Hillam).</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The extent to which the existing Green Belt boundary protects the ‘openness of the countryside’ is varied across the General Area.</p> <p>The Landscape Appraisal from 1999 identified that the General Area falls within River Aire Corridor. The River Aire Corridor is identified as a flat low-lying arable farmland of varying types. To the south of the river, the rural character has been considerably modified and degraded by the urbanising industrial influence of multiple features of infrastructure that are large in scale.</p> <p>Although the 2011 Selby Landscape Appraisal does not cover the area surrounding the settlements of Hillam, Birkin, Beal, Burton Salmon and Poole, the area around Byram/Brotherton is considered to have high levels of sensitivity based on the open character of the arable landscape and intrusiveness of development in this landscape.</p> <p>Site Visits confirmed the following detail:</p>

		<ul style="list-style-type: none"> • Area surrounding Byram/Brotherton and Knottingley Character: The area is primary residential with industrial/ commercial uses around the edge of Brotherton. Ferrybridge is a visually prominent feature. Vegetation: Mature trees and woodland are prominent in and around the village, however due to the industrial uses around the village there is no arable uses and therefore limited hedgerows. Views: Whilst views into and out of the village are generally constrained, the presence of infrastructure is prominent. The 2011 Landscape Appraisal concludes that development is unlikely to be visually intrusive or constitute a discordant extension within the landscape, and is therefore symbolic of a landscape of low sensitivity and limited countryside value. However, due to the level of containment around the village opportunities for expansion are limited. The landscape sensitivity of the Green Belt at this location is consider to be low. • North Eastern Area, surrounding Hillam: The quality of the landscape surrounding Hillam is low. Although there are long range views available, there are few landscape features of value and therefore any development would be sited within a fairly featureless landscape and viewed against the backdrop of existing development. Site visits confirmed that the area particularly surrounding Austfield Lane was untidy and unkempt with evidence of litter. The sensitivity of the Green belt landscape at this location is considered to be low and development is unlikely to be detrimental to the character of the area. • North Western Area, surrounding Hillam: Land west of Hillam is well-contained by mature tree planting along the edge of the railway line. Land south of Betteras Hill, although well screened, is likely to detract from the linear character of the village and be poorly related to the existing form. It is unlikely that development would be either visually prominent or intrusive within the landscape, and therefore the landscape sensitivity to development is considered to be moderate • Central Area: This area is likely to be most representative of the Landscape Assessment (1999), which states that the General Area contains a landscape of varied character with strategically sited historic villages and important wetlands. This area is considered to be of moderate sensitivity, with a generally rural character and a limited urban influence. • Eastern Area: The village of Birkin comprises a high level of openness. Although there are uninterrupted views towards Eggborough Power Station, the General Area possesses a moderate-high level of sensitivity. The Landscape Appraisal from 2011 identified the land to the north of Beal as possessing high sensitivity. In summary, the report states that any development to the north of Beal would be discordant with the village form and that, due to the open character and limited mature planting, any development north of the River Aire would be visually prominent and constitute an intrusion into the countryside. <p>Site visits confirmed the detail within the Landscape Assessment 1999 and the Landscape Appraisal 2011. The sensitivity of the Green Belt to development is variant, however in general, it is moderately sensitivity to development. The General Area has a moderate role in protecting an area of open countryside from encroachment.</p> <p>Score: 3</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains agricultural built form along Byram Park Road, a Sewage Treatment works, Agri Biodigester, previously-developed site at Poole/Byram cum Sutton, a number of relatively large farmsteads and number of isolated developments. The General Area therefore contains approximately 3% built form.</p> <p>Around Hillam and Byram Brotherton, the Green Belt appears to possess a moderately strong or semi-urban character which is influenced by the presence of strategic energy infrastructure in the south and ribbon-like development surrounding Hillam. The Central Area and the Eastern area possesses a strong rural character, however the southern and western part of the area possess a semi-urban character.</p> <p>Score: 3 (mixed score)</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Knottingley, Hillam and Monk Fryston have individual conservation areas. Hillam: The North Yorkshire Historic Landscape Assessment states that the historic centre of the village of Hillam is mainly characterised by development prior to 1850. The historic centre has significantly legibility and consists of medium density housing with private space defined by front and back gardens. The historic core is separated from the Green Belt in the South West by an area of modern planned estate, a small area of 20th century housing to the south. The Historic Core of the Settlement is therefore separated from the Green Belt by post WWII development. Monk Fryston (south): The southern portion of the Monk Fryston conservation area lies within the Central 6 Green Belt. The NYHLC identifies the historic core of Monk Fryston which adjoins the Green Belt. The proximity of the historic core is adjacent to the Green Belt boundary</p>

<p>into and out of the historic core.</p>		<p>Knottingley: The Conservation Area is directly adjacent to the land within General Area, only separated by the River Aire. Score: 5.</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Hillam: There are 9 listed buildings within Hillam, including the Grade II listed Hall Farmhouse and Grade II listed Hillam Hall. The historic core is separated from the Green Belt in the South West by an area of modern planned estate, a small area of 20th century housing to the south. Whilst the Green Belt provides a setting for these listed features, views into and out of the historic core are constrained.</p> <p>Monk Fryston: Monk Fryston contains 11 listed features including the Grade I listed Church of St Wilfrid and the Grade II* Monk Fryston Hall. Views towards the historic core of Monk Fryston are relatively constrained by dense areas of woodland and corridors of trees. Glimpse views may be achieved from Betteras Hill Road, however this would be within a wooded setting.</p> <p>Knottingley: There are a number of Grade II listed features within the Knottingley Conservation Area, including the Grade II listed Church of St Boltolph. Views to the historic core of the settlement area are possible, however access within the south of the General Area is limited. The historic core of Knottingley assess against a setting of industrial development and therefore there are a number of detractors.</p> <p>Score: 3</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is identified as a Regeneration Priority Area By officers at Wakefield Council. Central 7, in combination with Central 6 and Brotherton, 4 is considered to be contiguous with the Regeneration Priority of Wakefield. Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 4</p>

11 Central 7 Green Belt Assessment

General Area	Central 7
Location	North East of Knottingley
Site Area	430 Ha



Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Land within Central 7 is in close proximity with the large built up area of Knottingley.</p> <p>The arbitrary boundary with Wakefield is defined by the extent of the Wakefield Local Wildlife Site allocation (LWS26) and an area of Wildlife Habitat Network. Therefore whilst the Green Belt within Central 7 is in close proximity with the large built up area of Knottingley, it does not display the characteristics of being 'contiguous'.</p> <p>The Green Belt within Central 7 is therefore connected to the open land within eastern Wakefield which surrounds the large built up area of Knottingley.</p> <p>Score: 3</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The existing Green Belt boundary to the large built up area of Knottingley in the west is weakly defined by a slightly raised earth bund (which may act as localised flood defences for the River Aire).</p> <p>The existing Green Belt boundary to the large built up area of Knottingley is considered to be weak and lacking in durability.</p> <p>Score: 2</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The General Area is not contiguous with any of the Local Service Centres or Designated Service Villages within Selby. Alongside the Green Belt designation in South 1, Central 7 is connected in part to both Kellingley Colliery and Knottingley. The Green Belt also has a relatively weak role in protecting a land gap between the Designated Service Village of Kellington and the secondary village of Beal.</p> <p>Physical, Perceptual and Visual Separation between Knottingley and Kellingley</p> <p>This General Area therefore does play a role in protecting further coalescence between the ‘inset’ Colliery and the large built up area of Knottingley, however merging will be predominantly restricted by the A654.</p> <p>Existing incoherent and scruffy built form within the Green Belt along Kellingley Road, does weaken the perception of separation between the Colliery and the large built up area of Knottingley.</p> <p>The perception is that Knottingley and Kellingley have already coalesced, therefore, whilst the Green Belt to the north of Weeland Road does have a role, albeit a weak role, in preventing further merging between these settlements. On balance, the Green Belt at this location is protecting a largely essential gap.</p> <p>The General Area is also in close proximity to the Designated Service Village of Kellington which is located in the Green Belt. Although the urbanising influence of Kellington with Eggborough in the background does mean that the entrance to Kellington is partially degraded, there is a clear separation between Beal and Birkin. However the physical separation between these settlements is not vast and therefore, on balance, this Green Belt therefore forms a less essential gap.</p> <p>Score: 3 (mixed, 3 and 2)</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The existing Green Belt boundary within Knottingley has largely resisted development along the A654 Weeland Road. Whilst there is built form within the Green Belt at Kellingley Road, the Green Belt designation, alongside the Local Wildlife Allocation in Wakefield has resisted development in part which could continue to reduce the limited separation between Knottingley and the ‘inset’ Colliery.</p> <p>The existing Green Belt boundary at Kellington has resisted ribbon development along Lunn Lane, with no instances of development extending beyond the designation. Ribbon development at this location could edge towards the Secondary Village of Beal. The Green Belt Designation along Whales Lane has also performed strongly, resisting the ribbon development which would have taken place outside the development limits and which would not be resisted by another boundary.</p> <p>Score: 3 (mixed score)</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The sensitivity of the landscape across the area is mixed.</p> <p>The 1999 Landscape Assessment identified that the landscape fell within the River Aire communication corridor which was influenced by large scale industrial and infrastructure development, in particular power stations and motorways. Site visits confirmed that the landscape was likely to be of lower sensitivity, with development having a limited effect on the already degraded landscape (instances of fly tipping, poorly maintained areas of scrub, glimpse views of the A1(M) and energy infrastructure very prominent).</p> <p>Eastern Landscape surrounding Kellington</p> <p>The Landscape Appraisals from 2011 identified that the sensitivity of the landscape surrounding Kellington was mixed. In the south, development would be set against a backdrop of the village setting, however any views towards the key landscape feature of the church would need to be maintained. The landscape sensitivity was deemed to be low.</p> <p>In the north, the Landscape Appraisal indicated that development would be discordant with the compact form of the village. The landscape was considered to be of moderate sensitivity to development, despite the urbanising influence of the pylons and the power stations in the background.</p> <p>Northern Landscape surrounding Beal</p> <p>The Landscape Appraisals from 2011 identify the landscape surrounding Beal as Moderate Sensitivity to Development. The Appraisal recognises that there are few features of intrinsic value, although vegetation does contribute to the amenity of the area. Topographically, the land is very flat and land to the south of the village has a high degree of containment. Development in the southern part of the site is more contained with limited views and development would be unlikely to have any adverse effects upon the character of the wider landscape.</p> <p>Site visits identified that the village possessed a semi-urban feel with a general lack of openness, which appeared contrary to the ‘washed over’ nature of the village.</p> <p>The overall sensitivity of the landscape to development is considered to be Moderate to Low Sensitivity to Development. The Green Belt designation is not considered to protect an attractive, open and valued area of countryside.</p> <p>Score: 2</p>

<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains few agricultural buildings, but contains a number of untidy and cluttered industrial uses with some built form within the Green Belt opposite the secondary village of Kellingley. The General Area therefore contains approximately 6% built form. The General Area is considered to have a semi-urban character. Score: 2</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Knottingley: Whilst Knottingley has a Conservation Area, this is adjacent to Aire Street which is separated from the Green Belt by post WWII development. Beal The Historic Landscape Character Assessment for North Yorkshire identified that Beal is a linear post-medieval village which consists of low-density housing. There has been a fair bit of infilling but the character has been maintained to some degree. The layout is now not really linear, but more influenced by the creation of new housing and therefore assumes a series of cul-de-sacs. There are no listed buildings within Beal. The diluted historic core of Beal is therefore considered to be separated from the Green Belt by post WWII development, however this is a secondary village and therefore it is not considered in the assessment of this purpose. Kellington: Although there is the Grade I listed church within the Green Belt nearest Kellington, there is no evidence of a historic core within Kellington and the historic core is modern. Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are no views towards the historic core or Conservation Area within Knottingley. There are no listed buildings within or near Beal and the historic core has been largely diluted by modern in-fill development. There are no views to the historic core of this secondary village. Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is identified as a Regeneration Priority Area by officers at Wakefield Council. Central 7, in combination with Central 6 and Brotherton, 4 is considered to be contiguous with the Regeneration Priority of Wakefield. Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits. Score: 4</p>

12 Central 8 Green Belt Assessment

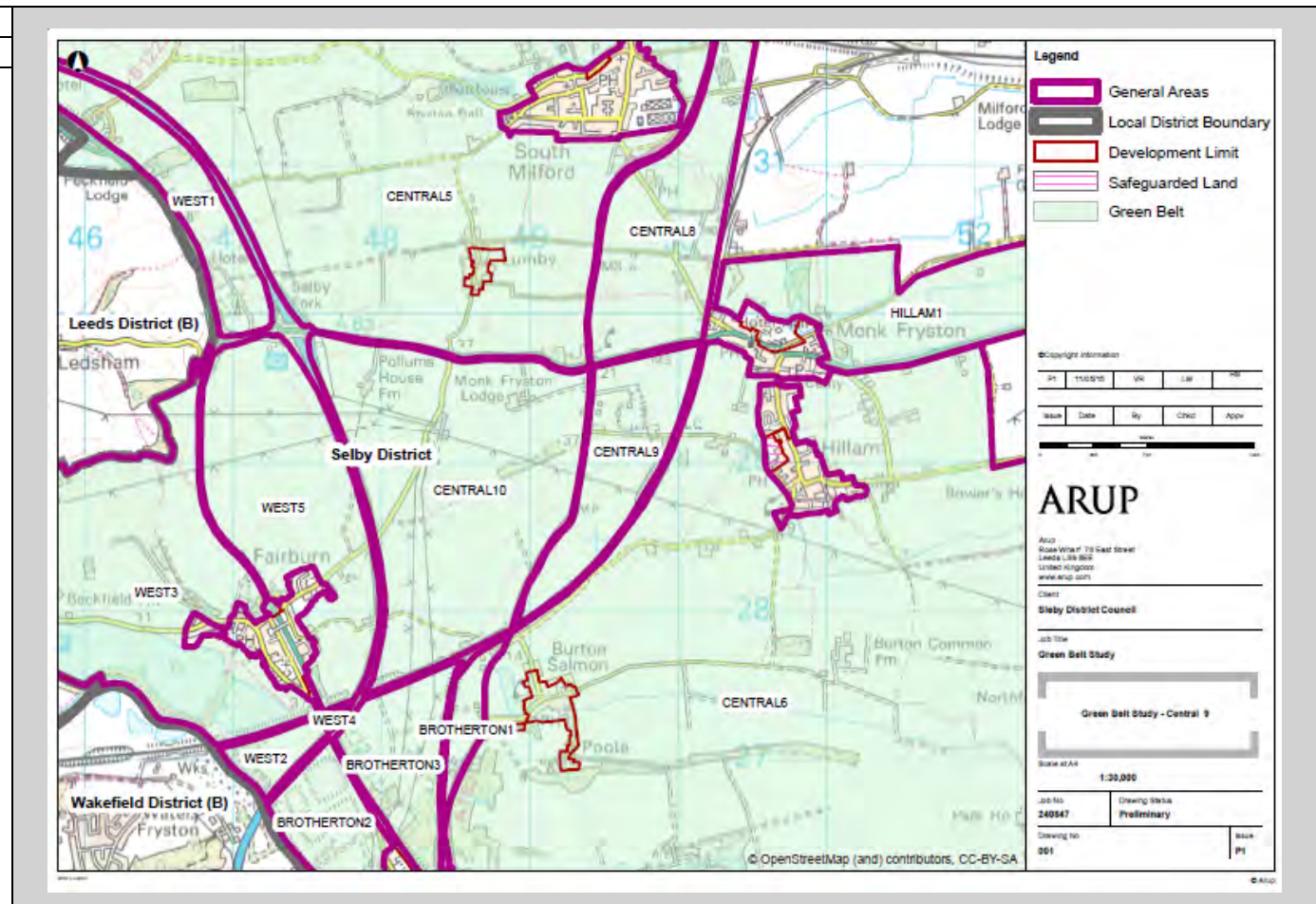
General Area	Central 8	
Location	South east of South Milford and North West of Monk Fryston	
Site Area	128 Ha	
<p>Purpose 1: To check the unrestricted sprawl of Large Built Up Areas</p>		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local large built up area</i>'.</p>	<p>Central 8 comprises the land between South Milford and Monk Fryston, however these Designated Service Villages are not considered to be 'large built up areas'. The Green Belt at this location does however fall within the West Yorkshire Green Belt, for which the primary purpose is to 'check the future growth of West Yorkshire Conurbations'. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations. Therefore the General Area is considered to be connected to but not in close proximity to a large built up area. Score: 1</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>There are no large built up areas within Central 8, and the area is not in close proximity to any of the defined 'large built up areas'. Score: 1</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Whilst the General Area does not contain any of the settlements within Table 4, the Green Belt at this location does have a role in protecting a land gap between the Designated Service Village of South Milford, which exists approximately 700m to the north beyond the A162, and the Linked Service Village of Hillam/ Monk Fryston, which exists 700m to the south beyond the railway line.</p> <p>Physical Separation</p> <p>Central 8 supports a narrow land gap between these two Designated Service villages. The presence of built form along Lumby Lane does reduce the absolute physical separation between these settlements.</p> <p>Whilst the A162 and the railway line could function as strongly defined Green Belt boundaries which should reduce future sprawl, the existing built form within this gap means that the Green belt is protecting a largely essential gap between these two settlements. Only a very limited amount of development could maintain this land gap.</p> <p>Visual and Perceptual Separation</p> <p>The Green Belt land between South Milford and Monk Fryston is relatively open, flat, arable fields. Views north and south are generally limited by sporadic built form and associated trees alongside a copse of wood to the north of the General Area. Whilst there is development at either end of Lumby Lane which blurs the perception of leaving each settlement, at the junction with Ingthorne Lane there is a clear visual separation between settlements. Whilst the central portion of the General Area represents an essential gap where development would remove the visual and perceptual separation, permitting some development at either end of Lumby Land would not result in the merging of these settlements.</p> <p>Score: 4 (5 for the central area, 3 for the areas at each end of Lumby Lane).</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Development has taken place along Lumby Lane. Although the maps from 1889-99 on the NYHLC indicate that there has historically been development at the southern end of Lumby Lane, the Green Belt bordering Monk Fryston (defined by the railway line) has not resisted built form which could ultimately reduce the perceived land gap between Monk Fryston and South Milford.</p> <p>The Green Belt has therefore permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>Score: 2</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment for Selby identified that the land within the General Area falls within the West Selby Plain and the West Selby Ridge.</p> <p>The north of the General Area falls within a flat open farmland of the West Selby Plain which is an extensive area of low-lying farmland. The historic pattern of settlements in the area remains essentially unaltered, and the West Selby Plain is very sparsely settled. With only a few isolated individual properties, farms and large agricultural fields.</p> <p>The southern portion of the General Area falls within the Rolling Open Farmland characterisation of the West Selby Ridge. Many of the settlements within the wider character area, including South Milford, are located higher up on the Selby ridge. Most of the land is intensively cultivated.</p> <p>Although the 2011 Landscape Assessment assesses the impact of development surrounding the edge of the built form, the assessment identified that the land to the south of South Milford and north of Monk Fryston/ Hillam was considered to be of High sensitivity to development:</p> <p>The area to the north of Monk Fryston/ Hillam was considered to be High Sensitivity because the wider landscape is open to wider views and any development is likely to be visually intrusive and regarded as intrusion into the countryside.</p> <p>The area to the south of South Milford is considered to be of High Sensitivity as due to the openness of the surrounding landscape any development is likely to be detrimental to the character and appearance of this locally important landscape.</p> <p>Site Visits confirmed the detail in both of the studies. Central 8 is generally flat but partially undulating open arable fields. Access is achievable through the area between Monk Fryston and South Milford, however there is a clear separation at the central area between these settlements.</p> <p>There are a number of detractors in the area, including views to the fast moving traffic on the A63, sporadic built form within the area and the train stabling yard in the west for which where is little screening.</p> <p>The Green Belt within the General Area therefore has a moderate sensitivity to development, where the general openness has been encroached by built form, the fast moving traffic on the A63 and the train stabling yard. Development would have a negative impact on views within the area, however there are few components which are not easy to replace or which are considered to be 'rare'.</p> <p>Score: 3</p>

<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains Milford Hall Country Club and Lodge, Westholme Farm, Hampton Row, Milford Junction Train Stabling Yard and built form off Lumby Lane. Built form makes up approximately 7.3% of the Green Belt area. The level of built form within the General Area does mean that the area displays a moderate rural character. Score: 3</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Monk Fryston is within a Conservation Area and is considered to have a historic core within the NYHLC. South Milford is considered to have a historic core based on the NYHLC. Although Monk Fryston is considered to be within a Conservation Area and have a historic core, as the Green Belt adjoins a 'planned modern estate' as defined within the NYHLC, the Green Belt is not considered to have a strong role in protecting the setting of the historic core of Monk Fryston. The historic core of Monk Fryston is separated from the Green Belt by the railway line As the Green Belt within Central 8 is separated from the historic core of South Milford by a modern expansion to the south of the area, the Green Belt is not considered to have a role in protecting the setting of the historic core of Monk Fryston. Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Views into both the historic core of South Milford and Monk Fryston are constrained by modern built form. Score: 2</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Sherburn in Elmet is considered to be a Regeneration Priority Area, however, the Green Belt land within Central 8 is connected to but not in close proximity with this Regeneration Areas, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits. Score: 2</p>

13 Central 9 Green Belt Assessment

General Area	Central 9
Location	South of South Milford and West of Monk Fryston/ Hillam
Site Area	82.5 Ha



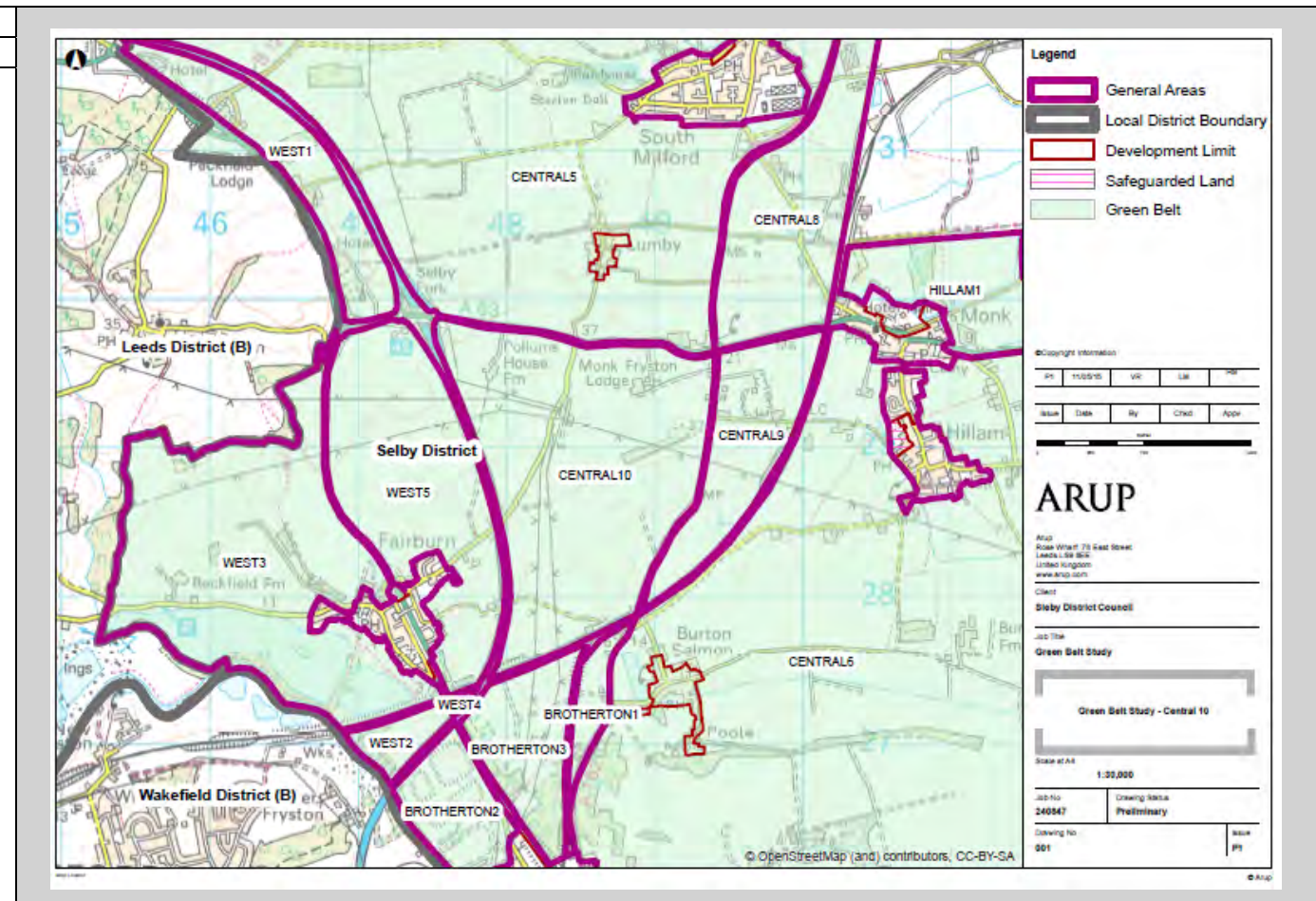
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>The General Area exists centrally within the Selby Green Belt boundary, and is therefore not contiguous with any of the 'large built up areas'</p> <p>The Green Belt falls within the West Yorkshire Green Belt for which the primary purpose is to 'check the further growth of the West Yorkshire Conurbations'. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations.</p> <p>The General Areas is therefore connected to the 'large built up areas' within West Yorkshire, but not in close proximity.</p> <p>Score: 1</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>Green Belt land within Central 9 is connected to the large built up areas within West Yorkshire, but not in close proximity. There are no Green Belt boundaries within the General Area.</p> <p>Score: 1</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Central 9 adjoins the edge of the Linked Designated Service Villages of Monk Fryston/ Hillam in the north east. Approximately 2.10km to the south west is the secondary village of Fairburn and the secondary village of Burton Salmon lies approximately 1.5km to the south.</p> <p>Physical Separation</p> <p>Given the existing physical separation between these three settlements and the strength of the existing road and rail network, there are limited opportunities for these places to merge.</p> <p>Visual and Perceptual Separation</p> <p>Central 9 is generally characterised by gently undulating, open arable field landscape in the south. The northern portion of the General Area is characterised by a quarry, built form along Betteras Hill Road and areas of woodland in the north. Dense areas of woodland do exist at the junction between Betteras Hill Road and the operational railway line.</p> <p>Channelled and glimpse views are possible towards the built form in Monk Fryston/ Hillam. Views are also possible towards the power stations, pylons and energy infrastructure in the distance.</p> <p>There is limited access through the site. Only Betteras Hill Road provides local access through the site from the A182 to Hillam in the east.</p> <p>Given the variation of landscape character within Central 9, generally limited access between the settlements and distinction between the north and the south as a result of vegetation and built form along Betteras Hill Road, there are limited opportunities for physical, visual or perceptual merging. Central 9 represents a less essential gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>Score: 2</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The north east portion of Central 9 is located to the west of Monk Fryston. The General Area is separated from Monk Fryston by a railway line.</p> <p>There is no settlements located to the west of Monk Fryston for the settlement to ribbon toward. There is therefore no opportunity for ribbon development.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The General Area falls within the Rolling Wooded Farmland of the West Selby Ridge within the 1999 Landscape Character Assessment. Within the gently rolling wooded farmland, large blocks and belts of broadleaf woodland and mixed plantations are particularly characteristic of the landscape. Fields within this area are typically large and regular and partially defined by remnant hedgerows.</p> <p>Although the 2011 Landscape Assessments do look in towards the built form of the settlement, the Appraisals considered that the landscape at this location is low sensitivity to development. This is because land to the north of Betteras Hill road is well contained by development to the north and east, and the railway line to the west is well-screened by mature tree and hedgerow planting.</p> <p>Site Visits confirmed that the General Area mainly comprised open arable fields which are undulating. The area is divided into two separate parts:</p> <ul style="list-style-type: none"> The Northern Area is relatively well-contained and is characterised by a quarry, built form along Betteras Hill Road and areas of woodland in the north. Dense areas of woodland do exist at the junction between Betteras Hill Road and the operational railway line. The southern area displays high levels of openness and contains the open and arable fields. Channelled and glimpse views are possible towards the built form in Monk Fryston/ Hillam. Views are also possible towards the power stations, pylons and energy infrastructure in the distance. <p>Given the high levels of enclosure in the north, this area of Green Belt contains a landscape which is fairly tolerant of change. Additional development, particularly to the north of Betteras Hill Road, is unlikely to be visually detrimental to the landscape.</p> <p>The area of Green Belt to the south is more open and likely to be more sensitive and less tolerant to change. Development would be in conflict with the landscape. The sensitivity of the Green Belt Landscape to Development is considered to be Moderate-High Sensitivity.</p> <p>Score: 4</p>

<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains built form to the north of Betteras Hill Road, a quarry and a line of pylons crossing the site. The General Area therefore contains approximately 5.8% built form. Whilst the area to the south of Betteras Hill Road contains a strong rural character, the area to the north has been degraded by the built form and quarry uses. Score: 3</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>There are no historic settlements within Central 9. Monk Fryston/ Hillam have historic cores (as defined by the NYHLC and the Conservation Areas), for which the openness of the landscape in the south could support. Whilst the northern most portion of the General Area is relatively enclosed within the existing built form and quarry, there are limited glimpse views towards the historic core of Monk Fryston. The spacing of the trees along the A63 do support the perception of entering a settlement. The railway line does physically separate the Green Belt within Central 9 from the built form in Monk Fryston. Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Long distance views out from the historic core to the Green Belt within Central 9 are constrained due to dense woodland areas and the topography of the site. The cooling towers of the power station are visible in the far distance. Views towards the historic core are therefore constrained. There are medium scale detractors in the form of the operational railway line, which limits direct or sweeping views of the historic core. The Green Belt at this location is therefore considered to have a moderate role in protecting the setting of this historic settlement. Score: 2</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Sherburn in Elmet is considered to be a Regeneration Priority Area, however, the Green Belt land within Central 9 is connected to but not in close proximity with this Regeneration Areas, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits. Score: 2</p>

14 Central 10 Green Belt Assessment

General Area	Central 10
Location	Central Selby Green Belt, South of Monk Fryston
Site Area	277Ha



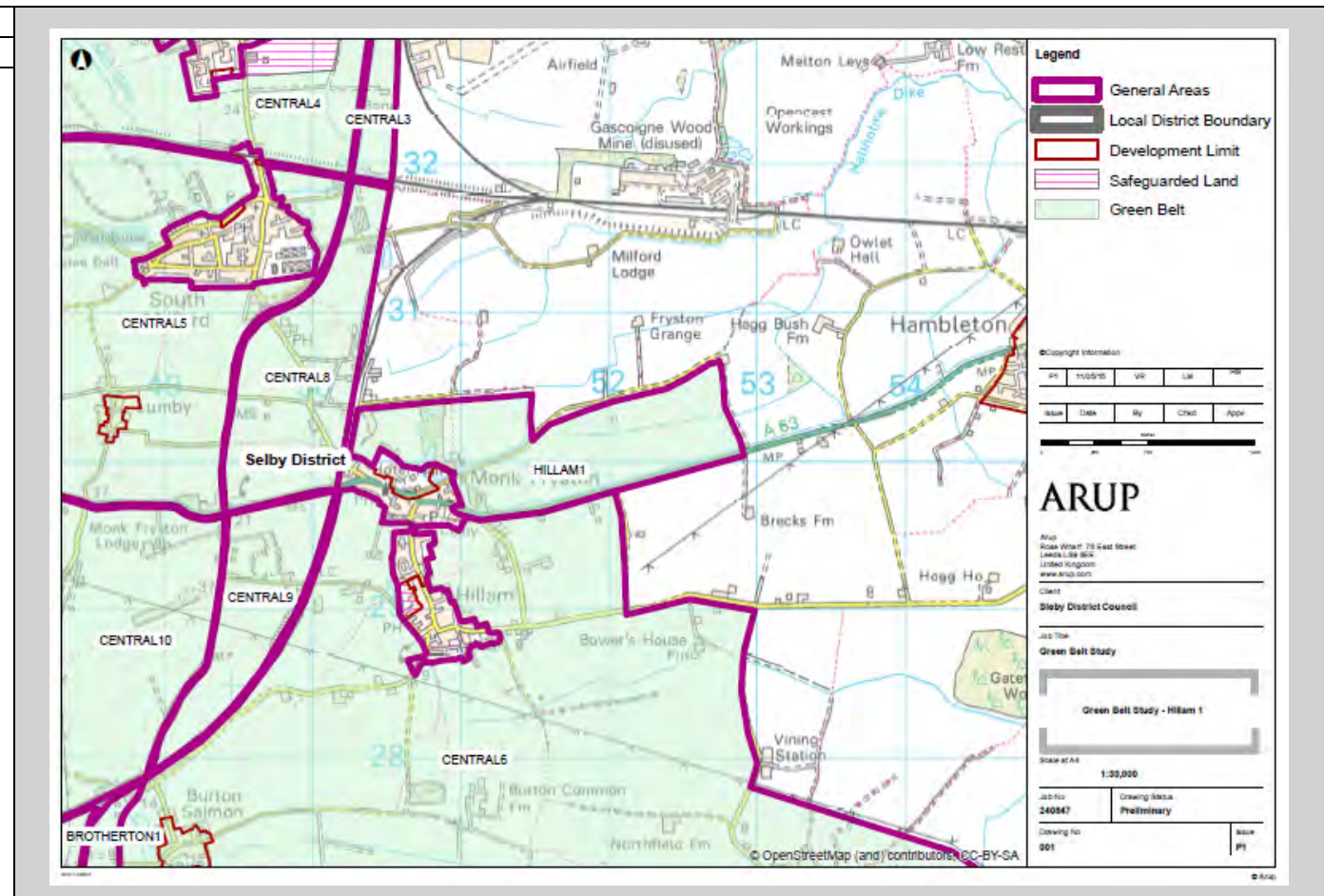
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>The General Area exists centrally within the Selby Green Belt boundary and therefore is not connected to any 'large built up areas'.</p> <p>The Green Belt falls within the West Yorkshire Green Belt for which the primary purpose is to 'check the further growth of the West Yorkshire Conurbations'. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations.</p> <p>The General Areas is therefore connected to the 'large built up areas' within West Yorkshire, but not in close proximity.</p> <p>Score: 1</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>Green Belt land within Central 10 is connected to the large built up areas within West Yorkshire, but not in close proximity.</p> <p>Score: 1</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The General Area does support a triangular land gap between South Milford (which exists 2.4km to the north), Fairburn (which exists 1.2km to the south) and Monk Fryston (which exists 1.2km to the east).</p> <p>Physical Separation Green Belt land within Central 10 contributes to the separation of these settlements. However given the scale of separation and the presence of existing strongly defined boundaries (such as the highway network), there is no physical opportunity for these three settlements to merge.</p> <p>Visual and Perceptual Separation The landscape character of the General Area focuses around gently undulating arable fields which rise in the north west and fall in the south east. Although a dense boundary of trees exists across the central portion of the site and adjoining the A63, the area generally contains limited vegetation which would otherwise increase the perception of separation.</p> <p>Although there is access through the General Area, roads do not directly link settlements, and therefore opportunities for perceptual merging along key access routes is limited. There are also no key views toward settlement features.</p> <p>As there are limited opportunities for physical, visual or perceptual merging, the Green Belt within Central 10 is considered to be protecting a less essential gap.</p> <p>Score: 2</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Although there are a number of roads within the area, there are no areas were built form from one of the neighbouring Designated Service Villages enters the General Area. There are no opportunities for ribbon development.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identifies that the General Area falls within the West Selby Ridge which is essentially rural character that is simple and large in scale. The ridge provides the most extensive variation in landform within Selby. Central 10 is characterised as Rolling Open Farmland, with well-drained highly fertile land which have led to intensive cultivation of arable crops.</p> <p>Whilst the Landscape Appraisals from 2011 look towards the village of Fairburn, the area to the east is considered to be low sensitivity. However, the appraisals state that due to the rolling landscape to the east, some open views of both the wider landscape and urban edge are available. However the landscape is degraded by a number of large power lines.</p> <p>Site visits identified that the General Area was characterised by large arable open fields, which are undulating and sloping towards the south east.</p> <p>Aside from the large corridor of trees crossing the site nearest the transformer substation and along the A63 there is limited areas of vegetation to limit views. Hedgerows are generally gappy but there are a number of trees along field boundaries.</p> <p>Access through the area is good with a number of roads connecting between Fairburn, Lumby and Burton Salmon. One public right of way connects across the area.</p> <p>Whilst Central 10 is relatively open, there are no key views and the undulating topography does limit long-line views from north to south, although Ferrybridge Power Station is visible. Multiple lines of pylons do limit do detract from the overall sensitivity of the area.</p> <p>Based on the generally open nature of Central 10, the arable and maintained character of the area and the undulating landscape of the Green Belt would represent a Green Belt landscape which is highly sensitive to development and an area of high levels of openness. However, multiple lines of pylons and the large transformer site do detract from the overall character of the site. Therefore the Green Belt at this location represents a landscape which is moderate-high sensitivity to development.</p> <p>Score: 4</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains a large transformer sub-station, Monk Fryston Lodge and Pollums House Farm. Whilst Central 10 is generally devoid of development, the pylons do reduce the perception of a 'strong unspoilt rural character'. The General Area contains approximately 1.7% built form and Central 10 therefore displays a 'strong rural character'.</p> <p>Score: 4</p>
Purpose 4: To preserve the setting and special character of historic towns		

<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>There are no historic settlements within Central 10. Monk Fryston/ Hillam have historic cores, for which the openness of the landscape in the west could support. However, as this settlement is over 1km from these settlements and separated by an operational railway line and the A162, the historic core of the settlement is physically, visually and perceptually separate from the Green Belt land within Central 10. Score: 1</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are General Area contains the Grade II listed Monk Fryston lodge. There are no other listed buildings, conservation areas, Parks and Gardens, Registered Battlefields or Scheduled Ancient Monuments. Dense vegetation further to the east limits views into the historic cores at Monk Fryston or Hillam. Although Green Belt within Central 10 does support the setting of the Grade II listed Monk Fryston lodge, it does not support views to the historic core of Monk Fryston or Hillam. Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Sherburn in Elmet is considered to be a Regeneration Priority Area, however, the Green Belt land within Central 10 is connected to but not in close proximity with this Regeneration Areas, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits. Score: 2</p>

15 Hillam 1 Green Belt Assessment

General Area	Hillam 1
Location	North East of Hillam/Monk Fryston
Site Area	149 Ha



Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local large built up area</i>'.</p>	<p>Hillam 1 exists to the north east of the linked Designated Service Villages of Monk Fryston/ Hillam. As these are not considered to be 'large built up areas', the area is not contiguous to any of the defined 'large built up areas'.</p> <p>The General Area does however fall within the West Yorkshire Green Belt, for which the primary purpose is to 'check the unrestricted sprawl of large built up areas' within West Yorkshire. It is therefore considered that the land at this location has a role, albeit very limited, in supporting the wider West Yorkshire Green Belt designation in restricting urban sprawl of West Yorkshire conurbations.</p> <p>Therefore the General Area is considered to be connected to but not in close proximity to a large built up area.</p> <p>Score: 1</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>Hillam 1 is connected to but not in close proximity to any of the defined 'large built up areas'. Therefore is not possible to assess the strength of the Green Belt in preventing sprawl from a large built up area.</p> <p>Score: 1</p>

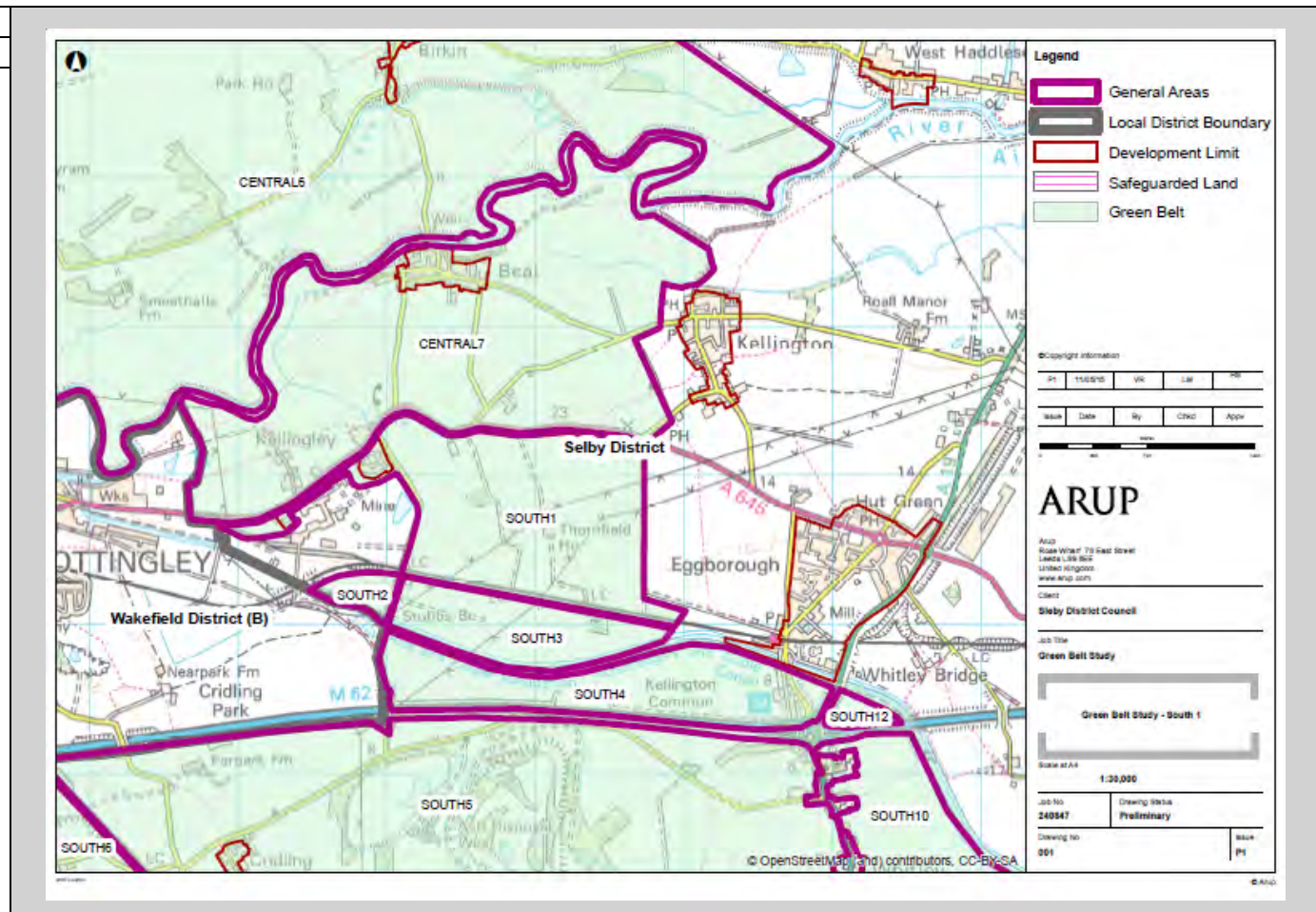
Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 2km to the north west of the General Area is the Designated Service Village of South Milford and approximately 2,5km to the north of the General Area is the Sherburn in Elmet Industrial Area. In addition, approximately 3.5km to the east lies the Designated Service Village of Hambleton.</p> <p>Physical Separation</p> <p>Given the extent of the built form along Lumby Lane (with Central 8), the physical separation between South Milford and Monk Fryston is reduced. The Green Belt designation at this location has a supporting role in preventing these neighbouring towns from merging, however there may be some scope for development within Hillam 1.</p> <p>The physical separation between Hillam/ Monk Fryston and Sherburn Industrial Estate or Hambleton is sufficiently large that development is unlikely to cause merging between settlements.</p> <p>Visual and Perceptual Separation between Monk Fryston and Sherburn in Elmet (Industrial Area)</p> <p>The land to the north of the General Area is open arable and pastoral farmland or mixed scale fields. Copse of woodland in the distance and areas of built form in the foreground do constrain views towards the industrial sheds and train storage in the distance. In addition, corridors of trees lining the railway lines do also restrict long distance views towards the industrial area.</p> <p>The General Area therefore protects a less essential gap between Monk Fryston/ Hillam and Sherburn in Elmet Industrial Area, where there is limited opportunities for visual, physical or perceptual merging between settlements.</p> <p>Visual and Perceptual Separation between Monk Fryston and Hambleton</p> <p>The land to the west of the General Area is open with mixed scale agricultural fields, pastoral fields and horse paddocks. The land becomes increasingly open further west, with only agricultural sheds and field trees restricting views west.</p> <p>The General Area therefore protects a less essential gap between Monk Fryston/ Hillam and Hambleton Industrial Area, where there is limited opportunities for visual, physical or perceptual merging between settlements.</p> <p>Visual and Perceptual Separation between Monk Fryston and South Milford</p> <p>Whilst views towards Monk Fryston are constrained, as built form continues along Lumby Lane the perception of possible merging between these settlements increases.</p> <p>Whilst there may be some scope for development within the General Area, development to the west of Hillam 1 could further reduce a land gap which is of an important scale to reducing settlements from merging.</p> <p>The General Area therefore supports a 'largely essential gap', where there may be some scope for development to the north and east of the General Area, but where land in the west supports Central 8 to protect a largely essential gap between Monk Fryston and Hillam.</p> <p>Score: 3</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Development has taken place beyond the development limits along Fryston Common Lane. However as this is not considered to be sprawling between settlements in Table 4, there are no opportunities for ribbon development at this location.</p> <p>The Green Belt boundary defined by Ingthorpe Lane and the railway line (shared Green Belt boundary with Central 8) has not resisted ribbon development along Lumby Lane towards South Milford. In combination with the shared Green Belt boundary with Central 8, the Green Belt designation has therefore only resisted development in part.</p> <p>Score: 3 (mixed score, 1 and 3, with '3' being more representative of the assessment)</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment for Selby identified that the land within the General Area falls within the West Selby Plain and the West Selby Ridge.</p> <p>The north and east of the General Area falls within a flat open farmland of the West Selby Plain which is an extensive area of low-lying farmland. The historic pattern of settlements in the area remains essentially unaltered, and the West Selby Plain is very sparsely settled. With only a few isolated individual properties, farms and large agricultural fields.</p> <p>The western edge of the General Area falls within the Rolling Open Farmland characterisation of the West Selby Ridge. Although most of the land is intensively cultivated, there are important areas of unimproved or semi-improved Grass lane which exists, for example, within the churchyard at Monk Fryston. Large country mansion, such as that at Monk Fryston Hall are a key feature of this landscape.</p> <p>The 2011 Landscape Assessment identified the General Area as being of High Sensitivity to development. This is based on the extensive park and woodland around Monk Fryston being a locally important site providing open space, mature woodland and nature conservation value. This area provides a significant contribution to the landscape and character of the appearance</p>

		<p>of the countryside. Any development within the wider landscape is likely to be poorly related with the settlement and visually intrusive to an area of countryside.</p> <p>Site visits confirmed the detail within the 1999 and 2011 landscape assessments. Site visits identified that to the north east and east of the area, the land is very open with notable trees foreshortening long-distance views. Field boundaries are generally defined by field drains and some trees at field boundaries. There are some pockets of woodland further to the west. Smaller horse paddocks reduce the size of the fields bordering the built form.</p> <p>There are views towards two power stations, pylons and towards two wind turbines in the far distance, however tree buffers do mean that these detractors have a limited impact. Whilst the area to the east of the General Area is more contained by the limited scale of the fields, the north and north eastern edge of the General Area is considered to be moderate-high sensitivity to development. The Green Belt would have limited tolerance to change and development would be visually intrusive and in conflict with the open and flat nature of the landscape.</p> <p>Access is relatively limited to the north west of Monk Fryston, however this area is well contained by dense tree boundaries and the woodland associated with Monk Fryston Hall. A large portion of the north area is characterised by a single agricultural field which was once the existing deer park for Monk Fryston Hall. The area to the north is likely to represent a key feature of the setting of Monk Fryston Hall. Development within this northern area is likely to have an adverse effect upon a higher quality landscape and contains components which are not easily replaced. The land to the north west of the General Area is of high sensitivity to development with limited encroachment onto the openness of the area.</p> <p>Score: 5 (mixed, 4 and 5)</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains a number of relatively large agricultural units along Fryston Common Lane and Ingthornes Lane in the north, however the western and eastern areas of HILLAM 1 are generally devoid of development. The General Area contains 1.7% built form and therefore the General Area therefore displays strong rural characteristics, were the Green Belt has only been impacted by encroachment from rural built form.</p> <p>Score: 4</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Monk Fryston is within a Conservation Area and is considered to have a historic core within the NYHLC. Although the parkland area falls within the Conservation Area, the NYHLC identifies Monk Fryston Hall as being a factor within the area, however it does not define the historic character for the area. The area to the south of the A63 is considered to represent the true 'historic core of Monk Fryston'.</p> <p>The General Area has a role in protecting the setting of the Monk Fryston Conservation Area, however, Green Belt is separated from the historic core defined by the NYHLC by the Monk Fryston Hall gardens.</p> <p>Score: 4 (based on the area of Monk Fryston Hall which adjoins the historic core)</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Whilst there are no listed features within the General Area, the area does connect to the Grade II* Monk Fryston Hall and non-registered gardens and falls within the Monk Fryston Conservation Area.</p> <p>Views towards the historic core, and even the Hall and gardens, from the wider area are constrained by the densely woodland and lakes surrounding the Grade II listed hall.</p> <p>Agricultural built form along Fryston Common Lane and lines of mature trees again restrict views towards the historic core.</p> <p>Score: 2</p>

Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Sherburn in Elmet is considered to be a Regeneration Priority Area, however, the Green Belt land within Hillam 1 is connected to but not in close proximity with this Regeneration Areas, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 2</p>

16 South 1 Green Belt Assessment

General Area	South 1
Location	East of Kellingley Colliery
Site Area	196 Ha



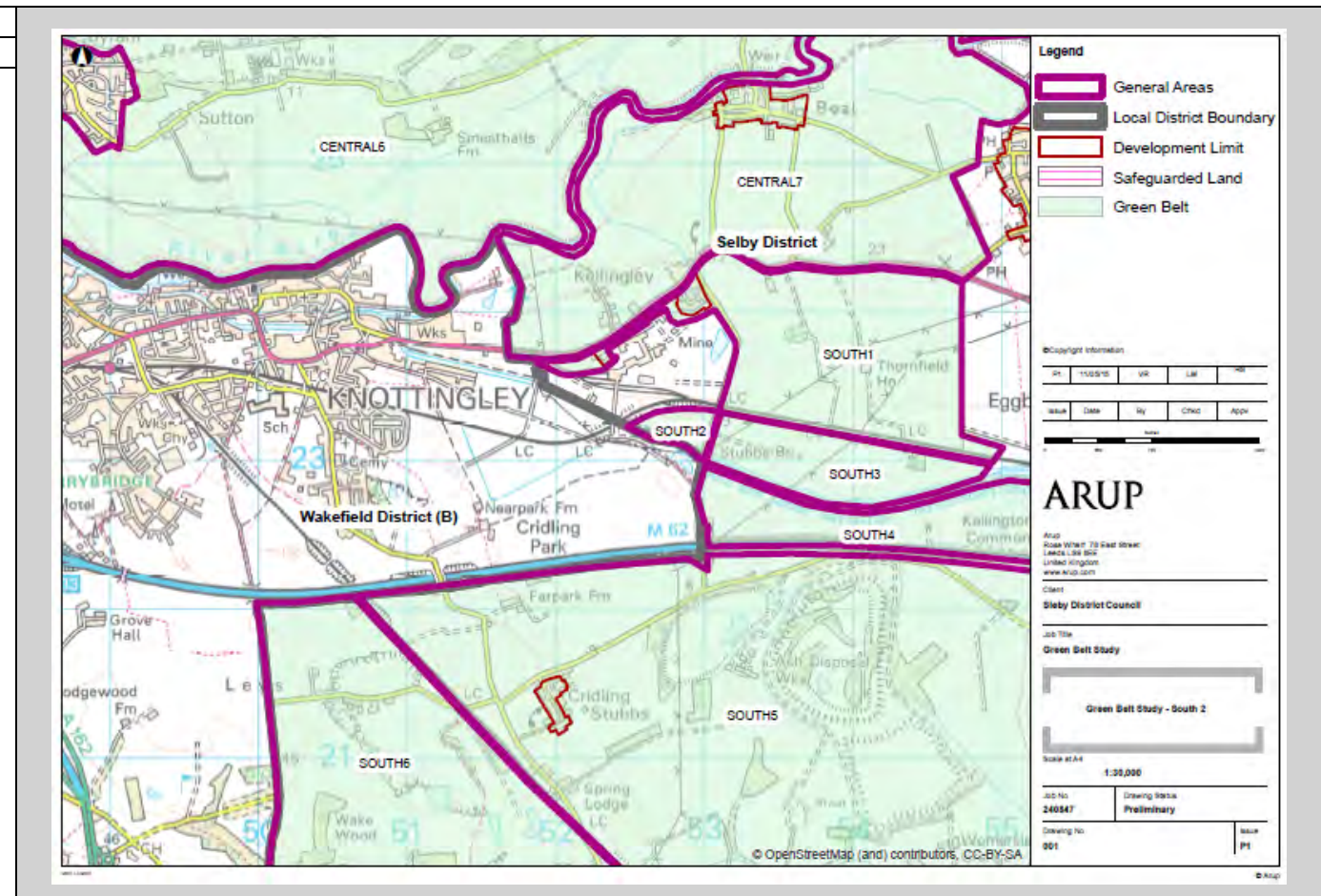
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>South 1 is generally situated to the east of Kellingley Colliery. However, a narrow area of Green Belt passes along the front of the Colliery and joins the Wakefield Boundary. This narrow area of Green Belt comprises residential built form off Glebelands and Turver's Lane. The Green Belt at this location is therefore connected to the 'large built up area' of Knottingley within Wakefield.</p> <p>The arbitrary boundary with Wakefield is defined by PAS5, an area of 'Safeguarded Land (Protected Areas of Search for Long Term Development). The Safeguarded Land comprises both the Calder Grange and Calder Grange Farm, and is bounded by Southmoor Lane.</p> <p>The General Area is therefore connected to and in close proximity of the large built up area of Knottingley. However given the residential built form at Glebelands and Turver's Close, the Green Belt at this location is not considered to represent 'open land'.</p> <p>Score: 2</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The boundary between the Green Belt in South 1 and the PAS land in Wakefield is defined by Southmoor Lane, which forms a track road that crosses the Aire and Calder Navigation.</p> <p>The existing boundary to the 'large built up area' of Knottingley is therefore relatively well defined by Southmoor Lane. The designation of Selby Green Belt at this location therefore forms an additional boundary to restrict urban sprawl from Wakefield.</p> <p>Score: 4</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The Green Belt within South 1 has a role in protecting a land gap between the built form of Kellingley from Knottingley. There are no other opportunities for merging the settlements within Table 4 within South 1.</p> <p>Physical Separation Kellingley Colliery adjoins the Wakefield Local Authority Boundary and is approximately 0.5km from the Solvent Works within Wakefield along Weeland Road. Release of the PAS site within Wakefield would result in full coalescence between Knottingley and Kellingley Colliery. Therefore the Green Belt within South 1 plays a role, albeit a limited one, in restricting further coalescence between Kellingley Colliery and Knottingley in Wakefield.</p> <p>Visual and Perceptual Separation The landscape and visual character of the land to the north of Kellingley Colliery is relatively flat and enclosed, non-agricultural and cluttered uses, with prominent residential built form.</p> <p>Whilst dense copse of woodland do limit views across the northern area of South 1, the openness of Central 7 at this point does mean that views towards Eggborough Power Station from Kellingley are not restricted. Nevertheless, cluttered uses along Weedland Road, including the Solvent Works, Caddick Construction Works, previously development land and other cluttered uses does mean that the perception of leaving one place and entering another is reduced.</p> <p>South 1, alongside Central 7, does form a component in a largely essential gap between Kellingley and Knottingley. Whilst development along the road corridor could increase the perception of merging, release of the PAS land within Wakefield will result in full coalescence between these places.</p> <p>Score: 3</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The irregularity of the Green Belt boundary within South 1 does mean that ribbon development has not been prevented along Weeland Road. However this ribbon development only extends to Sudforth Lane, and not beyond into the wider South 1.</p> <p>There are a number of instances of built form along Weeland Road, which gives the perception that the Green belt boundary has permitted unrestricted ribbon development.</p> <p>Score: 2</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that the General Area fell within the River Aire Corridor, which forms a key area for trade and communication and where there is a strong influence for large scale industrial and infrastructure development.</p> <p>To the south of the River Aire, the landscape is described as much of the flat open arable land has been degraded by the cumulative effect of a range of predominantly linear industrial features, including the numerous pylons, power stations, the A645 and the Kellingley Colliery.</p> <p>Site visits confirmed that openness declined and the landscape quality degraded from east to west:</p> <ul style="list-style-type: none"> In the east, the landscape is slightly undulating with smaller fields in the foreground. Although there is visual clutter of pylons in the foreground, and the colliery in the background, generally the landscape is arable and open in nature. The restored colliery in the south mimics the landform of a gently rolling hill. This area is considered to be of moderate - high sensitivity, and development in this area would therefore have a degree of variance with the landform and views across the area. The central area of South 1 comprises undulating arable fields with a mixture of no field boundaries and very gappy hedgerows. There are no instances of urban intrusion beyond Sudforth Lane, and therefore the perception of urban fringe in the west and rural character is strongly defined by Sudforth Lane. Access to the area is limited and there are no key views, although Eggborough is visible. This area is considered to be of moderate - high sensitivity to development, and development within this area would therefore be in direct conflict with the pattern of the physical landscape and the landscape feature of rural/urban. The western area of South 1 is cluttered by Kellingley Colliery, the largely enclosed nature of built form at The Oval in Kellington and the built form along Weeland Road. Encroachment has therefore taken place within this location. This area is considered to be of low sensitivity to development. <p>The Green Belt designation in this location therefore has a varied role in safeguarding countryside of varying quality from encroachment.</p> <p>Score: 3 (mixed score of 2 and 4)</p>
<p>Extent to which these landscape features</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p>	<p>The majority of the General Area contains limited levels of built form (4%), however incidences of built form increase further to the west.</p>

<p>have been impacted by 'Encroachment'</p>	<p>3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area therefore displays a strong rural character, however this is heavily influenced by the urbanising nature of the built form along the A645 and the Colliery. Score: 3 (mixed score of 2 and 4)</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>The Conservation Area within Knottingley is approximately 4km away and beyond a substantial area of post-WWII development. The NYHLC identifies that there is no evidence of a historic core at Kellington. There are no historic settlements within the General Area. Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>The General Area contains no historic settlements and there are no views to the conservation area in Knottingley. Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is considered to be a Regeneration Priority Area. Green Belt land within South 1 is connected to and in close proximity with this Regeneration Areas, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits. Score: 3</p>

17 South 2 Green Belt Assessment

General Area	South 2
Location	Land to the south of Kellingley Colliery and north of Cridling Park
Site Area	11.6 Ha



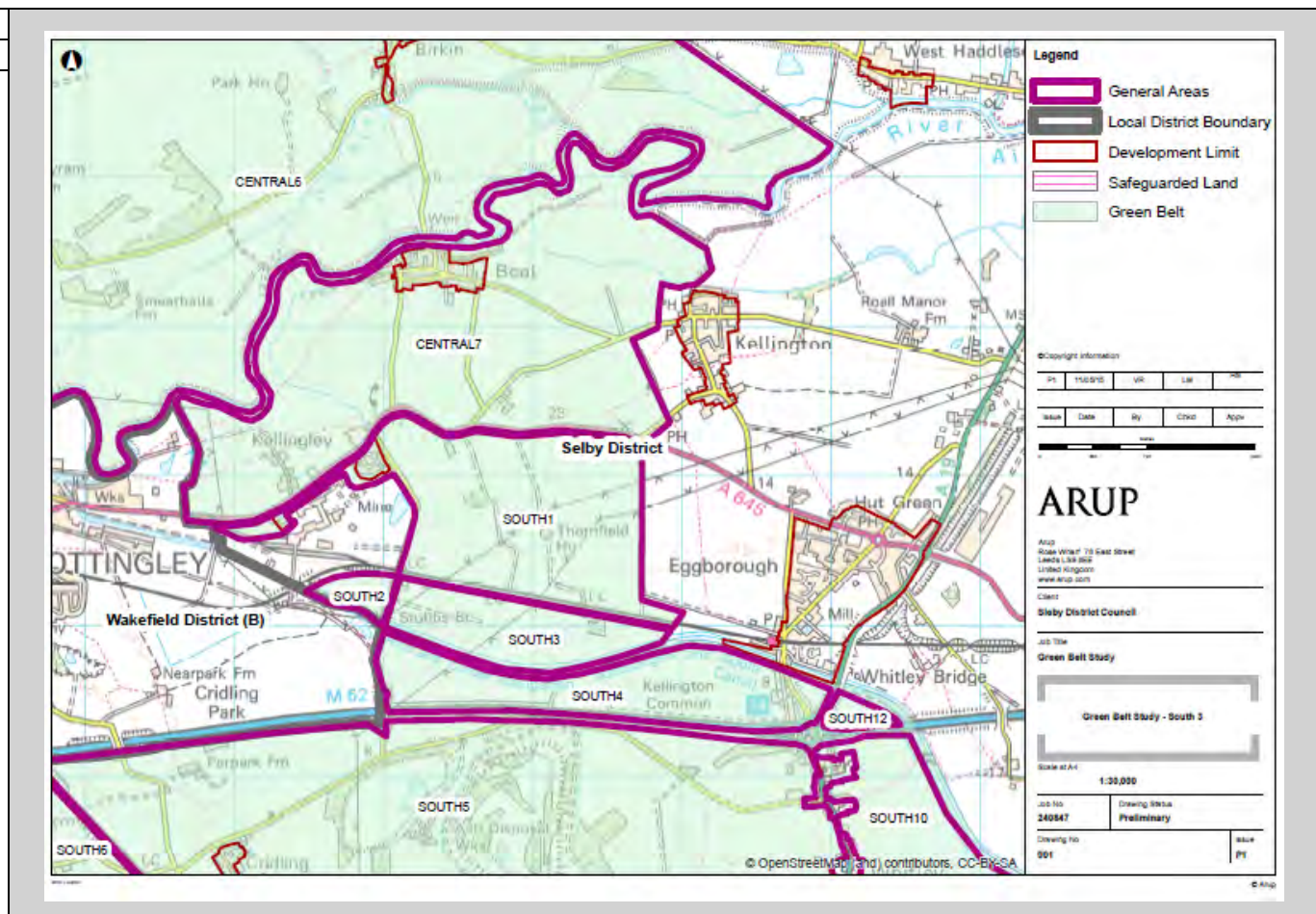
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>South 2 is situated to the south of Kellingley Colliery and to the north of Cridling Park in Wakefield which is designated as Green Belt.</p> <p>Kellingley Colliery separates the General Area from any of the 'large built up areas' within the 'Five Towns' area of Wakefield, and there are no 'large built up areas' to the south of the General Area.</p> <p>As the General Area falls within the West Yorkshire Green Belt, it does have a role in preventing the urban sprawl of conurbations within West Yorkshire. Therefore, South 2 is connected to, but not in close proximity to the large built up areas in the West Yorkshire Green Belt.</p> <p>Score: 1</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The General Area is not in close proximity to any large built up areas.</p> <p>Score: 1</p> <p>The Green Belt boundary to the north is strongly defined by the edge of the Kellingley Colliery and the operational railway line. Whilst this is not considered to be a large built up area, the existing Green Belt boundary to the north is considered to be strongly defined.</p> <p>As the Green Belt within South 2 'washes through' beyond the Selby DC boundary, it is not possible to assess whether Green Belt boundary, supported by the Aire and Calder Navigation Knottingley and Goole Canal, would resist urban sprawl. In isolation however, the Canal is considered to be a strong and defensible boundary.</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The nearest settlement to the Green Belt South 2 is Knottingley which is approximately 1.5km to the north west and Eggborough/Whitley which exists approximately 2.8km to the east. However, there are no settlements within the General Area for Knottingley to merge with.</p> <p>Physical Separation</p> <p>Whilst there is a relatively narrow land gap between South 2 and Knottingley, the lack of settlements within the General Area and the physical separation derived from the built form at the mine and the colliery spoil means that there are no opportunities for merging. The land gap between Eggborough/ Whitley and Knottingley is sufficiently large that should development take place within South 2, there would still be a large land gap between these settlements.</p> <p>Visual and Perceptual Merging</p> <p>The landscape and visual character of the South 2 transforms from a single, enclosed arable field in the west, to a very open visual character at the road. Should development take place within the Green Belt at this location, there would still be a strong visual and perceived separation between settlements.</p> <p>Given the high levels of containment, lack of built form within the South 2 and the physical and visual separation between Knottingley and Eggborough/Whitley, the General Area is considered to have a role in protecting a 'less essential' land gap between settlements.</p> <p>Score: 2</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Although the Kellingley Colliery exists to the north of the area, there are no roads through South 3 for ribbon development to take place along which could result in merging.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment determines that the General Area falls within the River Aire Corridor. Much of the River Aire Corridor is flat, low-lying arable farmland of varying types. To the south of the river, the rural character of the land has been considerably modified and degraded by the urbanising industrial influence of multiple features of infrastructure that are large in scale.</p> <p>The area has not been assessed within the Landscape Appraisal 2011.</p> <p>Site visits confirmed that the landscape character of the area was largely defined by a single arable field. Although the field was largely flat, the topography rises towards a canal bund in the west and the colliery spoil in the east. Access though the General Area is largely limited to the canal towpath. The visual character of the area is dominated by the colliery spoil which offers a strong sense of containment and enclosure. The vegetation along the boundaries results in an area which feels scruffy and not maintained.</p> <p>The artificial modification of the landscape, means that the General Area does not represent countryside and South 2 contains a landscape of low sensitivity to development.</p> <p>Score: 1</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains no built form, however the modified landscape, operational rail line, colliery spoil and the dominance of passing HGVs means that landscape within South 2 has been largely encroached by the presence of non-rural uses.</p> <p>The General Area therefore displays a moderate rural character.</p> <p>Score: 3</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p>	<p>There are no settlements within or neighbouring the area which have a historic core. The Conservation Area within Knottingley is approximately 4km away and beyond a substantial area of post-WWII development and Kellington is not considered to have a historic core.</p> <p>Score: 2</p>

<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>1: Settlement contains no historic core.</p>	
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are no historic settlements or historic features within South 2. The topography surrounding the General Area limits any long-line views to neighbouring settlements or other historic cores.</p> <p>Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is considered to be a Regeneration Priority Area. Green Belt land within South 2 is connected to and in close proximity with this Regeneration Areas, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 3</p>

18 South 3 Green Belt Assessment

General Area	South 3
Location	South East of Kellingley Colliery
Site Area	66.9 ha



Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>The General Area is linked to Kellingley Colliery in the north west. However, this is not a 'large built up area'.</p> <p>The Green Belt within South 3 does however fall within the West Yorkshire Green Belt, for which the primary purpose is to 'check the further growth of West Yorkshire conurbations'. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting urban sprawl of West Yorkshire conurbations in the West and protecting open land in the east.</p> <p>The General Area is therefore connected to West Yorkshire Green Belt, however it is not in close proximity.</p> <p>Score: 1</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The General Area is connected to the West Yorkshire Green Belt, however it is not in close proximity. Therefore existing boundaries do not support a wider role in preventing sprawl of the built form which would not otherwise be restricted by a durable boundary.</p> <p>Score: 1</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Alongside South 2, the General Area protects a land gap of 2.5km between Knottingley and the Designated Service Village of Eggborough/ Whitley.</p> <p>Physical Separation The physical separation between these settlements is sufficiently large that development would not physically reduce the separation of settlements to an unacceptable degree.</p> <p>Perceptual and Visual Separation The General Area is low-lying and gently undulating, but displays high levels of openness. Long distance views are possible and are backdropped by woodland and the reclaimed colliery spoil in the distance. There are views of both Knottingley and Eggborough / Whitley from this General Area. Whilst the Power Station is visible to the east, the colliery to the west, the M62 and a series of motorway gantries in the foreground do act as detractors. Some development within the General Area would not reduce the physical and perceptual separation between these settlements – this is considered a less essential gap.</p> <p>Score: 2</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Although the Kellingley Colliery (and Knottingley to the west) and the Linked Designated Service Villages of Eggborough/Whitley are in relatively close proximity there are no roads through South 3 for ribbon development to take place along which could result in merging.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identifies that South 3 is an area of Open Fringe Farmland within the River Aire Corridor. However to the south of the river in particular its otherwise rural character has been considerably modified and degraded by the urbanising, industrial influence of multiple features of infrastructure that are large in scale. These features include the motorway and the power stations in the distance and numerous electricity transmission lines.</p> <p>The 2011 Landscape Appraisals did not consider the land within South 3.</p> <p>Site visits confirmed that South 3 was gently undulating, arable field with scattered trees along railway lines and sporadic trees in the distance. Views towards Pylons, motorway gantries and the colliery in the distance degraded the better quality shortened views.</p> <p>Green Belt at this location therefore protects an area of countryside which would have a moderate-high sensitivity to development. Development at this location would be in conflict with the landscape and views across the area.</p> <p>Score: 4</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains almost no built form apart from the single farm house in the central portion of South 3 (built form therefor covers a total of 0.4% of the Green Belt within the General Area). The two sets of pylons with a relatively small scale area do limit the perception of the General Area being 'unspoilt'.</p> <p>South 3 therefore displays a strong rural character.</p> <p>Score: 4</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>Eggborough/ Whitley do not have a designated Conservation Area and are not considered to have a historic core. The Conservation Area within Knottingley is approximately 4.5km away and beyond a substantial area of post-WWII development.</p> <p>Score: 2</p>

<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are no historic settlements or listed features within the General Area and there are no views to the conservation area in Knottingley.</p> <p>Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is considered to be a Regeneration Priority Area. Green Belt land within South 3 is connected to and in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 3</p>

19 South 4 Green Belt Assessment

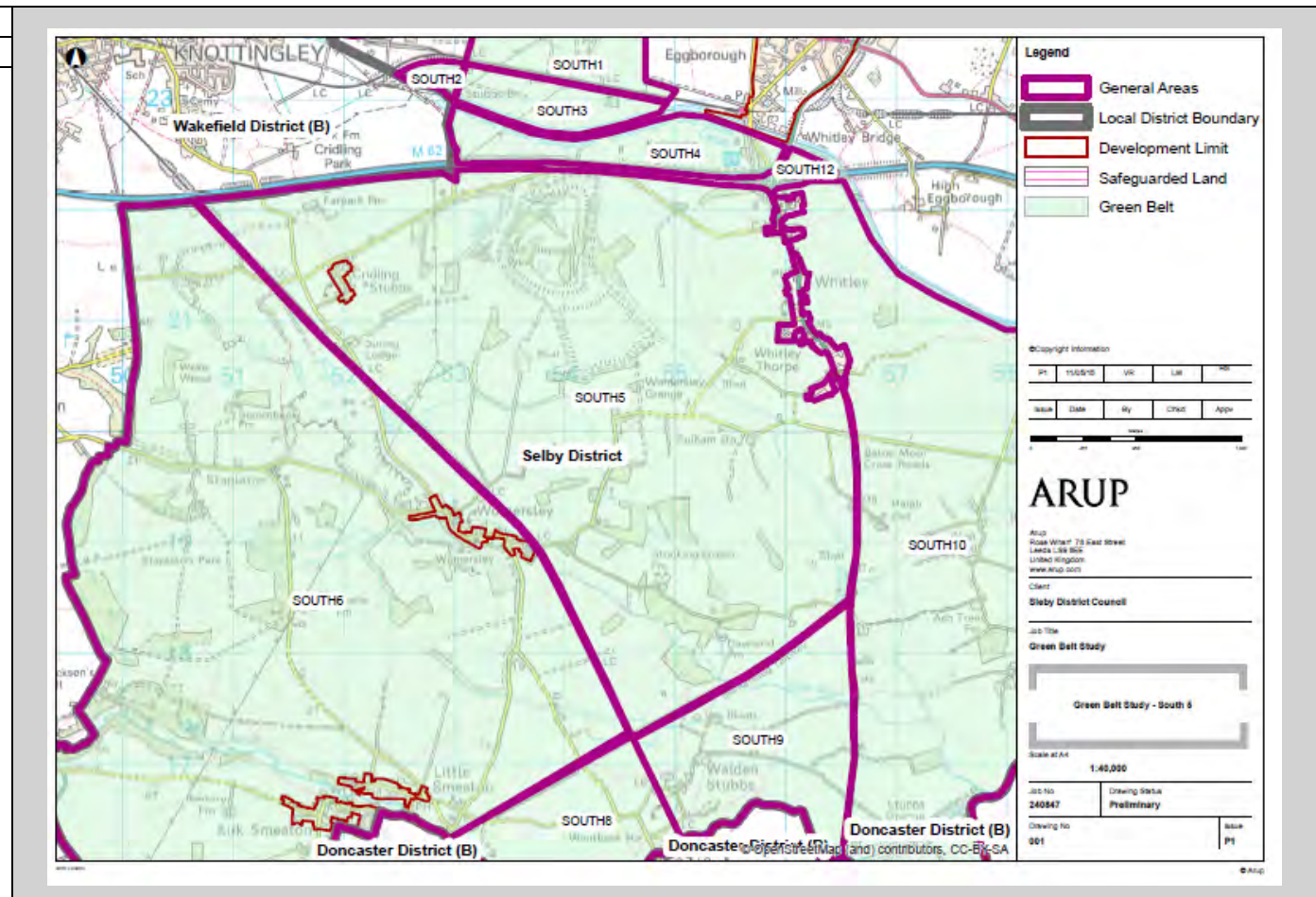
General Area	South 4	
Location	South East of Kellingley Colliery and South of Eggborough	
Site Area	113 Ha	
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>The General Area is linked to Kellingley Colliery in the north west and the Linked Designated Service Village of Eggborough Whitley in the east. Neither Kellingley Colliery, nor Eggborough/Whitley are considered to be 'large built up areas'. The Green Belt within South 4 does however fall within the West Yorkshire Green Belt, for which the primary purpose is to 'check the further growth of West Yorkshire conurbations'. The land at this location therefore supports the wider West Yorkshire Green Belt designation in restricting urban sprawl of West Yorkshire conurbations in the West and protecting open land in the east. The General Area is therefore connected to West Yorkshire Green Belt, however it is not in close proximity. Score: 1</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The General Area is connected to conurbations within the West Yorkshire Green Belt, however it is not in close proximity with a large built up area. Therefore existing boundaries (as defined by the Knottingley and Goole Canal and M62 motorway) do not support a wider role in preventing sprawl of the built form which would not otherwise be restricted by a durable boundary. Score: 1</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Alongside south 2 and South 3, the General Area protects a land gap of 2.75km between Knottingley and the linked Designated Service Village of Eggborough/ Whitley. The Green Belt within South 4 also has a role in protecting a land gap between the separate settlements of the linked services villages of Eggborough/Whitley.</p> <p>Physical, Perceptual and Visual Separation between Knottingley and Eggborough/Whitley</p> <p>The physical separation between these settlements is sufficiently large that some development would not physically reduce the separation of settlements to an unacceptable degree.</p> <p>The General Area is low-lying and gently undulating, but displays high levels of openness. Long distance views are possible and are backdropped by woodland and the reclaimed colliery spoil in the distance. The Power Station to the east, the colliery to the west, the M62 and a series of motorway gantries in the foreground do act as detractors for better quality views of the settlements in the south. Views towards low-lying development in Eggborough/Whitley is not possible. It is likely that some development within the General Area would not reduce the physical and perceptual separation between these settlements. This is considered to be a largely essential gap.</p> <p>Physical, Visual and Perceptual Separation between Eggborough and Whitley</p> <p>These are considered to be ‘Linked Service Villages’ within the Selby District Council Core Strategy, however settlements are linked as a result of their combined service provision. Although some development exists between Eggborough and Whitley along Templar Close, indicating that physical merging has already taken place, this is historic built form which follows the existing path of the A19. The spacing between properties along Templar Close and the strength of the canal boundary in the north and the motorway boundary in the south does result in the perception that Eggborough and Whitley remain two distinct places. Any additional development within this land gap is likely to remove the visual and perceptual separation of these settlements being two distinct places. The Green Belt at this location therefore represents an essential land gap.</p> <p>Score: 4 (mixed, 3 and 5)</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Although Eggborough/ Whitley are considered to be a linked Designated Service Village, development exists along Selby Road and the A19.</p> <p>The built form to the south of the canal pre-dated the construction of the A19 and the M62. Therefore, the Green Belt boundary at this location has resisted further new build development along Templar Close which could reduce the visual and perceptual separation between Eggborough and Whitley.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identifies that South 4 is an area of Open Fringe Farmland within the River Aire Corridor. However, the otherwise rural character identified within the wider General Area has been considerably modified and degraded by the urbanising, industrial influence of multiple features of infrastructure that are large in scale. These features include the motorway and the power stations in the distance and numerous electricity transmission lines.</p> <p>The Landscape Appraisal 2011 for land to the west of Eggborough and for Green Belt surrounding Whitley identifies land within this area as low to moderate sensitivity. The appraisals state that fairly open views towards Eggborough are possible as a result of fragmented hedgerow boundaries and there are few features of intrinsic landscape value.</p> <p>Site visits confirmed that Green Belt land within South 4 was gently undulating, arable field with scattered trees along railway lines and sporadic trees in the distance. Although the landscaped ash tip does provide a perception of openness and a countryside setting, views towards Pylons, motorway gantries and the colliery degrade better quality views.</p> <p>Green Belt at this location therefore protects an area of countryside which is of low-moderate sensitivity to development. Land within South 4 has few distinctive landscape components, however development at this location would not be well contained and in conflict with the landform.</p> <p>Score: 2</p>
<p>Extent to which these landscape features have been impacted by ‘Encroachment’</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains residential built form along Templar Close and farm building along the boundary with the M62 (built form accommodates for approximately 2.2% of the General Area).</p> <p>The proximity of the fast moving traffic on the M62, the pylons in the foreground and the A19 in this distance does increase the strength to which these moderate landscape features have been impacted by encroachment.</p> <p>South 4 therefore displays a moderate-rural character.</p> <p>Score: 3</p>
Purpose 4: To preserve the setting and special character of historic towns		

<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Eggborough/ Whitely does not have a Conservation Area and is not considered to have a historic core in the NYHLC. Whilst Knottingley is considered to have a Conservation Area, this is approximately 4.75km away and beyond a substantial area of post-WWII development. Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are no views to historic cores. Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is considered to be a Regeneration Priority Area. Green Belt land within South 4 is connected to and in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits. Score: 3</p>

20 South 5 Green Belt Assessment

General Area	South 5
Location	Area to the west of Whitley
Site Area	1,648Ha



Purpose 1: To check the unrestricted sprawl of large built-up areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Land within South 5 is connected to the large built up area of Knottingley in the north west. However, given the physical separation and as the Green Belt 'washes through' the boundary into the Wakefield District, the General Area is protecting 'open land' within Selby which is connected to but not in close proximity to the large built up area of Knottingley.</p> <p>South 5 also falls within the West Yorkshire Green Belt for which the primary purpose is to 'check the further growth of the West Yorkshire conurbations'. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations (such as the built form at Knottingley and Ferrybridge) and protecting open land and countryside further to the south and east.</p> <p>Score: 1</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>Green Belt land within South 5 is connected to, but not in close proximity with the large built up area of Knottingley and the West Yorkshire conurbations</p> <p>Score: 1</p>

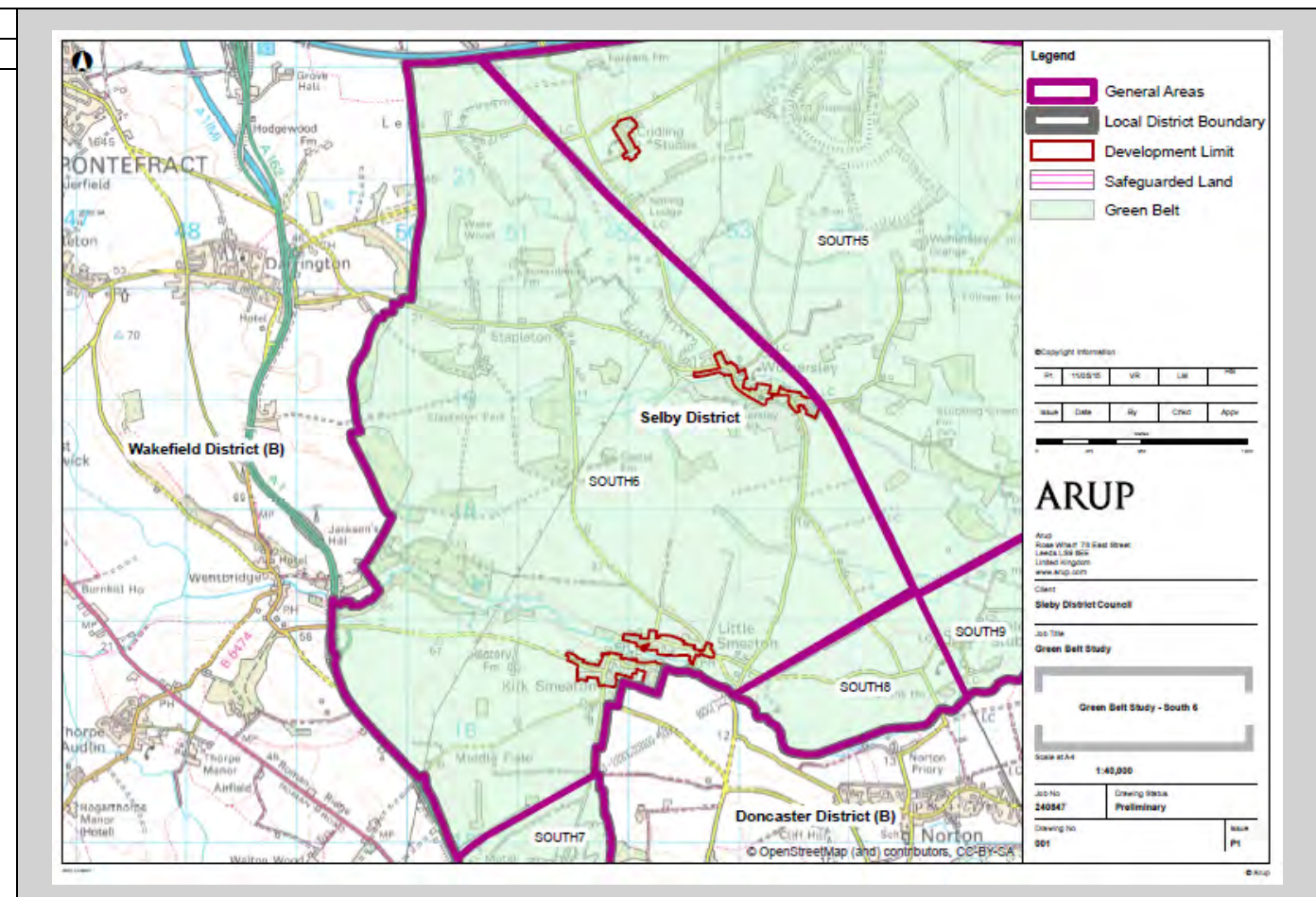
Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The General Area supports a land gap between the large built up area of Knottingley and Eggborough/Whitley, and a large land gap between Whitley and the Secondary Village of Womersley. The Green Belt land within South 5 also has a role in preserving a land gap between the ‘Linked Service Villages’ of Eggborough and Whitley.</p> <p>Physical Separation between Eggborough/Whitley and Knottingley</p> <p>As the land gap between Whitley and Knottingley is 4.3km, there is no opportunity for physical merging of these settlements to take place.</p> <p>Perceptual and Visual Separation between Eggborough/Whitley and Knottingley</p> <p>The General Area is a fairly open, mixed pastoral and arable landscape with large blocks of woodland and with field trees which typically follow remnant field boundaries. Although views are foreshortened in part by topography and areas of woodland, views are possible towards a wind turbine and both Ferrybridge and Eggborough power stations. In addition, views are possible eastwards and westwards along the M62 corridor. However, views towards low-lying development in each settlement are restricted by vegetation along the motorway.</p> <p>Whilst there is direct access between Knottingley and Eggborough/ Whitley via the M62, there is a clear perception of separation between these two settlements. The General Area therefore protects a less essential gap.</p> <p>Physical, Perceptual and Visual Separation between Eggborough and Whitley</p> <p>These are considered to be ‘Linked Service Villages’ within the Selby District Council Core Strategy, however settlements are linked as a result of their combined service provision. The Whitley and Eggborough Community School and the Car Boot sale yard/ race track (which are within the Green Belt) adjoin the southern edge of the M62. Given the extent of the built form which has already taken place in the Green Belt at this location, further development is unlikely to reduce this separation between settlements any further. The Green Belt therefore performs a less essential gap, as a result of the development which has already taken place.</p> <p>Physical, Perceptual and Visual Separation between Whitley and Womersley</p> <p>The physical separation between Eggborough/ Whitley and Womersley is approximately 3.5km, and therefore this land gap is sufficiently large that should development take place around Whitley, this land gap would not be reduced. There are no opportunities for visual or perceptual coalescence between Whitley and Womersley.</p> <p>On balance, the General Area therefore protects a less essential gap, where development could take place between these settlements.</p> <p>Score: 2</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There are a number of very large agricultural sheds and farm uses, a day nursery and a dirt track which are in close proximity to the built form along Whitefield Lane. Whilst the farm buildings and nursery are historic built form which pre-dates the Green Belt boundary, the outstanding built form is relatively new.</p> <p>Therefore, the existing Green Belt boundary surrounding Whitley has resisted ribbon development along Whitefield Lane and the M62. Ribbon development to the south is not likely to reduce the physical or perceptual separation between Eggborough Whitley and Knottingley.</p> <p>Score: 3</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The landscape quality across South 5 is mixed.</p> <p>The 1999 Landscape Assessment states that South 5 falls within an area of very low-lying farmlands with a strong rural character. Long distance views are available over the surrounding countryside with the cooling towers of the power stations on the horizon. There is a network of minor roads and lanes linking scatter properties and settlements. The appraisal states that to the west of the A19, frequent blocks of mixed mainly broadleaf woodland provide a strong sense of visual enclosure within the rich arable farmland.</p> <p>The 1999 Landscape Appraisal also separates the area into four distinct landscape characters. To the north east and north west, surrounding Cridling Stubbs and Whitley, the General Area is considered to display characteristics of semi-enclosed farmland. The area to the south is flat-wooded farmland. The northern central area, which is covered by the ash disposal works, is considered to be a Modified Landscape.</p> <p>The 2011 Landscape Appraisal considered the land around Whitley to be of low sensitivity to development. This appraisal considered the impact of development against the existing built form within Whitley and therefore stated that ‘although the village is highly visible and the surrounding landscape open to long range views any development would be viewed against backdrop of existing development and is unlikely to be visually intrusive or detrimental to the existing character and form of the village’.</p>

		<p>Site visits confirmed the detail within the 1999 Landscape Assessment and that the landscape sensitivity was mixed across the area:</p> <ul style="list-style-type: none"> • Site visits indicated that the landscape sensitivity of the area to the south of Fulham Lane is High Sensitivity to Development. This is as a result of the overall openness of the area, large arable fields and blocks of woodland which limit views further south. Development in this location would be in conflict within the landform and views in and across the area. • The northern portion of the General Area is Moderate to Low Sensitivity. Notable features in this area comprises the M62 and views towards the ash disposal works (which remains an area of operational tipping), which also forms a prominent topographical feature on the landscape. The character of the area in the north east is more influenced by urbanising influence of the motorway, the new built form at Whitley and large industrial buildings, including the Mushroom Farm. Development across this northern area would have a degree of variance with the landform but a limited impact on views into and across the area. <p>Score: 4 (mixed, however on balance the area is more characteristic of the land to the south)</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains a very large Ash Disposal tip and the ancillary uses associated with this works. In addition, South 5 contains large agricultural buildings associated with the Mushroom Farm near Whitley and Orignal Bennett Manufacturers. However given the scale of the General Area, the level of built form (excluding the Ash disposal works) only covers 1.3% of the General Area.</p> <p>The General Area also contains the Secondary Village of Cridling Stubbs, Stocking Green Farm, Spring Lodge LC and Womersley Grange.</p> <p>The extent to which key landscape features of the countryside have been impacted by development is based on the specific landscape character areas identified:</p> <ul style="list-style-type: none"> • The southern area is considered to display a strong unspoilt rural character with high levels of openness and views only foreshortened by woodland blocks. • The northern eastern area is considered to have a semi-urban character which is impacted by the presence of the mushroom farm and the industrial sheds, the presence of the M62 and views toward the Ash disposal works. • The remainder of the northern and central area is considered to have moderate-strong rural character, which is determined by the Ash disposal works set against the farmsteads and Womersley Grange. <p>Score: 4</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Whitley does not have a Conservation Area or Historic Core as defined by the NYHLC. Whilst Cridling Stubbs is considered to have some elements of legibility, as this is a 'washed over' Secondary Village it is not considered to represent 'a historic town'.</p> <p>The General Area therefore does not contain a defined settlement limit with a historic core or any historic features.</p> <p>Score: 1</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p>	<p>The General Area contains one listed Scheduled Ancient Monument but no other listed features. Therefore the Green Belt has no role in supporting views into and out of the historic core.</p> <p>Score: 1</p>

	<p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley and settlements along the A19 are considered to be a Regeneration Priority Area. Green Belt land within South 5 is therefore connected to, in close proximity with and sometimes contiguous with this Regeneration Area, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land.</p> <p>Score: 4</p>

21 South 6 Green Belt Assessment

General Area	South 6
Location	Land to the south east of Knottingley and Pontefract
Site Area	2,057 Ha



Purpose 1: To check the unrestricted sprawl of large built-up areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’.</p> <p>1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p>	<p>Approximately 3km to the west of South 6 exists the Principal Town of Pontefract in Wakefield, and Knottingley exists approximately 0.75km to the north west.</p> <p>The General Area is therefore connected to the built form within these ‘large built up areas’ in the West Yorkshire Green Belt. However, as the Green Belt ‘washes through’ the western boundary with Wakefield District, the General Area is considered to only be relatively close proximity to these large built up areas.</p> <p>The General Area is therefore connected to the large built up areas in the West Yorkshire Green Belt, however, it is only in relatively close proximity.</p> <p>Score: 3</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p>	<p>Land to the south west of the General Area is designated as Green Belt within the Wakefield Site Specific Policies Local Plan (2012), however land to the north and north west is identified as a Mineral Safeguarding Area for Limestone (MSA 1 – South Knottingley/ Darrington). Although there is no built form to the north or west of South 6, the Green Belt at this location is still likely to play a role in restricting development from the West Yorkshire conurbations.</p> <p>South West Boundary</p> <p>As the Green Belt washes through the Selby District Council Local Authority boundary and the A1(M) in the south, it is not possible to assess whether the Green Belt boundary defined by the Selby DC Local Authority Boundary and the A1(M) alone in preventing urban sprawl from Wakefield.</p> <p>However, in isolation, the M62 forms a very strong and defensible boundary which would restrict any future sprawl arising from Knottingley, should the Green Belt designation in Wakefield be removed.</p> <p>North Western Boundary</p>

		<p>As the land to the north and north west of the General Area is designated by policy MSA1 which safeguards limestone reserves in Wakefield, it is possible that ‘development’ could in the future extend to the boundary with Selby.</p> <p>Northern and north western boundaries with Wakefield are made up by the tree buffered Selby District Local Authority Boundary in the west, and the M62 in the north.</p> <p>The strength of the boundary in the north is therefore mixed: strongly defined by the durable hard infrastructure boundary of the M62 in the north and weakly defined by an occasionally tree-buffered Local Authority Boundary in the west.</p> <p>Score: 3</p>
<p>Purpose 2: To prevent Neighbouring Towns from merging into one another</p>		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 2.3km to the west of the General Area exists Village of Darrington in Wakefield and approximately 4.5km to the south west exists the Village of Thorpe Audlin. South 6 only contains Womersley, Kirk Smeaton and Little Smeaton, which area also secondary villages.</p> <p>Physical, Visual and Perceptual Separation between Settlements</p> <p>There are no opportunities for the Secondary Villages within South 6 to merge with any Designated Service Villages within Selby or Third Tier Settlements outside the District due to physical separation between settlements.</p> <p>In addition, as the Selby Core Strategy states that only ‘limited amounts of residential development may be absorbed inside the Development Limits of Secondary Villages’, there should be no opportunities for merging to take place between settlements.</p> <p>Score: 1</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The Secondary Villages within South 6 are not considered to be close proximity to any Designated Service Villages.</p> <p>Although Bank Wood Road connects Womersley to Darrington, as the Selby Core Strategy states that only ‘limited amounts of residential development may be absorbed inside the Development Limits of Secondary Villages’, there should be no opportunities for ribbon development between settlements in Table 4 to take place.</p> <p>Score: 1</p>
<p>Purpose 3: To assist in Safeguarding the Countryside from Encroachment</p>		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Appraisal identifies that land within South 6 is within the West Selby Ridge Local Landscape Character. The ridge provides the most extensive variation in landform and relief within the District, which is otherwise remarkably flat.</p> <p>The 1999 Landscape Appraisal defines the West Selby Ridge has an essentially rural character that is simple and large in scale. Much of the higher, western part of the area is a gently rolling wooded arable farmland, with open arable farmland on low-lying flatter land to the east.</p> <p>The 2011 Landscape Appraisals did not consider the sensitivity of any of the land within South 6.</p> <p>Site Visits confirmed the detail within the 1999 Landscape Appraisal, and identified the landscape as a gently undulating, enclosed arable character. Frequent areas of mixed and deciduous woodland scatter the area and offer a strong sense of enclosure, particularly further to the west.</p> <p>Site visits also confirmed the presence of a number water bodies within the area, including areas of standing water in the associated with the quarry in the north, alongside the River Went in the south. High levels of enclosure limited key views, however glimpse view were possible towards the active quarry.</p> <p>There are a number of localised areas of clutter, for example at the junction between Bank Wood Road and New Road, and outside the development limits surrounding Womersley, Kirk Smeaton and Little Smeaton. In addition, the fast-moving traffic along the A1(M) and pylons in the south-west, also represents an area of lower sensitivity.</p> <p>The landscape sensitivity across the whole area was identified on site as High Sensitivity, with localised areas Moderate-High Sensitivity. The Green Belt at this location plays a positive role in protecting an attractive area of countryside with limited tolerance to change and where development would have an adverse effect upon a higher quality landscape.</p> <p>Score: 4 (mixed)</p>
<p>Extent to which these landscape features have been impacted by ‘Encroachment’</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains Darrington Quarry, a second large active quarry and a number of smaller disused quarries, a golf club, a number of farmstead (including Castle Farm) built form associated with the Designated Service Villages of Womersley, Little Smeaton and Kirk Smeaton. The Green Belt is covered by approximately 2.9% built form, however whilst this includes the secondary villages it excludes the quarries.</p>

		The General area contains moderate levels of built form however this is largely linked to rural land uses. The General Area therefore displays a strong rural character . Score: 4
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>The General Area contains the historic built form of Kirk Smeaton, Little Smeaton and Womersley. Whilst the Green Belt at this location does preserve the setting of these historic secondary villages, these are not considered to be 'historic towns'.</p> <p>Kirk Smeaton The NYHLC assessment identifies the settlement as a nucleated village with partial legibility. Whilst the village may have its origins as a medieval village, the process of infill has changed the character. The historic core of the Settlement is therefore separated from Green Belt by post WWII development. The area is identified as a Conservation Area.</p> <p>Little Smeaton The NYHLC assessment identifies the settlement as a linear village with partial legibility due mainly to infilling. The area consists of detached low density housing with public space defined by pubs and private housing. The historic core of the settlement is therefore separated from the Green Belt by post WWII development.</p> <p>Womersley Womersley has a Conservation Area and is considered to have a historic core with significant legibility in the NYHLC. These are however Secondary Villages, and therefore Green Belt surrounding these settlements is not considered to be preserving the setting of a 'historic town'. Neither Darrington nor Thorpe Audlin have a defined Conservation Area. Whilst Wentbridge does have a conservation area, this settlement does not feature within the Wakefield Settlement Hierarchy. As the General Area does not contain any Designated Service Villages or Local Service Centres with historic cores, the General Area is therefore not considered to have a role in preserving a 'historic town'.</p> <p>Score: 1</p>
Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>As the General Area does not contain any Designated Service Villages or Local Service Centres, the General Area is therefore not considered to have a role in preserving a 'historic town'.</p> <p>Score: 1</p>
Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p>	<p>Knottingley is considered to be a Regeneration Priority Area. Green Belt land within South 6 is connected to and in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 3</p>

	<p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	
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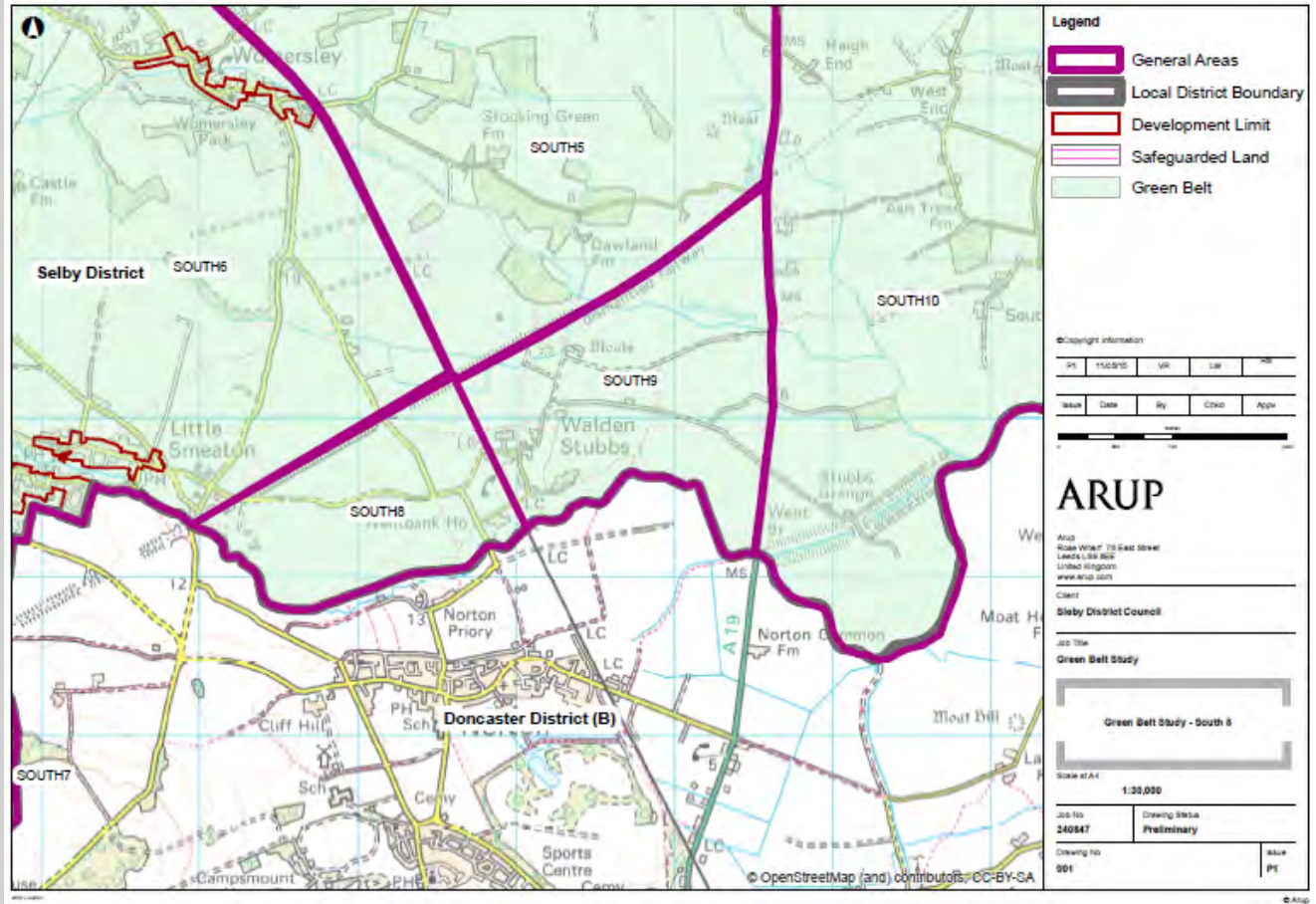
22 South 7 Green Belt Assessment

General Area	South 7	
Location	South of Kirk Smeaton	
Site Area	130 Ha	
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Approximately 5km to the east of South 7 is the large built up area of Askern. Given the physical separation of South 7 and Askern, it is considered that the General Area is connected to but not in close proximity to Principal Town of Askern. In addition, the Green Belt land within South 7 also falls within the West Yorkshire Green Belt, for which the primary purpose is to 'check the further growth of the West Yorkshire Conurbations'. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations and protecting open land and countryside further to the north and east. Score: 1</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>Green Belt land within South 7 is considered to be connected to but not in close proximity to the large built up area of Askern and other conurbations in West Yorkshire. Score: 1 Land to the south east of the General Area is designated as Green Belt within the Doncaster Core Strategy 2012, and land to the north of Upton is also designated as Green Belt within the adopted Wakefield Policy Map 2012. As the Green Belt within South 7 'washes through' into both Doncaster in the south-east and Wakefield in the south-west, it is not possible to assess whether the Green Belt boundary defined by the Selby DC Local Authority Boundary and the edge of the Barnsdale Quarry or the A1(M) alone is preventing sprawl which would not otherwise be restricted by a durable boundary.</p>

		In isolation, however, the quarry face for Barnsdale Quarry and the A1(M) represent strongly defined and durable permanent features which could restrict any future sprawl arising to the south east, should the Green Belt designation in the south east or west be removed.
Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The Larger Defined Villages of Norton and Campsall exist approximately 2.2km and 2.5km (respectively) to the south east of the General Area, whilst the Principal Town of Askern exists 5km to the south.</p> <p>The Local Service Centre of Upton exists approximately 1.5km to the south west of the General Area, beyond both the A1(M) and the A639.</p> <p>However as there are no local service centres, designated service villages or secondary villages (with the opportunity to merge with DSV's) within or surrounding South 7, there are no opportunities for physical, visual or perceptible erosion of a gap between settlements.</p> <p>Score: 1</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>As there are no local service centres, designated service villages (DSVs) or secondary villages with the opportunity to merge with DSV's within South 7, ribbon development within the General Area could not reduce the perceived separation between settlements.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that South 7 fell within the southern portion of the West Selby Ridge, and specifically the Rolling Wooded Farmland which is gently undulating. Generally, this represents an area of large rolling arable farmland, with narrow winding limestone vales and pockets of grassland and wetlands. The wider Ridge area provides the most extensive variation in landform and relief in the District. Quarries are a key feature of this landscape.</p> <p>The 2011 Landscape Assessment does not assess the Green Belt within South 7.</p> <p>Site visits also confirmed that the very large Barnsdale Bar Quarry formed a key feature within the landscape. Whilst this quarry is now vacant and has been largely left to re-vegetate, it does reduce the overall quality of the landscape at this site. In addition, site visits confirmed that there were a number of instances of fly-tipping along Long Lane. Views are generally shortened by topography, the disused railway line and woodland, however key views are possible towards the limestone quarry and church in Kirk Smeaton.</p> <p>Given the low levels of openness and low sensitivity of the landscape, Green Belt within this General Area does not protect the openness of the countryside and development would have a limited effect on physical landform and views into and across the area. Green Belt at this location is relatively tolerant of change. Green Belt within South 7 represents an area that contains a landscape of low sensitivity to development with generally low levels of openness.</p> <p>Score: 1</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains the Barnsdale Quarry which covers 66 hectares (or 50%) of the wider General Area. In the north-west of the General Area, the Green Belt contains a small service area which contains a hotel and facilities for passing traffic on the A1(M). Excluding the quarry, the General Area contain approximately 3% built form.</p> <p>The General Area has therefore been encroached by the quarry uses and service station which has generally encroached onto any features of landscape value. Despite this encroachment, it is considered that the quarry forms a 'rural land use' which is not a typical feature of urban areas. Therefore the General Area displays a moderate rural character.</p> <p>Score: 3</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p>	<p>Upton in Wakefield is not considered to have a Conservation Area. Norton (approximately 3km to the east) is not considered to have a Conservation Area or historic core identified by the NYHLC.</p> <p>Whilst Campsall (approximately 3km to the east) contains a designated Conservation Area which is defined based on a linear settlement located along the high street, this is separated from the Green Belt within South 7 by the Quarry (post WWII development) and Barnsdale Wood.</p> <p>Score: 2</p>

<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Views towards Campsall Conservation Area are severely constrained by Barsndale Wood and the extent of the quarry. Score: 2</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Whilst there are a number of Regeneration Areas within Selby, the Green Belt land within South 7 does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas. Score: 1</p>

23 South 8 Green Belt Assessment

General Area	South 8		
Location	North West of Norton (in Doncaster)		
Site Area	163 Ha		
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p> <p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Approximately 3.2km to the south of South 8 exists the 'large built up area' of Askern. Given the physical separation of South 8 and Askern, it is considered that the General Area is connected to and in relatively close proximity to Principal Town of Askern. The Green Belt at this location plays a moderate role in protecting open land within Selby from future urban sprawl arising from the combination of Norton, Campsall and Askern.</p> <p>The Green Belt land within South 8 also falls within the West Yorkshire Green Belt, for which the primary purpose is to 'check the further growth of the West Yorkshire Conurbations'. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations (such as the built form at the Principal Town of Askern) and protecting open land and countryside further to the north and east.</p> <p>Score: 3</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>Land to the south of the General Area is designated as Green Belt within the Doncaster Core Strategy 2012.</p> <p>As the Green Belt within South 8 'washes through' into Doncaster it is not possible to assess whether the Green Belt boundary defined by the Selby DC Local Authority Boundary and the River Went alone is preventing sprawl which would not otherwise be restricted by a durable boundary.</p> <p>In isolation, however, the River Went represents a strong defined and durable permanent landform feature which could restrict any future sprawl arising to the south, should the Green Belt designation in the south be removed.</p> <p>Score: 5</p>	

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Whilst there are no local service centres, designated service villages or secondary villages with the opportunity to merge with DSV's within South 8, approximately 1.5km to the west of the General Area are the Secondary Villages of Kirk Smeaton and Little Smeaton.</p> <p>The Larger Defined Villages of Norton and Campsall exist approximately 300m and 1.5km (respectively) to the south of the General Area, whilst the Principal Town of Askern exists 3.2km to the south.</p> <p>Physical, Visual and Perceptual Separation</p> <p>Given the scale of the Secondary Villages and the absolute physical separation, the Green Belt within South 8 plays a limited 'supporting role' in preventing these neighbouring places from merging.</p> <p>As General Area is in relatively close proximity with these settlements, the Green Belt at this location could support a less essential gap between Kirk Smeaton and Little Smeaton and the Larger Defined Village of Norton.</p> <p>Score: 2</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Although Kirk Smeaton and Little Smeaton exist approximately 1.5km to the north west of Norton, roads do not directly connect these settlements. Therefore there are no opportunities for ribbon development to take place between Little Smeaton, Kirk Smeaton and Norton.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that land within South 8 fell within the southern portion of the West Selby Ridge. This represented an area of large rolling arable farmland, with narrow winding limestone vales and pockets of grassland and wetlands. The wider Ridge area provides the most extensive variation in landform and relief in the District. Specifically for South 8, the most southern portion along the River Went is identified as the Limestone Valley, whilst the central portion is identified as Rolling Open Farmland and the northern area is identified as Semi-Enclosed Farmland.</p> <p>The 2011 Landscape Appraisals did not consider the GB land within South 8.</p> <p>Site visits confirmed that the detail within the 1999 Landscape Assessment remained valid. Site visits also noted that whilst the well-wooded river corridor in the south east constrained views southwards, dispersed views of Norton where possible from central points within South 8. The relatively open spacing between houses in Norton meant that these views were not particularly degrading to the high levels of openness across the wider area.</p> <p>Development within this location would be in conflict with the landscape. Green Belt within South 8 represents an area that contains a landscape of high sensitivity to development with high levels of openness and low levels of encroachment. The General Area safeguards an attractive area of countryside.</p> <p>Score: 5</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>In the south east of the General Area, the Green Belt contains the isolated farmstead of Went Farm House and in the north west the General Area contains a small sewage works. The area is generally devoid of development (containing only 1.2% built form), and has not felt the urbanising influence of the built form to the south of the area.</p> <p>The area to the south west therefore displays a strong unspoilt rural character where key features of the countryside landscape have not therefore been impacted by encroachment.</p> <p>Score: 5</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>Although the General Area contains a number of Grade II listed features, the General Area does not contain a defined settlement limit with a historic core.</p> <p>Norton is not considered to have a Conservation Area or historic core identified by the NYHLC. However, approximately 2km to the south of the General Area is the Larger Defined Village of Campsall. Campsall contains a designated Conservation Area which is defined based on a linear settlement located along the high street.</p> <p>Given the form and layout of the village of Norton between the General Area and the Conservation Area in Campsall, it is unlikely that the General Area supports the setting of the Conservation Area. In addition, views of the General Area to the south are limited by a dense corridor of trees along the River Went.</p> <p>The Historic Core of Campsall is separated from the Green Belt by the modern built form within Norton and the dense river corridor along the River Went.</p>

<p>into and out of the historic core.</p>		<p>Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>The General Area contains or borders three Scheduled Monuments, a Manorial Complex including the site of Norton Manor House Chapel (to the southern boundary of the area) and a Medieval Standing cross. Although the General Area does not provide a setting for the core of a historic settlement, the openness of the Green Belt at this location does support the setting of these heritage features.</p> <p>Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Whilst there are a number of Regeneration Areas within Selby, the Green Belt land within South 8 does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p> <p>Score: 1</p>

24 South 9 Green Belt Assessment

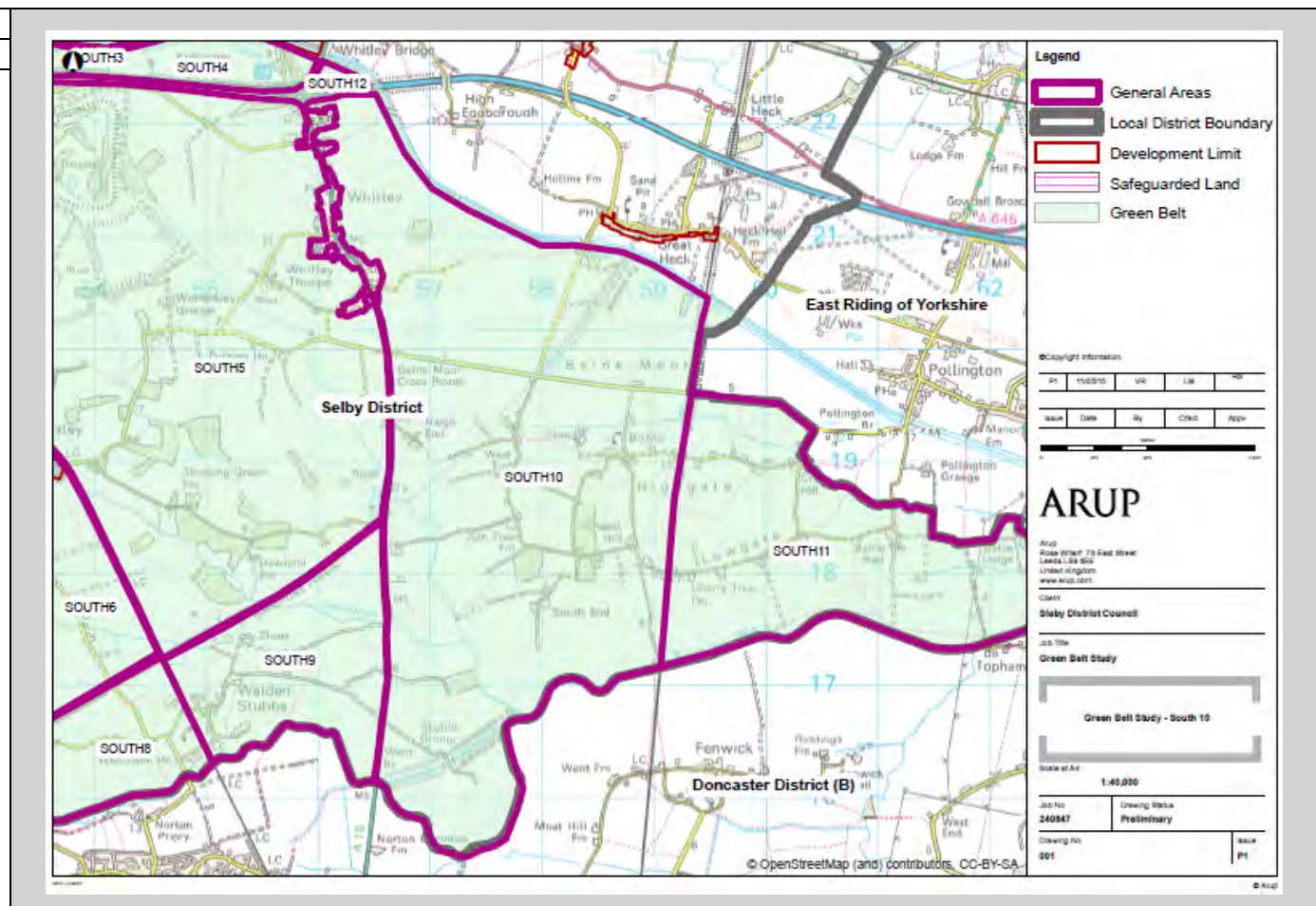
General Area	South 9	
Location	North of Norton (in Doncaster)	
Site Area	252 Ha	
Purpose 1: To check the unrestricted sprawl of large built-up areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’.</p> <p>1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p>	<p>Approximately 2.5m to the south of South 9 exists the ‘large built up area’ of Askern. Given the physical separation of South 9 and Askern, it is considered that the General Area is connected to and in relatively close proximity to Principal Town of Askern. The Green Belt at this location plays a moderate role in protecting open land within Selby from future urban sprawl arising from the combination of Norton, Campsall and Askern.</p> <p>The Green Belt land within South 9 also falls within the West Yorkshire Green Belt, for which the primary purpose is to ‘check the further growth of the West Yorkshire Conurbations’. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations (such as the built form at the Principal Town of Askern) and protecting open land and countryside further to the north and east.</p> <p>Score: 3</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p>	<p>Land to the south of the General Area is designated as Green Belt within the Doncaster Core Strategy 2012.</p> <p>As the Green Belt within South 9 ‘washes through’ into Doncaster it is not possible to assess whether the Green Belt boundary defined by the Selby DC Local Authority Boundary and the River Went alone is preventing sprawl which would not otherwise be restricted by a durable boundary.</p> <p>In isolation, however, the River Went represents a strong defined and durable permanent landform feature which could restrict any future sprawl arising to the south, should the Green Belt designation in the south be removed.</p> <p>Score: 5</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The Larger Defined Villages of Norton and Campsall exist approximately 0.7km and 2.2km (respectively) to the south of the General Area, whilst the Principal Town of Askern exists 2.5km to the south.</p> <p>Physical, Visual and Perceptual Separation</p> <p>There are no local service centres, designated service villages or secondary villages with the opportunity to merge with DSV's within South 9. Therefore whilst the General Area is in close proximity to settlements within Table 4, the Green Belt at this location does not play a role in preventing neighbouring towns from merging.</p> <p>Whilst the General Area is in relatively close proximity with these settlements and therefore could represent a less essential gap between the Selby Green Belt and the Larger Defined Villages of Norton, there are no opportunities for physical, visual or perceptible erosion of a gap between settlements as there are no settlements in or neighbouring the Selby Green Belt within South 9.</p> <p>Score: 1</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>As there are no local service centres, designated service villages (DSVs) or secondary villages with the opportunity to merge with DSV's within South 9, ribbon development within the General Area could not reduce the perceived separation between settlements.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that South 9 fell within the Southern Farmlands. This area forms a distinctive area of traditional mixed farmland with pastures and orchards, a cambered semi-enclosed arable farmland sloping toward the Lake Drain and River Went, with limited accessibility aside from a network of minor roads. Traditional farmhouses are sporadic and the area is generally quiet and tranquil in character. Vegetation in this area is more limited than that further to the east and trees are generally associated with farmsteads.</p> <p>Site visits confirmed that the detail within the 1999 Landscape Assessment remained valid. Site visits also noted key views towards Stubbs Hall, but a corridor of woodland along the River Went restricted views to the built form in the south.</p> <p>Development within this location would be in conflict with the landscape and visually intrusive to the openness of the landscape at this location. Green Belt within South 9 represents an area that contains a landscape of high sensitivity to development with high levels of openness. Green Belt at this location positively safeguard an attractive area of countryside.</p> <p>Score: 5</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>In the south west of the General Area, the Green Belt contains a number of isolated farmsteads and a small cluster of buildings around the historic hamlet of Walden Stubbs. There are however a number of very large modern agricultural sheds relating to the production of Horse Feed at Friendship Estates. Whilst these uses are agricultural uses, the commercial nature of these uses does reduce the rural character in the south west. The area to the south west therefore displays a strong rural character. Approximately 1.63% of the General Area is covered by built form.</p> <p>The General Area assumes a strong rural character further from the hamlet of Walden Stubbs. In the east and the north east, the General Area possess a strong unspoilt rural character where key features of the countryside landscape have not therefore been impacted by encroachment.</p> <p>Score: 5 (mixed)</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>The General Area does not contain a historic core.</p> <p>Approximately 2.2km to the south of the General Area is the Larger Defined Village of Campsall. Campsall contains a designated Conservation Area which is defined based on a linear settlement located along the high street.</p> <p>Given the form and layout of the village of Norton between the General Area and the Conservation Area in Campsall, it is unlikely that the General Area supports the setting of the Conservation Area. In addition, views of the General Area to the south are limited by a dense corridor of trees along the River Went.</p> <p>The Green Belt within the General Area is therefore separated from the historic core both by post WWII development in Norton and a dense corridor of trees.</p> <p>Score: 2</p>

<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Although the General Area contains the historic hamlet of Walden Stubbs and a number of listed features such as the Grade II * listed Old Hall Farmhouse and a number of Grade II listed features, the General Area does not contain a defined settlement limit with a historic core.</p> <p>Given the form and layout of the village of Norton between the General Area and the Conservation Area in Campsall, it is unlikely that the General Area supports the setting of the Conservation Area. In addition, views of the General Area to the south are limited by a dense corridor of trees along the River Went.</p> <p>Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Whilst there are a number of Regeneration Areas within Selby, the Green Belt land within South 9 does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p> <p>Score: 1</p>

25 South 10 Green Belt Assessment

General Area	South 10
Location	Area to the east of Whitley
Site Area	1,220 Ha



Purpose 1: To check the unrestricted sprawl of large built-up areas

Protects open land which is contiguous to, connected to or in close proximity to a large built up area.

5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.
4: Contiguous with a defined *local* 'large built up area' and protects open land from urban sprawl.
3: Connected to and in **close proximity** with a defined 'large built up area' or *local* 'large built up area, and protects open land from urban sprawl.
2: General Area is **connected to** and in **close proximity** with a defined 'large built up area' or *local* 'large built up area', but does not protect land which is considered to be 'open land'.
1: General Area is **connected to** but not in close proximity with a defined 'large built up area' or a '*local* large built up area'.

The General Area exists to the east of the linked Designated Service Villages of Eggborough Whitley and to the north of the larger defined village of Norton and the Principal Town of Askern.

Whilst Eggborough/ Whitley is considered to be a 'linked' Designated Service Village and not a defined large built up area, the principal town of Askern is considered to be a 'large built up area'. Although there are no settlements within the south of the Green Belt, the General Area is considered to be **connected to and in close proximity** to the Principal Town of Askern.

South 10 also falls within the West Yorkshire Green Belt for which the primary purpose is to 'check the unrestricted sprawl of the West Yorkshire Conurbations'. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations and protects open land and countryside.

Score: 3

Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.

5: Existing Green Belt boundary to the large built up area or *local* 'large built up area' is **strongly defined** by a hard and defensible Green belt boundary or a strongly established built form boundary.
3: Existing boundary to large built up area or *local* 'large built up area' is relatively **well-defined by one or more permanent boundary features**, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.
2: Existing Green Belt boundary is made up of **features lacking in durability** or weak existing built form boundaries.
1: Area is connected to but not in close proximity to a large built-up area or *local* 'large built up area'.

Land to the south of the General Area is designated as Green Belt within the Doncaster Core Strategy 2012.

As the Green Belt within South 10 'washes through' into Doncaster it is not possible to assess whether the Green Belt boundary defined by the Selby DC Local Authority Boundary alone is preventing sprawl which would not otherwise be restricted by a durable boundary.

In isolation, however, the existing arbitrarily defined Green Belt boundary is weakly defined by the Selby DC administrative boundary and no durable permanent landform feature which could restrict any future sprawl arising to the south.

Score: 2

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>In combination with South 4 and South 12, the General Area has a role in defining separation between Whitley and Eggborough. Approximately 2.3km to the east of Whitley is the Secondary Village of Great Heck.</p> <p>In addition, South 10 comprises the area to the south of River Went which lies in close proximity to the Larger Defined Village of Norton and the Principal Town of Askern.</p> <p>Physical, Visual and Perceptual Separation between Whitley and Eggborough</p> <p>Although Eggborough Whitley is considered to be a linked Designated Service Village, there is a role for the Green Belt here, alongside South 4 and South 12, to maintain the physical separation between these settlements as two separate places.</p> <p>Despite these linked ‘Designated Service Villages’ being physically close, there is a strong visual separation created by the M62 and the canal infrastructure, which does mean that these settlements are visually and perceptually separate. There is a narrow Green Belt gap to the north of the Harron Homes site (on the former Tunstall Telecom site) and development within this narrow gap would reduce this separation to an unacceptable degree.</p> <p>Therefore whilst even some development to the north of Whitley would physically reduce the separation of these settlements to an unacceptable degree, the visual and perceptual separation is retained through the strategic highways infrastructure.</p> <p>Physical, Visual and Perceptual Separation between Whitley and Great Heck</p> <p>Given the physical separation and the prominence of the canal infrastructure between the Secondary Village of Great Heck and the Designated Service Village of Whitley, there is no opportunity for physical merging between these settlements.</p> <p>The General Area is characterised by a very open and very flat landscape, with field trees associated with field boundaries and copse of woodland. There is a strong perception of separation between these settlements and the Green Belt at this location protects a less essential gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>Physical, Visual and Perceptual Separation between South 10 and the Principal Town of Askern</p> <p>As the General Area is in relatively close proximity with the Principal Town of Askern and the larger defined village of Norton, the Green Belt at this location could represent a less essential gap between the Selby Green Belt and these settlements. However, as there are no defined settlements within the southern portion of South 10, there are no opportunities for physical, visual or perceptible erosion of a land gap,</p> <p>Score: 3 (mixed, 4 between Eggborough and Whitley, 2 between Whitley and Great Heck and 1 in the south)</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There are no opportunities for ribbon development between Whitley and Great Heck or South 10 and Norton or Askern.</p> <p>The Green Belt does play a role in restricting further ribbon development between Eggborough and Whitley (particularly to the north of the former Tunstall Telecom site). The Green Belt within South 4 contains historic residential built form to the north of the M62, however as this pre-dates the Green Belt designation, the narrow Green Belt gap has resisted further ribbon development and preserved what remains of the gap between Eggborough and Whitley.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that land within South 10 fell within the River Aire Corridor and the Southern Farmlands.</p> <p>The northern edge of the General Area fell within the Open Fringe Farmland area of the River Aire Corridor. The Landscape Appraisal states that to the south of the River Aire, much of the flat open land has been modified, degraded by the cumulative effect of a range of predominantly linear industrial features.</p> <p>To the south of Whitley, the General Area falls within the Semi-Enclosed Farmland and the Flat Open Farmland of the Southern Farmlands landscape character area. The Southern Farmland have a generally rural character. Long-distance views are available over the surrounding countryside with the cooling towers of power stations on the horizon. Much of the area is flat semi-enclosed farmland, medium in scale and principally growing cereal crops. The southern portion of the General Area retains a reasonably strong pattern of field boundaries with low-cut hedgerows and hedgerow trees.</p> <p>There are no large settlements within the southern farmlands.</p> <p>The 2011 Landscape Appraisal considered the land around Whitley to be of low sensitivity to development. This appraisal considered the impact of development against the existing built form within Whitley and therefore stated that ‘although the village is highly visible and the surrounding landscape open to long range views any development would be viewed against backdrop of existing development and is unlikely to be visually intrusive or detrimental to the existing character and form of the village’.</p>

		<p>Site visits confirmed the detail within the 1999 Landscape Assessments, however queried the detail in the 2011 Assessment. Site visits identified that the land within South 10 was open, arable and flat in character. Pockets of woodland with limited hedgerows offered long-distance views across the area. The visual character within the area is one of a rural landscape, with views to Carlton Towers and Eggborough.</p> <p>There is relatively limited access to the majority of the land in the south which enhances the rural character of the area. Therefore, whilst the site assessments agreed with the detail within the 2011 Landscape Assessment when looking in towards the settlement of Whitley, it was identified that development within the wider Green Belt would be in conflict with the landform and scale of the flat landscape and be visually intrusive towards views of openness. The Green Belt at this location positively safeguards an attractive area of Countryside.</p> <p>Score: 5</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains a small number of agricultural buildings around Balne and a number of farmsteads. The level of built form within the General Area is very low (1.2%) and the Green Belt has not been impacted by encroachment. The General Area therefore represents a strong unspoilt rural area.</p> <p>Score: 5</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Whitley does not have a conservation area and is not considered to have a historic core within the NYHLC. Approximately 4.8km to the south of the General Area is the Larger Defined Village of Campsall. Campsall contains a designated Conservation Area which is defined based on a linear settlement located along the high street. Given the form and layout of the village of Norton between the General Area and the Conservation Area in Campsall, it is unlikely that the General Area supports the setting of the Conservation Area. In addition, views of the General Area to the south are limited by a dense corridor of trees along the River Went. The Green Belt within the General Area is therefore separated from the historic core both by post WWII development in Norton and a dense corridor of trees. High Eggborough and Great Heck are considered to have a historic core, however these are secondary villages and not assessed against this purpose.</p> <p>Score: 2</p>
Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>The General Area contains one Scheduled Ancient Monument which comprises the Parkshaw Moated Site. The General Area also contains Stubbs Grange which is an area considered to have highly significant historic landscape character in the NYHLC. Whilst the Green Belt undoubtedly preserves the setting of these features, these are not considered to be 'historic cores' which are assessed as part of Purpose 4. Given the form and layout of the village of Norton between the General Area and the Conservation Area in Campsall, it is unlikely that the General Area supports the setting of the Conservation Area. In addition, views of the General Area to the south are limited by a dense corridor of trees along the River Went.</p> <p>Score: 1</p>
Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p>	<p>Knottingley and settlements along the A19 are considered to be a Regeneration Priority Area. Green Belt land within South 5 is therefore connected to, in close proximity with and sometimes contiguous with this Regeneration Area, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land.</p> <p>Score: 4</p>

<p>Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	
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26 South 11 Green Belt Assessment

General Area	South 11	
Location	Area surrounding Balne, south of Pollington	
Site Area	508 Ha	
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’. 1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p>	<p>The General Area contains no settlements with development limits. The Larger Defined Villages of Sykehouse and Moss exist in the south and the Village of Pollington in the north. However, the Green Belt land within South 11 falls within the West Yorkshire Green Belt, for which the primary purpose is to ‘check the further growth of the West Yorkshire Conurbations’. It is therefore considered that the land at this location supports the wider West Yorkshire Green Belt designation in restricting the urban sprawl of West Yorkshire conurbations and protecting open land and countryside further to the east. The General Area is therefore considered to be connected to, but not in close proximity to any ‘large built up areas’. Score: 1</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p>	<p>Land to the north and south of the General Area is designated by a Countryside policy by the respective authorities of East Riding of Yorkshire and Doncaster. As the Green Belt within South 11 is not in close proximity to any large built up areas, it is not possible to assess whether the Green Belt boundary is preventing sprawl which would not otherwise be restricted by a durable boundary. Score: 1</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The Village of Pollington exists approximately 2km to the north of the General Area within East Riding, and Notton exists approximately 5km to the south and Snaith to the North east.</p> <p>Although the village of Pollington extends towards the Selby Green Belt along Balne Hill Road, there are no local service centres, designated service villages (DSVs) or secondary villages with the opportunity to merge with DSV's within or near South 11.</p> <p>Therefore whilst the Green Belt within the General Area is in close proximity with the Village of Pollington, there are no opportunities for physical, visual or perceptible erosion of a gap between settlements.</p> <p>Score: 1</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>As there are no local service centres, designated service villages (DSVs) or secondary villages with the opportunity to merge with DSV's within South 11, ribbon development within the General Area could not reduce the perceived separation between settlements. There are therefore no opportunities for ribbon development</p> <p>Score: 1</p> <p>Whilst the village of Pollington does extend toward the Selby Green belt boundary along Balne Hill Road, with the new development at Leatham Farm, it is likely that the Balne Fleet Drain alongside the Green Belt designation will restrict ribbon development from Pollington to the south.</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that South 11 fell within the Southern Farmlands. This area forms a distinctive area of traditional mixed farmland with pastures and orchards, a flat semi-enclosed arable farmland and limited accessibility aside from a network of minor roads. Traditional farmhouses are sporadic and the area is generally quiet and tranquil in character.</p> <p>The 2011 Landscape Appraisals did not consider the area surrounding Balne.</p> <p>Site visits confirmed that the detail within the 1999 Landscape Assessment remained valid. Site visits identified a further feature of note was the historic intervals between the farmsteads and landholdings. Views towards the new development at Leatham Farm does result in a localised pocket of moderate sensitivity in the north.</p> <p>Development within this location would be in conflict with the landscape. Green Belt within South 11 represents an area that contains a landscape of high sensitivity to development, with high levels of openness and low levels of encroachment.</p> <p>Score: 5</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>Isolated farmsteads and land-holdings scatter the area. The largest of these comprises the Balne Hall and Lodge, and Lowgate Farmhouse.</p> <p>Alongside the Countryside designation within East Riding and Doncaster and very limited levels of built form (1.7%), the General Area supports a wider area of strong unspoilt countryside. Key features of the countryside landscape have not therefore been impacted by encroachment.</p> <p>Score: 5</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>Although there are a number of isolated historic farmsteads and landholdings within the area, for which the spacing between is important, there are no historic settlements within the General Area.</p> <p>Snaith (approximately 4.8km to the north east within East Riding) is considered to have a Conservation Area. However, the physical separation of this area of Selby's Green Belt and the settlement, limits the role the General Area could play in supporting the setting of the Conservation area. Similarly, the Snaith Conservation Area Appraisal (2009) considers that Conservation Area is locked in on three sides by modern development which limits the role Selby's Green Belt could play in supporting the setting of this Conservation Area.</p> <p>Score: 1</p>
Green Belt General Area has a role in supporting the views	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt</p>	<p>There are no views to the historic core of Snaith from the Green Belt.</p> <p>Score: 1</p>

<p>into and out of the historic core.</p>	<p>views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Whilst there are a number of Regeneration Areas within Selby, the Green Belt land within South 11 does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p> <p>Score: 1</p>

27 South 12 Green Belt Assessment

General Area	South 12		
Location	Land to the south of Eggborough Power Station and North of Whitley		
Site Area	7.6 Ha		
Purpose 1: To check the unrestricted sprawl of large built-up areas			
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’.</p> <p>1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p>	<p>The General Area is connected to Eggborough in the north and Whitley in the south. Eggborough/ Whitley are a ‘linked’ service village within the Selby District Council Core Strategy, however they are not a ‘large built up area’ in the strategic sense.</p> <p>The Green Belt within South 12 does however fall within the West Yorkshire Green Belt, for which the primary purpose is to ‘check the further growth of West Yorkshire conurbations’. The land at this location therefore supports the wider West Yorkshire Green Belt designation in restricting urban sprawl of West Yorkshire conurbations in the West and protecting open land in the east.</p> <p>The General Area is therefore connected to West Yorkshire Green Belt, however it is not in close proximity.</p> <p>Score: 1</p>	
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p>	<p>The General Area is connected to conurbations within the West Yorkshire Green Belt, however it is not in close proximity with a large built up area. Therefore existing boundaries (as defined by the Knottingley and Goole Canal and M62 motorway) do not support a wider role in preventing sprawl of the built form which would not otherwise be restricted by a durable boundary.</p> <p>Score: 1</p>	

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Alongside South 4, the General Area has a role in protecting a land gap between the separate settlements of the linked services villages of Eggborough/Whitley.</p> <p>South 12 also protects a land gap between Eggborough/Whitley and the Secondary Village of Great Heck.</p> <p>Physical, Visual and Perceptual Separation between Eggborough and Whitley</p> <p>These are considered to be 'Linked Service Villages' within the Selby District Council Core Strategy, however settlements are linked as a result of their combined service provision. Although some development exists between Eggborough and Whitley along Templar Close, indicating that physical merging has already taken place, there is no built form within South 12.</p> <p>The lack of built form within South 12 does support the perception created by the spacing of development along Templar Close that Eggborough and Whitley are perceptually two different places.</p> <p>Any development within this land gap would physically, visually and perceptibly reduce the separation between Eggborough and Whitley. The Green Belt at this location therefore represents an essential land gap.</p> <p>Score: 5</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There is no built form within the General Area and therefore the existing Green Belt boundaries defined by the Canal and the M62 have resisted development which could have perceptibly reduced the separation between Eggborough and Whitley.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that land within South 12 fell within the River Aire Corridor.</p> <p>The northern edge of the General Area fell within the Open Fringe Farmland area of the River Aire Corridor. The Landscape Appraisal states that to the south of the River Aire, much of the flat open land has been modified, degraded by the cumulative effect of a range of predominantly linear industrial features.</p> <p>The 2011 Landscape Appraisals assessed the land around Whitley as having a low sensitivity to development. Whilst the landscape appraisals assessed the impact of development against the built form of Whitley, the assessment considered that 'development would be viewed against the backdrop of an existing development and is unlikely to be visually intrusive or detrimental to the character and form of the village'.</p> <p>Site Visits confirmed that land within South 12 was a well-contained, modified arable field bounded by the canal infrastructure, a modified bund to the motorway and scrubby grassland bund for the access road with a number of immature trees. Views are generally dominated by large industrial built form at the Eggborough Sleights Industrial Estate. There are few distinctive landscape features of value and development within the Green Belt would have a limited effect on views or landform.</p> <p>The sensitivity of the Green Belt to development is considered to be low.</p> <p>Score: 1</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>There is no built form within the General Area, however the Green Belt at this location is influenced by the urbanising features of the motorway, canal infrastructure and Eggborough Sleights industrial Park.</p> <p>Despite the lack of built form (none in total), the Green Belt is considered to have a semi-urban character.</p> <p>Score: 2</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>Eggborough and Whitley do not have a conservation area and are not considered to have a historic core within the NYHLC.</p> <p>High Eggborough and Great Heck are considered to have a historic core, however these are secondary villages and not assessed against this purpose.</p> <p>There are no settlements with a historic core in 5km of the General Area.</p> <p>Score: 1</p>

<p>into and out of the historic core.</p>		
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are no settlements with a historic core in 5km of the General Area. Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Whilst there are a number of Regeneration Areas within Selby, the Green Belt land within South 12 does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas. Score: 1</p>

28 Tadcaster 1 Green Belt Assessment

General Area	Tadcaster 1	
Location	West of Tadcaster	
Site Area	151.1 Ha	
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Green Belt land within Tadcaster 1 adjoins the built form of the <i>local</i> 'large built up area' of Tadcaster. Whilst the area of Green Belt land between the A659 and Garnet Lane indents towards the core of Tadcaster, as there is no built form to the north of Garnet Lane, Green Belt land within Tadcaster 1 is not contiguous with the built form.</p> <p>Tadcaster 1 also exists within the West Yorkshire Green Belt for which the primary purpose is to 'check the further growth of West Yorkshire Conurbations'. The Green Belt at this location therefore historically has a role in restricting sprawl of large built up areas in the West.</p> <p>Tadcaster 1 is therefore considered to be relatively well contained by the local 'large built up area' of Tadcaster, but not contiguous and highly contained. Land to the west is also considered to be open land.</p> <p>Score: 3</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The existing Green Belt boundary is defined by built form off Garnet Lane, Woodlands Avenue and Windmill Rise. Although these features are strongly defined infrastructure boundaries, the built form boundary is considered to be regular and consistent. The boundary is only weakened in part by the indent to the west of Windmill Rise.</p> <p>The existing Green Belt boundary is therefore considered to be relatively strongly defined in part by the existing residential built form, and weakened in part by the indent to the west of Windmill Rise.</p> <p>Score: 3</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 4km to the north west of Tadcaster 1 is the Third Tier Settlement of Bramham and Clifford in Leeds. Approximately 250m to the south of Tadcaster is the Secondary Village of Stutton.</p> <p>Physical Separation</p> <p>As the neighbouring settlements of Bramham and Clifford are situated approximately 4km to the north west of Tadcaster 1, there is little opportunity for these settlements to merge with the large built up area of Bramham. The land gap is of sufficient scale that some development would not reduce the physical separation between Tadcaster and Bramham</p> <p>Whilst the physical separation between Stutton and Tadcaster is relatively narrow, the presence of the A64 does limit the extent of physical coalescence between these settlements. Settlements will always be separated by the presence of the A64</p> <p>Visual and Perceptual Separation between Tadcaster and settlements in the west</p> <p>The General Area undulates but generally slopes towards the ‘large built up area’ of Tadcaster. Long-distance views are possible eastwards and westwards from the high point along Garnet Lane.</p> <p>However closer to the built form, denser vegetation associated with Lord’s Plantation and more prominent field boundaries does limit views in both directions. The presence of linear built form along Garnet Lane does increase the perception of Tadcaster extending along Garnet Lane in the south.</p> <p>There is a strong perception of separation between the settlements of Tadcaster and Bramham, and sufficient physical separation that some development would not perceptibly reduce this land gap. However given the long-distance views in both directions, development along the most-western portion of Garnet Lane is likely to reduce the visual separation between settlements.</p> <p>Visual Separation between Tadcaster and the Secondary Village of Stutton</p> <p>The land to the south of Garnet Lane raises from the built form towards the A64. Whilst some development in this location could notably increase the perception of coalescing, the A64 will always maintain the visual separation between these settlements.</p> <p>Therefore the Green Belt has a strong function in preventing perceptual sprawl in this area; a role which is lessened only by the strength of the A64 which limits physical merging.</p> <p>The Green Belt within TAD1 therefore has a role in protecting a ‘largely essential gap’ between settlements.</p> <p>Score: 3</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Garnet Lane and the A659 travel from the built form of Tadcaster out towards Bramham in the west and the A63 in the south. Although there is some built form within the Green Belt along Garnet Lane, the majority of this development pre-dates the designation of the Green Belt and is associated with Stutton Lodge.</p> <p>The Green Belt boundary has therefore resisted built form from Tadcaster from sprawling westwards along these transport corridors.</p> <p>Score: 4 (based on the presence of some built form beyond the Green belt boundary)</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identifies that land within Tadcaster 1 falls within the West Selby Ridge local landscape character. Specifically, land within this General Area falls within the Rolling Wooded Farmland and the most western area falls within the Rolling Open Farmland. Small limestone villages, individual farmsteads and large country mansions and associated historic parkland contribute distinctive features of the West Selby Ridge.</p> <p>Although low in absolute terms, the ridge feels relatively elevated and in places offers wide views over the surrounding lowlands. Stone from the quarry within Tadcaster 1 has been used nationally.</p> <p>The 2011 Landscape Appraisals did not consider the land around Tadcaster.</p> <p>Site visits confirmed that the landscape and visual character and the sensitivity of the Green Belt to development varies across Tadcaster 1:</p> <ul style="list-style-type: none"> To the north of Garnet Lane, the landscape is defined by an open undulating landscape with long-distance views both eastwards, as far as the York Minster, and westwards towards Bramham. Whilst the General Area is very open in the far west, there are number of more prominent hedgerows and areas of woodland closer to the built form of Tadcaster. Access through this northern portion is limited to just Garnet Lane. This area is identified as Bramham Moor. Development within this location would be visually intrusive and have a detrimental impact on views within the area and Green Belt at this location would have a very limited tolerance to change.

		<ul style="list-style-type: none"> To the south of Garnet Lane, the landscape displays higher levels of enclosure and land is more contained by the built form along Garnet Lane and the A63. Key views are limited by the vegetation, built form and relatively more low-lying nature of the southern portion of the general area when compared to land in the north. Green Belt still has a relatively limited tolerance to change, however, development at this location would have a more localised impact on views and landform. <p>The presence of built form along Garnet Lane does mean that development at this location would have a local impact on the physical landform and local views.</p> <p>Whilst the northern area is particularly sensitive as a result of key views towards York Minster and Bramham, to the south of Garnet Lane is considered to be less sensitive to development based on the existing built form within the Green Belt. Any development which breaks the skyline or obstructs the views from the western edge of Garnet Lane would be a significantly detrimental impact.</p> <p>The General Area therefore is considered to display a mixed moderate-high sensitivity to development, which has generally been impacted by a limited level of encroachment.</p> <p>Score: 4</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains built form along Garnet Lane, Brick House Farm, High Moor Farm, Toulston Grange and Lord's Plantation. The General Area also contains a Grade II listed Windmill. Whilst the Green Belt is generally devoid of development, the General Area contains approximately 2.3% built form.</p> <p>To the north of Garnet Lane, the General Area is relatively open with no built form surrounding the edge of Tadcaster. Although scattered farmsteads exist, these do not encroach into the openness of the area. The presence of large pylons traversing the northern portion does detract from the overall levels of openness within the area. The northern portion of the area displays a strong rural character.</p> <p>The enclosed nature of the southern portion and the proximity of built form and the A63 do reduce the overall perception of an open and unspoilt rural area. The area is therefore considered to display a strong rural character.</p> <p>Score: 4</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>The General Area borders a modern expansion of Tadcaster to the west of the historic core which has limited legibility (NYHLC 2010).</p> <p>The Conservation Area (identified by the Tadcaster Conservation Area Review) and the Historic Core (as defined within the NYHLC) are separated from Green Belt by post WWII development.</p> <p>However, Bramham and Clifford exist within the 5km radius of the General Area. Whilst the Leeds City Council Bramham Conservation Area Appraisal (2010) does set out the key landmark structures and key views, these are likely to be constrained by topography and no views out from the historic core are possible to the land within Tadcaster 1. The Green Belt within Tadcaster 1 therefore has a very limited role in preserving the setting of Bramham. The historic core is, nevertheless, separated from Green Belt in Tadcaster 1 by open land.</p> <p>The Leeds City Council Clifford Conservation Area Appraisal (2010) does also set out key long range views and key intersections and gateways. However, these are likely to be constrained again by undulating topography and no views out from the historic core are possible to the land within Tadcaster 1. The Green Belt within Tadcaster 1 therefore has a very limited role in preserving the setting of Clifford. The historic core is, nevertheless, separated from Green Belt in TAD 1 by open land.</p> <p>Although the Historic Core of York is separated from Tadcaster 1 by the 'large built up area' of Tadcaster, there is one key view of the York Minster from the western edge of Garnet Lane. As the Historic Core of York is separated from Tadcaster 1 by built form and Green Belt, the role Tadcaster 1 plays in supporting the setting is fairly limited. The historic core of York is separated by farmland and open space, post WWII development, pre-WW11 development and historic built form.</p> <p>Score: 4 (mixed)</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p>	<p>The General Area of Tadcaster 1 borders a modern expansion of Tadcaster to the west of the historic core which has limited legibility (NYHLC 2010).</p> <p>The Conservation Area (identified by the Tadcaster Conservation Area Review) and the Historic Core (as defined within the NYHLC) is therefore separated from the Green Belt by post WWII development.</p> <p>Whilst there are some views towards Bramham (particularly from the west of the area), there are limited views towards Clifford. Views to any key historic assets within Bramham are relatively constrained by topography, the school and school grounds and blocks of trees.</p> <p>There is one 'key view' identified within the York Central Historic Core Conservation Area Appraisal which represents a key view towards the York Minster. This is, however, a long-distance view of over 17km and the Minster is only clearly visible</p>

	<p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>using binoculars. Pylons in the foreground and multiple chimneys in the mid-ground, associated with the breweries in Tadcaster, also detract from this view. This view is also not possible from land to the south of Garnet Lane.</p> <p>Therefore whilst the view of the Minster is a key view and almost unspoilt, the area to the south of Garnet Lane does not contribute to this view.</p> <p>Score: 4</p>
Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Tadcaster is identified as a Regeneration Priority Area within the Selby Core Strategy. Tadcaster 1 is connected to and in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 3</p>

29 Tadcaster 2 Green Belt Assessment

General Area	Tadcaster 2	
Location	North West of Tadcaster	
Site Area	562 Ha	
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’. 1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p>	<p>Green Belt land within Tadcaster 2 adjoins the built form of the <i>local</i> ‘large built up area’ of Tadcaster. Parts of the General Area are well contained by the brewery and the built form off Edgerton Close. However, the Green Belt at this location is not as highly contained as land within Tadcaster 3. Tadcaster 2 also exists within the West Yorkshire Green Belt for which the primary purpose is to ‘check the further growth of West Yorkshire Conurbations’. The Green Belt at this location therefore historically has a role in restricting sprawl of large built up areas in the West’. Tadcaster 2 is therefore considered to be relatively well contained by the local ‘large built up area’ of Tadcaster, but not contiguous and highly contained. Land to the west is also considered to be open land. Score: 3</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p>	<p>The existing Green Belt boundary is defined by built form off Kelbar Hill, the dismantled railway line and built form off Edgerton Drive. Strongly defined dense tree boundaries form the boundary for the Core Strategy Housing Allocation on Station Road. The existing Green Belt boundary is therefore moderate in strength; defined by individually strong boundaries but collectively these are irregular and inconsistent. The existing Green Belt boundary is therefore defined by one or more permanent features. Score: 3</p>

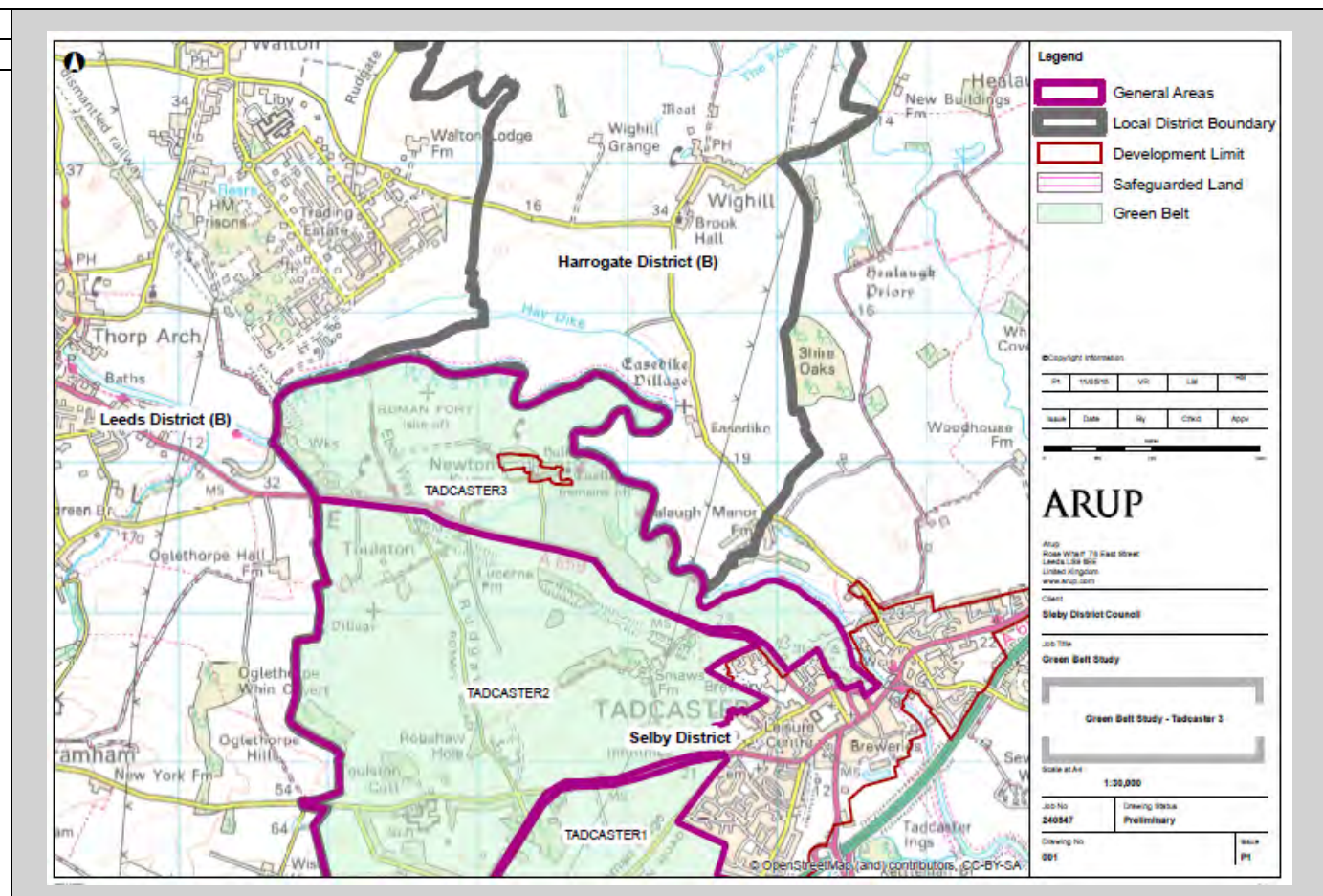
Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 4.5km to the north west of Tadcaster are the settlements of Boston Spa (a Third Tier Settlement), Clifford and the Thorpe Arch Trading Estate.</p> <p>Physical Separation As the neighbouring settlements in Leeds are situated approximately 4.5km to the north west, there is little opportunity for these settlements to merge with the 'large built up area of Tadcaster'.</p> <p>Visual and Perceptual Separation The General Area is gently undulating with mixed woodland. The undulating topography and woodland blocks does limit the opportunities for these settlements to visually merge with the 'large built up area of Tadcaster'.</p> <p>Whilst the visual character of the area is open with views towards the brewery chimneys and the potential for very long-line views. In addition, the presence of Tadcaster Grammar along Toulston Lane does create the perception that development is relatively close. Therefore, development within the more open area to the west could be visually intrusive and reduce the perception of separation between Tadcaster and Settlements to the west.</p> <p>The General Area therefore represents a 'largely essential gap' between Tadcaster and Clifford, Boston Spa and Bramham in the north west. Development within the more open area to the west could be visually intrusive and reduce the perception of separation between Tadcaster and settlements to the west.</p> <p>The General Area therefore represent a 'largely essential gap' between Tadcaster and Clifford, Boston Spa and Bramham in the north west.</p> <p>Score: 3</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The existing Green Belt boundary, as defined by the rear of built form off Kelbar Close and boundary to Selby District Local Plan allocation off Station Road, has not permitted development which would have 'edged towards' another settlement in Table 4.</p> <p>These features have therefore resisted ribbon development.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that the General Area as Rolling Wooded Farmland within the West Selby Ridge.</p> <p>The West Selby Ridge has an essentially rural character that is simple and large in scale. Much of the higher, western part of the area is gently rolling wooded arable farmland. Within the gently rolling wooded farmland, large blocks and belts of broadleaf woodland and mixed plantations are particularly characteristic of the landscape. The 1999 Landscape Assessment also states that the Limestone Ridge was traditionally a very important area for settlement and communications. Strategically important bridging points on the River Wharfe at Tadcaster and Newton Kyme which were important military and civilian settlements from the Roman period onwards.</p> <p>The 2011 Landscape Appraisals did not consider the land around Tadcaster.</p> <p>Site visits confirmed that landscape character of the area was gently undulating with blocks of mixed woodland hedgerows. Whilst there are few hedgerow trees, sporadic field trees are a key feature of the landscape, particularly closest to Tadcaster.</p> <p>The visual character of the area is open, however there are views towards the chimneys and pylons crossing the area which detract from the overall perception of openness. Very long-line views towards York, or beyond, are likely to be possible from the western portion of Tadcaster 2 on a clear day. In addition, the presence of the large school within the centre of the Tadcaster 2 does detract from the overall perception of rural/countryside.</p> <p>Development in close proximity to the brewery in the east (for example north of Edgerton Drive and south of Kelbar Way) would have a limited effect on the physical landscape, but would have an impact on the field trees. The area surrounding the existing built form and neighbouring the school is considered to be of moderate-high sensitivity to development.</p> <p>However, development in the north west and south west would have a detrimental impact on long-line views and it would have an adverse effect upon a higher quality landscape. The area to the north and south of the school is characteristic of a rural area with generally high levels of openness. The area to the north west and south west is therefore considered to be high sensitivity to development.</p> <p>The General Area therefore contains a landscape of moderate-high sensitivity and protects open land which is generally free from encroachment in the north west and south west.</p>

		Score: 4
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains Tadcaster Grammar School, High Moor Grange Farm and Cottages, the hamlet of Toulston and Smaws Court. The General Area therefore contain 2.8% built form land cover.</p> <p>The rural character of Tadcaster 2 varies across the General Area:</p> <ul style="list-style-type: none"> Close to the built form of Tadcaster, the development at Smaws Court, Inholmes Lodge and the pylons do reduce the overall rural character within the area. The Green Belt at this location displays a moderate rural character. Further to the west, the General Area displays a stronger rural character, although the school and the hamlet of Toulston limit the perception that the area as 'unspoilt'. The Green Belt at this location displays a strong-rural character. <p>Score: 4</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>The General Area borders a modern expansion of Tadcaster to the west of the historic core. The area of expansion is described within the NYHLC (2010) as having limited legibility.</p> <p>The Conservation Area (identified by the Tadcaster Conservation Area Review) and the Historic Core (as defined within the NYHLC) is therefore separated from the built form by post WWII development.</p> <p>However, Bramham and Clifford exist within the 5km radius of the General Area. Whilst the Leeds City Council Bramham Conservation Area Appraisal (2010) does set out the key landmark structures and key views, these are likely to be constrained by topography and no views out from the historic core are possible to the land within Tadcaster 2. The Green Belt within Tadcaster 2 therefore has a very limited role in preserving the setting of Bramham. The historic core is, nevertheless, separated from Green Belt in Tadcaster 2 by open land.</p> <p>The Leeds City Council Clifford Conservation Area Appraisal (2010) does also set out key long range views and key intersections and gateways. However, these are likely to be constrained again by undulating topography and no views out from the historic core are possible to the land within Tadcaster 2. The Green Belt within Tadcaster 2 therefore has a very limited role in preserving the setting of Clifford. The historic core is, nevertheless, separated from Green Belt in Tadcaster 2 by open land.</p> <p>Score: 4</p>
Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>The General Area does not contain the Tadcaster Conservation Area, however it does contain the following:</p> <ul style="list-style-type: none"> Scheduled Monument Toulston Medieval Village and Manor House Site A number of Grade II listed features <p>Tadcaster 2 does not contain any Registered Parks and Gardens or any Parks and Battlefields.</p> <p>Views from the historic core towards the Green Belt are constrained by built form. The Green Belt does not support the setting of the historic core.</p> <p>Views from the Green Belt towards the historic core are, reciprocally, constrained by built form.</p> <p>Whilst there are some views towards Bramham (particularly from the west of the area), there are limited views towards Clifford. Views to any key historic assets within Bramham are relatively constrained by topography, the school and school grounds and blocks of trees.</p> <p>Score: 2</p>
Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor,	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p>	<p>Tadcaster is identified as a Regeneration Priority Area within the Selby Core Strategy. Tadcaster 2 is connected to and in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 3</p>

<p>Knottingley and Kellingley Colliery</p>	<p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	
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30 Tadcaster 3 Green Belt Assessment

General Area	Tadcaster 3
Location	North of Tadcaster
Site Area	288.8 Ha



Purpose 1: To check the unrestricted sprawl of large built-up areas	
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>

Green Belt land within Tadcaster 3 penetrates into the core of Tadcaster and protects a green wedge-like area which expands back out towards an area of open countryside. The area displays very high levels of containment in the south east with the *local* 'large built up area' of Tadcaster.

Tadcaster 3 also exists within the West Yorkshire Green Belt for which the primary purpose is to 'check the further growth of West Yorkshire Conurbations'. The Green Belt at this location therefore historically has a role in restricting sprawl of large built up areas in the west.

Tadcaster 3 is considered to be **contiguous with the local 'large built up area'** of Tadcaster, and protects open land further to the west from open sprawl.

Score: 4

The existing Green Belt boundary is defined by the railway viaduct, built form off Wharfedale Crescent, Kirkgate, Bridge Streets, Commercial Street and Westfield Crescent. The embankment to the River Wharfe and the railway viaduct represents a strong and defensible boundary.

The existing Green Belt boundary is therefore **relatively well defined by the railways viaduct**, but **otherwise made up of features which are lacking in durability**.

Score: 3

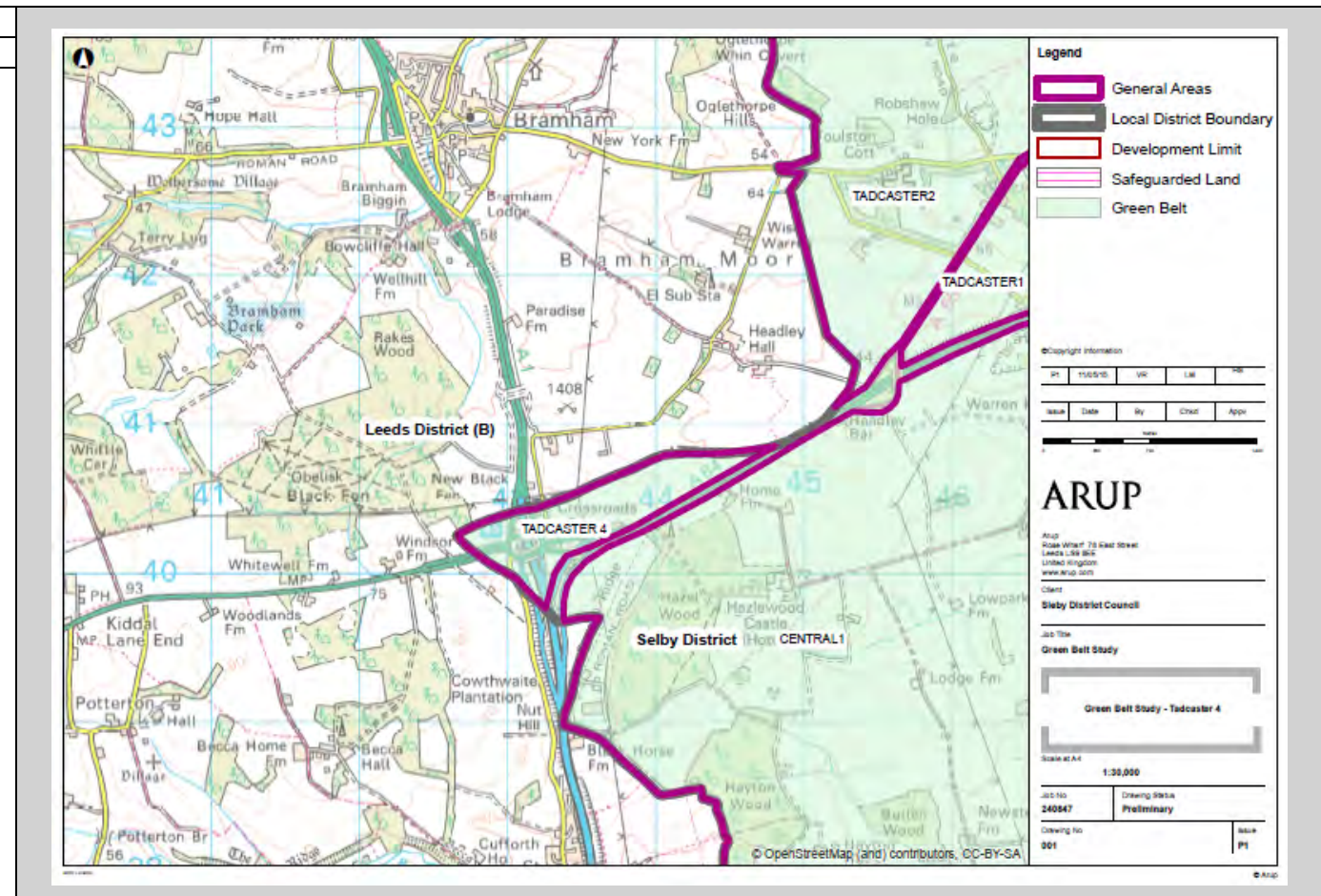
Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 4km to the north west of Tadcaster are the settlements of Boston Spa (a Third Tier Settlement), Clifford and the Thorpe Arch Trading Estate.</p> <p>Physical Separation As the neighbouring settlements in Leeds are situated approximately 4km to the north west, there is little opportunity for these settlements to merge with the 'large built up area of Tadcaster'.</p> <p>Visual and Perceptual Separation The landscape character of the area is rolling with large blocks of woodland along the River Wharfe. The rolling topography and relatively dense woodland limits any views towards the built form in the west. The visual character of the area is enclosed with no long-line views. The secondary village of Newton Kyme has a distinctly open feel and does not detract from the openness of the area. When leaving Tadcaster, a rise in gradient along the A659 does strengthen the perception of leaving the settlement and entering the countryside. The General Area therefore represents a 'less essential gap' where there is a sufficient physical and visual gap to prevent merging between settlements.</p> <p>Score: 2</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The Green Belt boundary along Wetherby road is defined by the railway viaduct which represents a strongly defined boundary. Although the school exists within the Green Belt to the north of this boundary, the boundary has generally resisted ribbon development evolving from Tadcaster.</p> <p>The existing Green Belt has therefore resisted development in part along the A659.</p> <p>Score: 3</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that the General Area as Parkland, Valley Floor Farmland and Rolling Wooded Farmland within the West Selby Ridge.</p> <p>The West Selby Ridge has an essential rural character that is simple and large in scale. Much of the higher, western part of the area is gently rolling wooded arable farmland. Within the gently rolling wooded farmland, large blocks and belts of broadleaf woodland and mixed plantations are particularly characteristic of the landscape.</p> <p>The 1999 Landscape Assessment also states that the Limestone Ridge was traditionally a very important area for settlement and communications. The present day landscape of arable farmland conceals a buried landscape of crop-mark enclosures and fields systems that are visible on a number of aerial photographs. These include the regionally and national important archaeological remains at Newton Kyme which contain a Neolithic Henge and barrow cemetery and extensive Roman military forts and camps. The area also contains strategically important bridging points on the River Wharfe at Tadcaster and Newton Kyme which were important military and civilian settlements from the Roman period onwards.</p> <p>Large county mansions are a characteristic feature on the West Selby Ridge. Historic Parkland surrounding Newton Kyme Hall makes a distinctive contribution to the local landscape and setting is enhanced by its location close to the River Wharfe.</p> <p>Site visits confirmed that land within the General Area was rolling pastoral fields with large blocks of woodland along the River Wharfe. The visual character of the area is enclosed with limited long-line views due to topography and woodland. Views towards the pylons across the area are possible.</p> <p>Development within this area would be in conflict with the landform and landscape features within the area, although the pylons and school do detract from the vulnerability of landscape features. Given the extent of the existing built form, the area to the very west of the General Area (beyond the dismantled railway line) is considered to be of moderate sensitivity to development.</p> <p>As a whole, the General Area is considered to be moderate-high sensitivity to development, where the Green Belt is characterised by landscape components that are rare and distinctive and where development would be visually intrusive on the landscape.</p> <p>Score: 4</p>
Extent to which these landscape features	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p>	<p>There are varying degrees of encroachment within the General Area:</p> <ul style="list-style-type: none"> Near the junction for Dog Kennel Lane, the pylons represent a detractor. However, the General Area still displays a strong rural character at this location.

<p>have been impacted by 'Encroachment'</p>	<p>2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<ul style="list-style-type: none"> Surrounding Newton Kyme, the General Area displays traits of a strong unspoilt rural character. Further west, there are a number of large industrial sheds and residential built form (Papyrus Villas). This area is well contained by a dense corridor of tree which adjoins the dismantled railway line. This western area therefore displays a semi-urban character, which is more reflective of the industrial uses on the boundary with Leeds. <p>The General Area therefore contain approximately 7.2% built form and is considered to have a mixed character.</p> <p>Score: 4 (mixed scores of 4, 5 and 2)</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Tadcaster contains a Conservation Area (identified by the Tadcaster Conservation Area Review) and a Historic Core (identified within the NYHLC). These both exist surrounding Bridge Street. The Historic Core of Tadcaster is adjacent to the Tadcaster 3 Green Belt boundary.</p> <p>In addition, Bramham, Clifford and Thorpe Arch exist within the 5km radius of the General Area:</p> <ul style="list-style-type: none"> Whilst the Leeds City Council Bramham Conservation Area Appraisal (2010) does set out the key landmark structures and key views, these are likely to be constrained by topography and no views out from the historic core are possible to the land within Tadcaster 2. The Green Belt within Tadcaster 2 therefore has a very limited role in preserving the setting of Bramham. The historic core is, nevertheless, separated from Green Belt in Tadcaster 2 by open land. The Leeds City Council Clifford Conservation Area Appraisal (2010) does also set out key long range views and key intersections and gateways. However, these are likely to be constrained again by undulating topography and no views out from the historic core are possible to the land within Tadcaster 2. The Green Belt within Tadcaster 2 therefore has a very limited role in preserving the setting of Clifford. The historic core is, nevertheless, separated from Green Belt in Tadcaster 2 by open land. The Leeds City Council Thorpe Arch Conservation Area Appraisal and Management Plan (2009) highlights that Thorpe Arch special setting is based on the surrounding gently rolling, predominantly arable farmland landscape with large fields bordered by low gapped hedges with occasional hedgerow trees. Whilst the Conservation Area appraisal identifies that the church along the Church Causeway is a key focal point for the area, this is beyond the dismantled railway line and therefore is separated from the Green Belt by pre-WW2 development. <p>Score: 5</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>The General Area contains the Tadcaster Conservation Area and the Newton Kyme Conservation Area. The present Conservation Area boundary encompasses the historic town centre, a small collection of buildings around Tadcaster Bridge to the east of the River Wharf, the field remains of Tadcaster Castle (Castle Hill) and a section of the Wharfe to the north of the Town Centre. Following the revisions to the Conservation Area boundary, the area of Station Road (numbers 19 to 33) have been included within the boundary.</p> <p>There were no key views noted within the Conservation Area. However much of the Conservation Area is considered to be archaeologically sensitive. Green open spaces are restricted to the northern part of the Conservation Area along the river and north of Castle Hill.</p> <p>The General Area also contains:</p> <ul style="list-style-type: none"> Scheduled Ancient Monument Tadcaster Motte and Bailey Castle Scheduled Ancient Monument comprising two Roman forts and two Roman camps Scheduled Ancient Monument comprising Fortified Manor House known as Kyme Castle Grade II Listed Disused Railway Viaduct Grade II* Listed Church of St Mary Grade II Listed Fircroft Grade II Listed The Old Schoolhouse Grade I Listed Church of St Andrew Grade II Listed Coach House and Stables Grade II* Listed Newton Kyme Hall Grade II Listed The Rectory Grade II Listed Ruined remains of Newton Kyme Castle Grade II Listed Grooms House Grade II Listed Ice House Grade II Listed The Dower House Grade II Listed Number of Grave Slabs, Crosses, Walls and Railings and a Sundial. <p>There are no registered Parks and Gardens within the area or Registered Battlefields.</p>

		<p>The relatively undulating nature of the General Area restricts views. Views towards the Vale of York or the characteristically flat landscape are not possible from the eastern portion of Tadcaster 3. Further to the west, views are filtered through copses of trees and isolated field boundary trees.</p> <p>Arable fields are punctuated by copse of trees across the area. Fields are generally smaller scale nearer the Tadcaster and around Newton Kyme, but larger towards the periphery of the General Area</p> <p>In the north of Tadcaster 3 is the Grade II* Listed Newton Kyme Hall and the remains for the Fortified Manor House known as Kyme Castle (Scheduled Monument). Although the parkland surrounding Newton Kyme is not registered, the landscape is reflective of the Parkland features which characterise the borders of the York Green Belt (1999 Landscape Assessment).</p> <p>Views from the Historic Settlement out towards the Green Belt are channelled down the River Wharfe. Key views comprise the brewery chimneys and the viaduct. There are no detractors in this area.</p> <p>Wider views of the historic core of the settlement are generally filtered by vegetation and channelled down the Wharfe Valley from GB to Tadcaster. Pylons are key Detractors in this view.</p> <p>Score: 2</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Tadcaster is identified as a Regeneration Priority Area within the Selby Core Strategy. Tadcaster 3 is contiguous with this Regeneration Area, and therefore Green Belt at this location is considered to have a role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 4</p>

31 Tadcaster 4 Green Belt Assessment

General Area	Tadcaster 4
Location	Area to the east of the A1 (M) and north of the A64
Site Area	67.5 Ha



Purpose 1: To check the unrestricted sprawl of large built-up areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>General Area Tadcaster 4 is not considered to be protecting open land that is contiguous or within close proximity to a large built up area. However, acknowledging the fact that as a constituent part of the West Yorkshire Green Belt, the General Area is therefore connected to the Large Built up Area of Leeds but is not in close proximity.</p> <p>Score: 1</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The General Area is not connected to or within close proximity to any of the defined Large Built Up Areas.</p> <p>Score: 1</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 2.25km to the north of the General Area is the third tier settlement of Bramham. However, as there are no settlements within the General Area or in the area to the north of Central 1 for which physical, visual or perceptual merging could take place. It is therefore considered that the General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements</p> <p>Score: 1</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The General Area does not contain any of the defined settlements and is characterised by a limited amount of buildings. Therefore there are no opportunities for ribbon development to occur.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that the General Area as Rolling Open Farmland within the West Selby Ridge. The West Selby Ridge has an essentially rural character that is simple and large in scale. Much of the higher, western part of the area is gently rolling wooded arable farmland. Within the gently rolling wooded farmland, large blocks and belts of broadleaf woodland and mixed plantations are particularly characteristic of the landscape.</p> <p>The 2011 Landscape Assessment did not consider the land around Tadcaster 4.</p> <p>Site visits confirmed that the landscape character of the area (particularly in the north eastern part) was gently undulating with blocks of mixed woodland. Looking north, the visual character of the area is open, despite views being interrupted by the pylons that cross the area and notably detract from the overall perception of openness. However, the General Area is dominated by the presence of the A64 and the A1(M) and associated slip roads and infrastructure. The General Area is generally characterised by a modified landscape which is therefore relatively tolerant of change.</p> <p>The General Area therefore records a low sensitivity to development, reflecting the openness to the north, but severe encroachment of the highways infrastructure on the Green Belt to the south and west. The Green Belt at this location contains few or no distinctive landscape features</p> <p>Score: 2</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General contains minimal built form in terms of buildings (approximately 1% excluding roads), however it is dominated by both the A64 and A1(M). Together with the pylon infrastructure to the north it can be said that the General Area has a semi urban character.</p> <p>Score: 2</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>General Area Tadcaster 4 is largely devoid of development and contains limited built form and no settlements. The area is described within the NYHLC (2010) as having limited legibility, largely owing to the significant amount of road infrastructure that dominates the General Area.</p> <p>However it is important to note that Bramham exists within the 5km radius of the General Area. Whilst the Leeds City Council Bramham Conservation Area Appraisal (2010) does set out the key landmark structures and key views, these are likely to be constrained by topography and no views out from the historic core are possible to the land within Tadcaster 4. The historic core is, nevertheless, separated from Green Belt in Tadcaster 4 by open land.</p> <p>Score: 4</p>

<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Notwithstanding the proximity of Bramham to the General Area, views into and out of the settlement’s historic core from the General Area are severely limited owing to the undulating topography to the north, dense areas of woodland and the strategic highway network. Views are limited, and are at best, constrained.</p> <p>To the west the General Area abuts the south eastern extent of Bramham Park, however this is not considered to be a ‘historic town’ within the assessment of this Purpose.</p> <p>Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Tadcaster is identified as a Regeneration Priority Area within the Selby Core Strategy. Tadcaster 4 is considered to be connected to but not in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 2</p>

32 West 1 Green Belt Assessment

General Area	West 1		
Location	North of Fairburn		
Site Area	80.9 Ha		
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p> <p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local large built up area</i>'.</p>	<p>Green Belt within West 1 exists approximately 5.5km from the Principal Town of Garforth in Leeds and 4km from Castleford in the south west.</p> <p>Therefore whilst the General Area is connected to these conurbations within the West Yorkshire Green Belt, the physical separation between these settlements means that it is not in close proximity. In addition, the Green Belt designation washes through the boundary in the local authority boundary of Leeds.</p> <p>Green Belt within West 1 is connected to, but not in close proximity to the large built up areas within the West Yorkshire Green Belt.</p> <p>Score: 1</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The General Area is connected to but not in close proximity to any of the Large Built up Areas.</p> <p>Score: 1</p> <p>Land to the west of the General Area is designated as Green Belt within the Leeds Core Strategy.</p> <p>As the Green Belt washes through the Selby District Council Local Authority boundary, it is not possible to assess whether the Green Belt boundary defined by the A63 represents a strong boundary preventing urban sprawl from Leeds.</p> <p>In isolation, however, the A63 represents a strong and defensible boundary which would restrict any future sprawl arising from Leeds.</p>	

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The General Area does not contain any built form with a development limit. Approximately 1.5km to the south west is the village of Ledsham, 2.5km to the north is the third tier settlement of Micklefield and 4.5km to the west is the third tier settlement of Kippax.</p> <p>Sherburn in Elmet, South Milford and Fairburn all exist within 5km of the Green Belt.</p> <p>Physical, Visual and Perceptual Separation between Settlements in Leeds, Sherburn in Elmet and South Milford</p> <p>The Green Belt plays a very weak role in protecting a land gap between Sherburn in Elmet and South Milford and the settlements of Ledsham and Kippax in Leeds. This land gap is sufficiently large (over 4km between South Milford and Ledsham) that some development around either settlement would not physically or perceptually reduce this land gap. This land gap represents a less essential gap.</p> <p>Physical, Visual and Perceptual Separation between Ledsham and Fairburn</p> <p>Alongside West 5, the General Area also has a weak role in protecting a land gap between Fairburn and Ledsham. The strength of the highway infrastructure and the physical separation does result in a limited risk of these settlements merging. Whilst the openness of the landscape in the north creates a visual and physical separation between Fairburn and Ledsham in the north, the direct access provided by the A63 does reduce the perceptual distance between these settlements. This is therefore considered to be a less essential gap between settlements.</p> <p>Score: 2</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The General Area does not contain any built form and therefore there are no opportunities for ribbon development to take place between settlements.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identified that the Green Belt within West 1 falls within the Rolling Wooded Farmland of the West Selby Ridge.</p> <p>Whilst the West Selby Ridge has an essentially rural character, the western part of the area is considered to have a gently rolling wooded arable farmland with blocks of broadleaf woodland.</p> <p>The 2011 Landscape Appraisal did not consider the land within West 1.</p> <p>Site Visits confirmed that the landscape character within West 1 is modified and contained landscape. The presence of two hotels, the highways infrastructure and sporadic built form along the Great North Road means that additional development would have a limited effect on the landscape. Although the landform is gently undulating, the topography of the land is hidden by built form.</p> <p>Street Close Plantation offers the sense of enclosure. However, with significant levels of fly-tipping the area is generally in a poor condition. Multiple access routes through the area also further divide the area.</p> <p>Levels of encroachment have removed any role the Green Belt in protecting an area of countryside. Further development in this location would have a limited effect on views, landscape and physical landform of the area. The area is considered to be of low sensitivity to development.</p> <p>Score: 1</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains a cleaning business, the Selby Quality Hotel, a restaurant, an Out-door Living Store, Pointer Farm and Milford Lodge. The General Area therefore contains approximately 6.4% built form. The proximity of the strategic highways network and the modified landform of the General Area also reduces the rural character of the Green Belt at this location.</p> <p>The General Area displays a moderately-urban character.</p> <p>Score: 1</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p>	<p>There are no historic cores within the General Area, however, Ledsham (approximately 1.5km to the south west) has a designated Conservation Area. Ledsham is defined a village within the Leeds Core Strategy and is separated from the SDC Green Belt by a the A1(M).</p>

<p>Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Neither Kippax, Micklefield. Sherburn in Elmet or South Milford have a Conservation Area or defined historic core. Monk Fryston also has a designated Conservation Area, however this is approximately 3km from the Green Belt within West 1, and separated by substantial highway infrastructure. Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>The Leeds City Council Ledsham Conservation Area map identifies that the Conservation Area encompasses Holyrood Lane, Newfield Lane, Claypit Lane and Park Lane. The Conservation Area Map is not supported by a Conservation Area appraisal. The Conservation Area contains the Grade I listed Church of All Saints and a series of Grade II listed buildings. Further west is the Grade II* listed Park and Garden. Views towards the Conservation Area of Ledsham are restricted by areas of woodland in the west, trees within field boundaries and a slightly undulating landscape. Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Sherburn in Elmet is identified as a Regeneration Priority Area within the Selby Core Strategy. West 1 is not considered to be connected to or in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits. Score: 2</p>

33 West 2 Green Belt Assessment

General Area	West 2			
Location	Land to the south west of Fairburn and North West of Brotherton.			
Site Area	18.2 Ha			
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local large built up area</i>'.</p>	<p>The large built up area of Castleford is located approximately 1km to the west of the General Area and the large built up area of Knottingley/Ferrybridge are located 0.5km to the south of the General Area. The General Area is considered to be connected to and in close proximity with a defined 'large built up area'. Score: 3</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The existing Green belt boundary to the large built up area of Knottingley/ Ferrybridge and Castleford in the west is defined by the River Aire. The River Aire is a strongly defined and defensible boundary to the large built up area in the west. Score: 5</p>		

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 0.5km to the south of the General Area lies the built up area of Knottingley/ Ferrybridge, and the General Area supports a land gap of 1.8km between Brotherton and Fairburn.</p> <p>Physical Separation between</p> <p>Whilst the Green Belt within West 2 (and the built form within Fairburn to the north) is in close proximity to the built form of Knottingley/Ferrybridge, the physical separation created by the River Aire and A1(M) does limit opportunities for physical coalescence. Whilst there may be some scope for development, the overall scale of the gap is relatively narrow.</p> <p>Whilst there is relatively limited physical separation between Byram/ Brotherton and Fairburn, this physical separation is supported by the A1(M) and the operational rail line. Although the land gap between these settlements is relatively narrow, the physical separation is supported by these features.</p> <p>Visual and Perceptual Separation</p> <p>Whilst the General Area does support a land gap between Fairburn and Ferrybridge/ Knottingley, the highways infrastructure and River Aire do increase the visual separation between these settlements and reduce the perception of these settlements from merging. Whilst there may be some scope for development, the overall scale of the gap is relatively narrow.</p> <p>To the south of the General Area, the landscape is relatively more open. Although the A1246 travels between these settlements, there is a clear visual and perceptual separation between Byram/ Brotherton and Fairburn. The General Area is considered to protect a 'largely essential gap' where some development is unlikely to cause merging between Brotherton and Fairburn.</p> <p>Score: 4</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The General Area is not contiguous to or in close proximity to any of the settlements within Table 4.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The Landscape Assessment of Selby District (1999) identified that this General Area falls in the Local Landscape Character Area called River Aire Corridor. The area surrounding the River Aire has been degraded by the urbanising, industrial influence of multiple features of infrastructure that are large in scale.</p> <p>The Landscape Appraisal (2011) identifies that the Green Belt is of high sensitivity to development. This is based on the proximity of the General Area to Fairburn Ings in the north west, and it is likely that the assessment is more reflective of this sensitive area in the north. Any development on the western edge of the village is likely to be visually intrusive with the landscape. In addition, the Landscape Appraisal considers the impact of development against the setting of the existing village.</p> <p>Site visits confirmed that the landscape was generally characteristic of a modified landscape which has been reshaped to create buffers to the railway line and the A1(M). There is limited vegetation within the area, however, land cover is generally rough grass with pockets of mature trees in the distance. There are long distance views towards Fairburn Ings in the north and the power station and ancillary energy infrastructure in the south.</p> <p>The General Area is artificially modified and influenced heavily by proximity to the A1(M). The area is likely to have a limited tolerance to change and any further development would result in more modification of the existing landform. Development could have an impact on key views towards the Fairburn Ings.</p> <p>The Green Belt in this location has a moderate sensitivity to development, as the heavily modified landscape means the Green belt does not play a role in safeguarding the countryside from encroachment, however development at this location would have an impact on views towards Fairburn Ings.</p> <p>Score: 3</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area does not contain any development. However it has been artificially modified to act a bund / buffer to the A1 (M) and this has affected its rural character. The proximity of the General Area to the A1 (M) also impacts on the rural character of the area. For this reason we consider this General Area to have a semi-urban character.</p> <p>Score: 2</p>

Purpose 4: To preserve the setting and special character of historic towns		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>The General Area does not contain any built form. Fairburn, the inset Secondary Village in the north does not have a defined Conservation Area or a historic core (defined by the NY Historic Landscape Characterisation). Brotherton does not have a Conservation Area and is not considered to have a historic core (identified by the NYHLC). The settlement contains no historic core and therefore is not performing a role in supporting the setting of a historic settlement. Whilst Castleford does contain a Conservation Area at Ossett, this is substantially more than 5km from the Green Belt within West 2. The Green Belt within West 2 is not in close proximity to the historic core. Score: 1</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are no views into or out of any surrounding historic settlements. Score: 1</p>
Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is identified as a Regeneration Priority Area within the Selby Core Strategy. West 2 is not considered to be connected to or in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits. Score: 2</p>

34 West 3 Green Belt Assessment

General Area	West 3			
Location	West of Fairburn			
Site Area	276 Ha			
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’. 1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p>	<p>The General Area is located approximately 1.5km to the north west of Castleford and 2km north west of the large built up are of Knottingley/ Ferrybridge. Whilst the General Area is connected to these conurbations within the West Yorkshire Green Belt, the physical separation between these settlements means that it is not in close proximity The General Area is therefore connected to and in close proximity to these large built up areas within the West Yorkshire Green Belt. Score: 3</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p>	<p>The existing Green belt boundary to the large built up area of Knottingley/ Ferrybridge and Castleford in the west is defined by the River Aire. The River Aire is a strongly defined and defensible boundary to the large built up area in the west. Score: 5</p>		
<p>Purpose 2: To prevent Neighbouring Towns from merging into one another</p>				

<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The Green Belt within the General Area is in relatively close proximity to the following settlements:</p> <ul style="list-style-type: none"> • Approximately 1.5km to the south of the General Area is the large built up area of Knottingley/ Ferrybridge • Approximately 1.2km to the south is the linked Designated Service Village of Brotherton/Byram • Approximately 3.5km to the west is the third tier smaller settlement of Allerton Bywater • Approximately 4.5km to the west is the smaller settlement of Kippax • Approximately 1.4km to the north is the village of Ledsham. <p>Physical, Visual and Perceptual Separation of West 3 from Knottingley/ Ferrybridge</p> <p>Whilst the Green Belt within West 3 (and West 2) is in close proximity to the built form of Knottingley/Ferrybridge, the physical separation created by the River Aire and A1(M) does limit opportunities for physical coalescence. Whilst there may be some scope for development, the overall scale of the gap is relatively narrow and largely essential.</p> <p>In addition, the highways infrastructure and River Aire do increase the visual separation between these settlements and reduce the perception of these settlements from merging. Whilst there may be some scope for development, the overall scale of the gap is relatively narrow and largely essential.</p> <p>Physical, Visual and Perceptual Separation of West 3 from Settlements to the West</p> <p>Green Belt land within West 3 is separated only from the settlement of Ledsham by field and a number of copse of trees along the SDC Local Authority boundary, Whilst the land gap between settlements is sufficient large to accommodate some development, there is no physical infrastructure to prevent the ‘secondary village’ of Fairburn from merging with the ‘village’ of Ledsham. As the settlement of the ‘secondary village’ of Fairburn is inset, this land gap is therefore considered to be a largely essential gap between settlements.</p> <p>Whilst the openness and undulating landscape in the north creates a visual and physical separation between Fairburn and Ledsham in the north, the direct access provided by the A63 does reduce the perceptual distance between these settlements.</p> <p>Physical, Visual and Perceptual Separation of West 3 from Byram/ Brotherton</p> <p>Whilst there is relatively limited physical separation between Byram/ Brotherton and Fairburn, this physical separation is supported by the A1(M) and the operational rail line. Although the land gap between these settlements is relatively narrow, the physical separation is supported by these features. The General Area therefore represents a largely essential gap.</p> <p>Although the A1246 travels between these settlements, there is a clear visual and perceptual separation between Byram/ Brotherton and Fairburn.</p> <p>The land within the General Area therefore represents a largely essential gap between settlements.</p> <p>Score: 3</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There are no instances of ribbon development occurring in the Green Belt along the A1246 in Fairburn towards Ledsham, or southwards towards Byram/Brotherton. The Green Belt boundary at this location has therefore played a strong role in resisting ribbon development.</p> <p>Score: 5</p>
<p>Purpose 3: To assist in Safeguarding the Countryside from Encroachment</p>		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The Landscape Assessment for Selby District (1999) identified that the land within the General Area fell within two Landscape Character Areas: the southern area fell within the Wetlands area of the River Aire Corridor and the northern area fell within the Rolling Open Farmland of the West Selby Ridge.</p> <p>Much of the higher, western part of the area is gently rolling wooded arable farmland with occasional large blocks of woodland. The river corridor to the south is generally low-lying. Former mining activities in the valley have resulted in the permanent flooding of an extensive area of former Ings (flood meadows) due to mining subsidence. The resulting series of interconnected water bodies, known as the Fairburn Ings is surrounded by marsh and west pasture and divided by dykes. Despite the degraded tips which lie immediately to the south. The Ings make an important contribution to the character and the variety of the landscape. The site attracts a large number of bird species and is particularly noted for wintering wildfowl.</p> <p>The Landscape Appraisal 2011 considers that the land within the General Area is divisible into two sectors. To the south of area, the landscape sensitivity is considered to be high. This was based on the proximity of Fairburn Ings and the impact of development onto important recreation and ecologically valued land around the Fairburn Ings International Wildlife Site Designation.</p>

		<p>To the north of the General Area, the Landscape Appraisals identify the sensitivity of the landscape as being moderate-high. Despite the rolling landscape to the east and some long-distance views of the wider landscape and urban edge, the landscape is degraded by large power lines and any development would be sited against a backdrop of existing development.</p> <p>Site visits confirmed that the General Area was clearly divisible into the two landscape character areas identified in background evidence. Whilst the site visits confirmed the detail that the landscape to the south of the area was of high sensitivity to development where the Green Belt protects an area of recreation and openness, the site visits queried the assessment in the north.</p> <p>The gently rolling and highly open arable land to the north of the General Area, does display a strong rural character. The topography does allow for some long-line views across scattered isolated farmsteads and copse of woodland.</p> <p>The General Area displays a moderate high sensitivity to development in the north west and a high sensitivity to development in the south west. The Green Belt within West 3 has not been encroached by built form and the designation plays a positive role in safeguarding attractive areas of countryside.</p> <p>Score: 4</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains Beckfield House and Caudle Hill Farm. There is one line of pylons in the northern area of the General Area. The General Area therefore contains 0.6% built form.</p> <p>The General Area is considered to have a strong rural character.</p> <p>Score: 4</p>
Purpose 4: To preserve the setting and special character of historic towns		
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>The General Area is connected to the Secondary Village of Fairburn, however this is not considered to have a Conservation Area or defined NYHLC historic core.</p> <p>Whilst Castleford does contain a Conservation Area at Ossett, this is more than 5km away and situated beyond a substantial area of post-WWII development.</p> <p>Ledsham (approximately 1.6km to the north west) has a designated Conservation Area and is defined as a village within the Leeds Core Strategy and the Green Belt within Ledsham is separated beyond areas of open fields.</p> <p>Score: 4</p>
Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>The Leeds City Council Ledsham Conservation Area map identifies that the Conservation Area encompasses Holyrood Lane, Newfield Lane, Claypit Lane and Park Lane. The Conservation Area Map is not supported by a Conservation Area appraisal. The Conservation Area contains the Grade I listed Church of All Saints and a series of Grade II listed buildings. Further west is the Grade II* listed Park and Garden.</p> <p>Views towards the Conservation Area of Ledsham are restricted by the undulating landscape.</p> <p>Score: 2</p>
Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.		
Proximity to a defined Regeneration Area within the Core	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p>	<p>Knottingley is identified as a Regeneration Priority Area within the Selby Core Strategy. West 2 is not considered to be connected to or in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits.</p>

<p>Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery)</p>	<p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Score: 2</p>
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35 West 4 Green Belt Assessment

General Area	West 4		
Location	South East of Fairburn and north of Brotherton		
Site Area	1.4 Ha		
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p> <p>5: Contiguous with a defined ‘large built up area’ and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> ‘large built up area’ and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined ‘large built up area’ or <i>local</i> ‘large built up area’, but does not protect land which is considered to be ‘open land’. 1: General Area is connected to but not in close proximity with a defined ‘large built up area’ or a ‘<i>local</i> large built up area’.</p> <p>West 4 forms part of the West Yorkshire Green Belt. The primary role of the West Yorkshire Green Belt is to check the further growth of the West Yorkshire conurbations (West Yorkshire County Structure Plan (1980)). The General Area is also approximately only 1.5km from the ‘large built up area’ of Castleford in the West. Therefore West 4 is considered to be connected to the large built up area of Castleford and other large built up areas within West Yorkshire. However as the Green Belt ‘washes through’ the Wakefield District, the General Area is considered to only be relatively close proximity to these large built up areas.</p> <p>Score: 1</p>	
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> ‘large built up area’ is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> ‘large built up area’ is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> ‘large built up area’.</p>	<p>Although West 4 is in close proximity Fairburn in the north, this is not considered to be a ‘large built up area’. West 4 is considered to be connected to the West Yorkshire conurbations, but not in close proximity to these large built up areas.</p> <p>Score: 1</p>	
<p>Purpose 2: To prevent Neighbouring Towns from merging into one another</p>			

<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 1km to the south of West 4 is the Linked Designated Service Villages of Byram/ Brotherton, and 250m to the north of West 4 is the settlement of Fairburn. The Green Belt within the General Area therefore supports a land gap between settlements, however it is not physically linked to either and West 4 is unlikely to support development.</p> <p>Physical Separation</p> <p>Although the Green Belt within the General Area is not physically connected to either Fairburn or Brotherton, alongside Brotherton 3 the General Area does support a land gap between these settlements. Whilst this land gap is approximately 1.25km wide, the motorway does limit any physical opportunities for merging.</p> <p>Visual and Perceptual Separation</p> <p>The General Area contains a modified landscape, which is heavily modified by proximity to the A1(M). The area contains rough grassland with heavy planting to the north of the area.</p> <p>The visual character of the area is contained and dominated by the A1(M), and site visits confirmed that there are no key views. However there is limited access through the site.</p> <p>Based on the evaluation of physical, visual and perceptual separation, West 4 does have a role in protecting a land gap between Fairburn and Brotherton. Although the area is visually contained and development would not perceptually reduce separation, West 4 does maintain physical separation alongside the motorway. The General Area therefore supports a less essential gap, where development within the area is unlikely to cause merging.</p> <p>Score: 2</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Whilst the General Area is connected to the settlement of Fairburn, it is not in close proximity. Given the strength of the highway network surrounding West 4, there are no opportunities for ribbon development.</p> <p>Score: 1</p>
<p>Purpose 3: To assist in Safeguarding the Countryside from Encroachment</p>		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The Landscape Assessment of Selby District (1999) identified that this General Area falls within the Flat Wooded Farmland area of the River Aire Corridor in the South.</p> <p>The River Aire Corridor is characterised by flat low-lying arable farmland for varying types, but the area is generally low-lying with a varied corridor. Woodland is generally absent from the wider river corridor, except on the fringes of villages.</p> <p>The landscape sensitivity (identified within the Landscape Appraisal 2011) is considered to be low in the General Area. However this considers the impact of development against the setting of Fairburn rather than the sensitivity of the wider Green Belt General Area to development.</p> <p>The site visits confirmed that the General Area had a landscape which was of low sensitivity to development given the modified nature of the site and the dominance of the A1(M). High levels of enclosure also reduce the sensitivity of the Green Belt landscape to development.</p> <p>Score: 1</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area does not contain any development. However it has been artificially modified to act a bund / buffer to the A1 (M) and this has affected its rural character. The proximity of the General Area to the A1 (M) also impacts on the rural character of the area.</p> <p>The General Area therefore displays a semi-urban character.</p> <p>Score: 2</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>The NYHLC states that Fairburn is a nucleated village which is mainly post-medieval-modern in character. There is no defined historic core and there is no conservation area within Fairburn.</p> <p>Byram/ Brotherton is not considered to have a historic core.</p> <p>There are no historic cores within close proximity to the Green Belt within West 4.</p> <p>Score: 1</p>

<p>into and out of the historic core.</p>		
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are no historic features within West 4.</p> <p>Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Knottingley is identified as a Regeneration Priority Area within the Selby Core Strategy. West 2 is not considered to be connected to or in close proximity with this Regeneration Area, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits.</p> <p>Score: 2</p>

36 West 5 Green Belt Assessment

General Area	West 5	
Location	North East of Fairburn	
Site Area	175.8 Ha	
<p>Purpose 1: To check the unrestricted sprawl of large built-up areas</p>		
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>West 5 falls within the West Yorkshire Green Belt. The primary role of the West Yorkshire Green Belt is to check the further growth of the West Yorkshire conurbations. Therefore the General Area is still considered to be 'connected to' but not in close proximity with a defined 'large built up area'. Therefore whilst West 5 is not in close proximity to any of the large built up areas in the west, by forming part of the West Yorkshire Green Belt it is considered to be connected but not in close proximity with these 'large built up areas'. Score: 1</p>
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries. 1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>Although West 5 is connected to Fairburn, this is not considered to be a 'large built up area'. West 5 is considered to be connected to the West Yorkshire conurbations, but not in close proximity to these large built up areas. Score: 1</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 2km to the south east of the General Area is the ‘washed over’ secondary village of Burton Salmon, and approximately 2km to the north east is the village of Ledsham within Leeds.</p> <p>Physical Separation Green Belt land within West 5 is separated from the village of Ledsham by the A63 and separated from the washed over village of Burton Salmon by the A1(M) and the operational railway line. The strength of the highway infrastructure and the physical separation does result in a limited risk of these settlements merging.</p> <p>Visual and Perceptual Separation The Selby DC Landscape Appraisal 2011 identified the General Area as a mixed undulating landscape, with large arable fields to the north and smaller more contained fields to the south. Whilst there is an open field patterns to the north, sporadic trees and more established vegetation associated with the built form of Fairburn does reduce the perception of openness in the south.</p> <p>The north of the General Area is therefore more open with more opportunities for long-distance views. Whilst the site visits did not indicate any key views, pylons in the north are identified as key detractors in the landscape.</p> <p>Access to Burton Salmon is provided by Lunnfields Lane and the A63 connects Fairburn directly to Ledsham in the North. There are no public rights of way running through the site.</p> <p>Whilst the openness of the landscape in the north creates a visual and physical separation between Fairburn and Ledsham in the north, the direct access provided by the A63 does reduce the perceptual distance between these settlements. This is therefore considered to be a less essential gap between settlements.</p> <p>The less open nature of the land to the south of West 5 and increased perception of separation between Fairburn and Burton Salmon by the strategic road network results in the Green Belt protecting a less essential gap between settlements.</p> <p>Score: 2</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There are no instances of ribbon development occurring in the Green Belt along the roads in Fairburn, including to the north along the A1246 towards Ledsham and south on the A1246 towards Brotherton / Byram.</p> <p>The General Area has strongly resisted ribbon development which could have perceptibly reduce the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The Landscape Assessment of Selby District (1999) identified that this General Area falls in Rolling Open Farmland of the West Selby ridge in the north and the Flat Wooded Farmland for the River Aire Corridor in the South.</p> <p>The West Selby Ridge is essentially rural character that is simple and large in scale. . West 5 is characterised as Rolling Open Farmland, with well-drained highly fertile Grade 2 soils which have led to intensive cultivation of arable crops.</p> <p>The River Aire Corridor is character by flat low-lying arable farmland for varying types, but the area is generally low-lying with a varied corridor. Woodland is generally absent from the wider river corridor, except on the fringes of villages.</p> <p>The landscape sensitivity (identified within the Landscape Appraisal 2011) is considered to be low in the General Area. However this considers the impact of development against the setting of Fairburn rather than the sensitivity of the wider Green Belt General Area to development.</p> <p>Site Visits confirmed that the landscape within West 5 was degraded by the proximity of the A1(M), the A63 and the lines of pylons. However the overall high levels of openness, fairly undulating topography and long-line views in the south does mean that the sensitivity of the Green belt to development is likely to be moderate-high.</p> <p>Score: 4</p>
<p>Extent to which these landscape features have been impacted by ‘Encroachment’</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contained two farmsteads and a garden centre, which accounts for 1.8% of the Green Belt area. The landscape has limited encroachment and has a strong rural character. The presence of the A1(M) and pylons in the views has resulted in a strong rural character rather than strong unspoilt rural character.</p> <p>Score: 4</p>
Purpose 4: To preserve the setting and special character of historic towns		
<p>Green Belt General Area has a role in</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p>	<p>The NYHLC states that Fairburn is a nucleated village which is mainly post-medieval-modern in character. There is no defined historic core and there is no conservation area within Fairburn.</p>

<p>supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Neither Burton Salmon nor Byram/ Brotherton are considered to have historic cores. Score: 1</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt. 2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt. 1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>There are no historic features within West 5. Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration. 4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits. 2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration. 1: Green Belt land does not have a specific role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>West 5 is not considered to be connected to or in close proximity with the Regeneration Areas within Selby, and therefore Green Belt at this location is considered to have a neutral role in directing development towards brownfield and derelict land within the development limits. Score: 2</p>

Selby District Council

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

Green Belt Study Appendix B
York Green Belt Assessment
Proformas

Issue | 1 June 2015

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

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

Job number 240847-00

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<p>General Area</p>	<p>Escrick 1</p>		
<p>Location</p>	<p>East of Escrick</p>		
<p>Site Area</p>	<p>214 Ha</p>		
<p>Purpose 1: To check the unrestricted sprawl of Large Built Up Areas</p>			
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Escrick 1 exists within the 6 mile limit of the York Green Belt (NYCC Structure Plan). According to the York Green Belt Local Plan 1995, the Green Belt in this General Area therefore has a role in protecting the special character of York and its relationship with the surrounding villages and countryside. Therefore whilst the General Area is connected to the York Green Belt, it is not in close proximity with this large built up area. Score: 1</p>	
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p>	<p>As Escrick is not considered to be a 'large built up area', the Green Belt boundary to the west of the General Area is not considered to have a function in preventing 'sprawl from a large built up area'. Score: 1 The northern boundary to the General Area is arbitrarily defined by Selby District Council Local Authority boundary. As the Green Belt designation 'washes through' this boundary into York, there is no role for the Selby Local Authority Boundary in restricting sprawl of the large built up area of York. However, if the Green Belt designation was removed within York, the Local Authority boundary would form a weakly defined boundary that would not resist development</p>	

	1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.	
Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Physical Separation</p> <p>Approximately 4km to the north east of Escrick exists the village of Wheldrake in York and approximately 1km to the north of the area exists the village of Deighton.</p> <p>Physically, there is a limited opportunity for the villages of Escrick and Wheldrake to merge, and therefore this land gap represents a less essential gap.</p> <p>Whilst there is approximately 1km separation between the Designated Service Village of Escrick and the village of Deighton, a series of individual dwellings (such as Mill Hill Farm and built form at the corner of Naburn Lane) along the A19 does mean that absolute physical separation between settlements is less. Whilst there may be some opportunity for development within this land gap, this area represents a largely essential gap.</p> <p>Visual and Perception of Distance between Escrick 1 and Wheldrake</p> <p>The Selby DC Landscape Appraisal 2011 and Site Visits confirmed a landscape character of fairly flat arable fields which gently undulate towards the north east. Dispersed pockets of mixed woodland with increasingly large arable fields to the east and limited access through the General Area strengthens the perception of separation between these villages.</p> <p>The visual character of the area is open, and whilst there are views occasionally towards the key feature of church in Escrick, views out towards the north and east are filtered by trees.</p> <p>The most eastern extent of the General Area could form an extension of the Walmgate Stray (identified within the City of York Site Selection Paper Addendum September 2014 and the Ways and Strays of York). Although this most eastern area is considered to have some role in protecting the historic setting of York, the extension of this Stray into the Selby District, further strengthens the separation between Escrick and Wheldrake. With increasing distance east along Wheldrake Lane, there is a stronger perception of the Green Belt not being associated with any settlement.</p> <p>Based on an evaluation of physical and visual separation, the General Area is considered to protect a 'less essential gap' where development is unlikely to cause merging between Escrick 1 and Wheldrake.</p> <p>Visual and Perception of Distance between Escrick 1 and Deighton</p> <p>Access through the General Area towards Deighton is generally restricted to the A19. Development along the exit to Escrick and the entrance to Deighton does reduce the distinct separation and perception of leaving one place to enter another. However, a dense tree buffer associated with Blanshard's wood limits views northwards and does offer the perception of the central and southern parts of Escrick 1 being largely separate from the land to the south of New Road and the land gap between settlements. The General Area is therefore considered to protect a 'largely essential gap' between Escrick 1 and Deighton.</p> <p>Score: 3 (mixed)</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There are limited areas of built form (only a very small sub-station) within the Green Belt to the east of Escrick.</p> <p>The existing Green Belt boundary within Escrick has therefore strongly resisted ribbon development along Wheldrake Lane and Skipwith Road.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The Landscape Assessment of Selby District (1999) identified that this General Area falls within the York Fringe Local Character Area which means it includes the flat wooded farmland, small nucleated villages and gently rolling or flat arable farmland.</p> <p>The SDC Landscape Appraisal (2011) states that landscape sensitivity is low when looking into the village. Although the urban edge to the east follows a strict rigid line to the immediate field patterns, the sensitivity to development is considered to be low as the immediate field patterns surrounding Escrick are well contained and any development would be sited against the backdrop of existing development.</p> <p>Site visits identified that whilst there are prolific areas of mature tree planting and woodland, there are few features of intrinsic landscape value within the General Area. The area was considered to have a flat but gently undulating landscape character where smaller scale field boundaries adjoined the urban edge with increasingly large field boundaries further east. Wider views of the landscape are fairly limited due to extensive planting in the distance. Views of the urban edge are available but filtered by trees, however a designed view exists towards Escrick Hall is possible. Development within the western edge is likely to be</p>

		<p>more associated within the built form of Escrick, but still have a detrimental impact on the physical landform and entrance to the village from the south. Access through the General Area is limited to public rights of way along Bridge Dike, denoting the largely rural countryside role.</p> <p>Site visits identified that development further to the east of this General Area would be in conflict with the undulating landform and would be visually intrusive. Therefore further to the east of the General Area, the Green Belt protects a landscape of high sensitivity to development which strongly protects the openness of the countryside.</p> <p>Score: 5 (4 and 5, mixed score)</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>General Area contained Chequer Hall and two farmsteads, which results in approximately 0.89% built form.</p> <p>Further to the east of the General Area, the Green Belt displays a strong unspoilt rural character. However nearest the urban form, small scale fields with more defined field boundaries result in much higher levels of containment of the Green Belt and therefore the land at this location is considered to be a strong rural character.</p> <p>Score: 4</p>
Purpose 4: To preserve the setting and special character of historic towns		
To preserve the setting and special character of York	<p>5: The Landscape and Setting of the General Area is considered to be very strongly supporting the setting of the historic City of York.</p> <p>4: The Landscape and Setting of the General Area is considered to be relatively strongly supporting the setting of the historic City of York.</p> <p>3: The Landscape and Setting of the General Area is considered to be moderately supporting the setting of the historic City of York.</p> <p>2: The Landscape and Setting of the General Area is considered to be relatively weakly supporting the setting of the historic City of York.</p> <p>1: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of York.</p>	<p>Views In and Out</p> <p>Long-distance views are possible outwards towards the flat vale of York landscape in the north however these were relatively constrained by large blocks of woodland, such as Long Wood, Lacey Bottom Wood and Spring Wood. During the site visit, views were not possible to any key features.</p> <p>The area could potentially contribute to the Key View from Acklam Wold (Key View 4 as identified within the York Central Historic Core Conservation Area Appraisal). Whilst the Appraisal states that the silhouette of the Minster should be protected by preventing development in the foreground and backdrop, low-lying development at Escrick will not interrupt this view.</p> <p>Local views are however possible towards the Grade II* listed Church of St Helen in Escrick.</p> <p>Strays</p> <p>Escrick 1 falls between the Micklegate and Walmgate Strays (identified within the City of York Site Selection Paper Addendum September 2014 and the Ways and Strays of York). Whilst the <i>Ways and Strays of York</i> does recognise the recreation value of Walmgate Stray, few of the key characteristics of the Stray are applicable beyond the ring road.</p> <p>Rivers and Ings</p> <p>Although the General Area contains the Stillingfleet Drain, it does not contain the Derwent or Ouse Rivers.</p> <p>Open Countryside and Green Belt</p> <p>The openness of the Green Belt at this location is set out within Purpose 3.</p> <p>The NYHLC identifies that there is evidence of strip fields to the north east of Escrick of medieval origin. However, fields become lower quality further to the east.</p> <p>The General Area does not contain any long-distance recreation routes.</p> <p>Parks and Gardens</p> <p>Just to the south west of the General Area lies Escrick Park: an ornamental parkland, however this is not-registered. The designed parkland landscape (such as that at Escrick Park, and Nun Appleton Hall, Moreby Hall and Oxtan Hall) is a key feature of the York landscape. There is a key designed view towards Escrick Hall from the Green belt within Escrick 1.</p> <p>Relationship of York to Surrounding Settlements</p> <p>Escrick is located approximately 5 miles from the centre of York, the relationship of the General Area to York is therefore limited. Assessment against Purpose 2 identifies the Green Belt at this location supports a largely essential gap between the surrounding settlements of Escrick and Deighton.</p> <p>In summary, the General Area has a moderate role in supporting the setting of the strays, a stronger role in retaining open countryside, a relatively strong role in preserving the setting and views toward Escrick Park and a weaker role in retaining the separation between settlements within York's environs.</p> <p>Score: 4</p>
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>The General Area is in close proximity to the Escrick Conservation Area. Wheldrake, which lies approximately 4km to the east of the General Area, contains a conservation and Historic Core. However none of the features set out within the York Wheldrake Conservation Area Appraisal are visible from the Green Belt within Escrick 1.</p> <p>Escrick has a defined Conservation Area and is identified by the NYHLC as having a defined historic core. The Green Belt has a varied role in protecting the setting of the historic core:</p> <p>North</p> <p>In the north western corner of Escrick 1, the Green Belt adjoins a planned modern expansion of Escrick. The Conservation Area Appraisal (A review of the Special Architectural and Historic Interest of the Village for Selby District Council (Roger Wools</p>

<p>supporting the views into and out of the historic core.</p>		<p>Heritage Consultants, March 1995) indicated that there has been steady growth of the village with new housing estates along the eastern boundary. There are no listed buildings in this northern area of Escrick 1.</p> <p>South</p> <p>In the south western corner of Escrick 1, the Green Belt adjoins a heavily-wooded area of the ornamental parkland of Escrick Park. A designed view towards Escrick Hall is possible.</p> <p>The Conservation Area Appraisal further states that ‘the village falls within a Conservation Area because the main elements of the 19th Century Estate are basically intact despite substantial modern development. Most of these early buildings are intact despite substantial modern development’.</p> <p>Therefore whilst Green Belt in Escrick 1 lies adjacent to the heavily wooded area of Escrick Park (an unregistered Park and Garden), the ‘historic core’ of Escrick is separated from the Green Belt by post WWII development along Carrs Lane.</p> <p>Score: 3 (mixed, 4 Southern Area and 2 Northern Area)</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Escrick contains a Conservation Area and 16 listed features, including the Grade II* Church of St Helen, Grade II* Escrick Park and Grade II* Coach House and Stables to rear. Escrick Par is a non-registered Park and Garden.</p> <p>The Escrick Conservation Area is divided into three: south of Carr Lane, north of Carr Lane and north of the village (which is most applicable for Escrick 4).</p> <p>South of Carr Lane</p> <p>Main Street is bordered by substantial estate houses which are reminiscent of the Garden Villages. Grade II* listed Escrick Park, which the Conservation Appraisal stipulates should be viewed within the context of landscape setting and the smaller buildings which existed to serve it.</p> <p>North of Carr Lane</p> <p>The Escrick and Deighton Club (1890), Almshouse (1909), Fountain House and Post Office Row are of great historic interest.</p> <p>Views to these key features within the village of Escrick from Escrick 1 are channelled, however a designed view exists through the south western corner of the General Area to the front of the Escrick Park estate. Views from the northern portion of the area are constrained by vegetation.</p> <p>Given the designed nature of this view, it is considered fundamental that it is retained.</p> <p>Score: 4</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>As Escrick form part of the A19 Regeneration Corridor defined within the Selby Core Strategy, Escrick 1 is considered to be connected to and in close proximity within this Regeneration Area. The Green Belt designation at this location is likely to have a role in encouraging the recycling and re-use of derelict or underdeveloped land within Escrick.</p> <p>Score: 3</p>

2 Escrick 2 Green Belt Assessment

General Area	Escrick 2		
Location	Land to the south west of Escrick		
Site Area	12.7 Ha		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas			
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Escrick 2 exists within the 6 mile limit of the York Green Belt (NYCC Structure Plan). According to the York Green Belt Local Plan 1995, the Green Belt in this General Area therefore has a role in protecting the special character of York and its relationship with the surrounding villages and countryside.</p> <p>Therefore whilst the General Area is connected to the York Green Belt, it is not in close proximity with this large built up area.</p> <p>Score: 1</p>	
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>As Escrick is not considered to be a large built up area and Escrick 2 is not considered to be in close proximity to the large built up area of York, the Green Belt boundary to the north of the General Area is not considered to have a function in preventing 'sprawl from a large built up area'.</p> <p>Score: 1</p> <p>Although not assessed here, the existing Green Belt boundary is defined by the boundary with Gashouse Plantation and the Grade II* listed Escrick Hall. This boundary is therefore strongly defined in part by the plantation, and moderately defined by the historic buildings surrounding the Parkland.</p>	

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Physical Separation The General Area is approximately 4.5km from Wheldrake. Physically, there is no opportunity for these villages to merge and therefore this land gap represents a less essential gap.</p> <p>Visual and Perceptual Separation Given the visual and landscape character of Escrick 2 as a parkland, which is flat and gently undulating, the area feels fairly separate from the neighbouring area of Green Belt in Escrick 1 (apart from the designed view to Escrick Hall). Escrick 2 is dominated by the school buildings at Escrick Hall and ancillary buildings. The sporadic copse of trees within the area and the dense woodland associated with Gashouse Wood does mean that spreading and extensive views out from the General Area towards Escrick 1 are somewhat limited. There is a fair separation between land within Escrick 2 and neighbouring areas of Green Belt. Limited access through the General Area pronounces the separation from other areas of Green Belt. Based on an evaluation of physical and visual separation, the General Area is considered to protect a 'less essential gap' where development is unlikely to cause merging between these settlements.</p> <p>Score: 2</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The Green Belt boundary, as defined by the Gashouse Plantation and designation of the Conservation Area, has strongly resisted development along Skipwith Road.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identifies the area as Rolling Wooded Farmland within the wider York Fringe Green Belt. Much of the York Fringe is intensively cultivated as open arable farmland with a strong rural character. Parkland associated with a number of large historic houses, including Escrick Park, forms an important feature of the York Fringe Landscape. Gashouse Wood too contains a number of ponds and is particularly diverse.</p> <p>The character of the area is relatively isolated, quiet and tranquil with few urban features within the area.</p> <p>The 2011 Landscape Appraisals considered that land to the south of Escrick was of high sensitivity to development. The appraisals considered that any loss of the extensive park and woodland and associated nature conservation interests within the area would be significantly detrimental to the amenity of the area and character and appearance of the surrounding countryside.</p> <p>Site visits confirmed that land within Escrick 2 was flat to gently undulating Parkland character, which is separated from the built form in Escrick by the dense woodland at Gashouse Plantation. Vegetation in the wider area comprises copse of trees associated with the school</p> <p>The visual character of the area is dominated by school buildings and surrounding woodland. The private nature of the land within Escrick 2 means that there is limited access through the area. Dense woodland limits views out from the General Area towards Escrick or other settlements, however views are possible to the north east as a result of the designed views into the Escrick Park. The density of the woodland associated with Gashouse Plantation does mean that the General Area feels distinctly separate from Escrick.</p> <p>Given the prominence and isolated nature of Escrick Park in the parkland, development in Escrick 1 would be significantly in conflict with the pattern and scale of the landscape and development would be visually intrusive to views across the area to the Grade II* listed building. The landscape is considered to be of high sensitivity to development and the Green Belt designation is considered to play a role in safeguarding an attractive area of Parkland from development.</p> <p>Score: 5</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains the stable block associated with Escrick Park and the gatekeepers lodge on the entrance, which means that 1.57% of the General Area is covered by development. Whilst the manicured parkland nature of the area means that the General Area does not have a strong rural character, it is considered that it does display a strong rural character.</p> <p>Score: 4</p>
Purpose 4: To preserve the setting and special character of historic towns		

<p>To preserve the setting and special character of York</p>	<p>5: The Landscape and Setting of the General Area is considered to be very strongly supporting the setting of the historic City of York. 4: The Landscape and Setting of the General Area is considered to be relatively strongly supporting the setting of the historic City of York. 3: The Landscape and Setting of the General Area is considered to be moderately supporting the setting of the historic City of York. 2: The Landscape and Setting of the General Area is considered to be relatively weakly supporting the setting of the historic City of York. 1: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of York.</p>	<p>Views in and Out Views towards the Vale of York are not possible from within the General Area. Views out comprise only those to Escrick 1. A designed view exists from Skipwith Road up towards the Escrick Park building. Given the strength of the vegetation along Mill Hill, it is unlikely that the area contributes to the Key View from Acklam Wold (Key View 4 as identified within the York Central Historic Core Conservation Area Appraisal). Strong designed views towards Escrick Hall are possible. Strays Escrick 2 falls between the Micklegate and Walmgate Strays (identified within the City of York Site Selection Paper Addendum September 2014 and the Ways and Strays of York). Whilst the Ways and Strays of York does recognise the recreation value of Walmgate Stray, few of the key characteristics of the Stray are applicable beyond the ring road. Rivers and Ings The General Area does not contain the Derwent or Ouse Rivers. Park and Gardens, Open Countryside and Green Belt The openness of the Green Belt at this location is set out within Purpose 3. The NYHLC states that all of the land within Escrick 2 is ornamental parkland, however this is not-registered. The designed parkland landscape (such as that at Escrick Park, and Nun Appleton Hall, Moreby Hall and Oxton Hall) is a key feature of the York landscape. The General Area does not contain any long-distance recreation routes. Relationship of York to Surrounding Settlements Escrick exists approximately 6 miles from the centre of York, the relationship of the General Area to York is therefore weak. Assessment against Purpose 2 confirms that the General Area protects a less essential gap between settlements. Therefore there is no opportunity for merging between settlements. In summary, the General Area has a weak role in supporting the setting of the strays or views to the Vale of York, a strong role in preserving Escrick Park (with parklands forming a key feature of the York landscape) and a weaker role in retaining the separation between settlements within York’s environs. Because of the strong role in protecting the Parkland the General Area has a relatively strong role in supporting the setting of the historic City of York. Score: 4</p>
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Escrick has a defined Conservation Area and is identified by the NYHLC as having a defined historic core which is situated to the north of Escrick 2. A review of the Special Architectural and Historic Interest of the Village for Selby District Council (Roger Wools Heritage Consultants, March 1995) stated that the southern portion of the conservation area is characterised by the ancillary features of Escrick Park and substantial estates houses in red-brown brick. The village and Parkland falls within a Conservation Area because the main elements of the 19th Century Estate are basically intact despite substantial modern development. Whilst the Green Belt within Escrick 2 lies adjacent to the historic core of Escrick and within the Escrick Conservation area, the heavily wooded gashouse plantation limits views into and out of the historic core. The historic core of the settlement, identified within the NYHLC, is therefore separated from the Green Belt by a tree belt. However, the Green Belt falls within the Conservation Area. Score: 5</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement. 3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p>	<p>Escrick 2 falls within the Escrick Conservation Area and contains the following Grade II listed Wheldrake Lodge. However the Green Belt land within Escrick 2 provides the setting for the Grade II* Listed Escrick Hall. Although Escrick Park is a non-registered Park and Garden, the SDC Core Strategy 2013 identified the Area as a Historic Park or Garden. There are no other listed registered features. Views into and out of the General Area are limited by the dense woodland at Gashouse wood. However, given the direct and designed nature of the view towards Escrick Hall, it is considered fundamental that this is retained. There are no detracting features within this area. Score: 4</p>

	<p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>As Escrick forms part of the A19 Regeneration Corridor defined within the Selby Core Strategy, Escrick 2 is considered to be connected to and in close proximity within this Regeneration Area. The Green Belt designation at this location is likely to have a role in encouraging the recycling and re-use of derelict or underdeveloped land within Escrick.</p> <p>Score: 3</p>

3 Escrick 3 Green Belt Assessment

<p>General Area</p>	<p>Escrick 3</p>		
<p>Location</p>	<p>Land to the south west of Escrick</p>		
<p>Site Area</p>	<p>21.21 Ha</p>		
<p>Purpose 1: To check the unrestricted sprawl of Large Built Up Areas</p>			
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Escrick 3 exists within the 6 mile limit of the York Green Belt (NYCC Structure Plan). According to the York Green Belt Local Plan 1995, the Green Belt in this General Area therefore has a role in protecting the special character of York and its relationship with the surrounding villages and countryside. Therefore whilst the General Area is connected to the York Green Belt, it is not in close proximity with this large built up area. Score: 1</p>	
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p>	<p>As Escrick is not considered to be a large built up area and Escrick 2 is not considered to be in close proximity to the large built up area of York, the Green Belt boundary to the north of the General Area is not considered to have a function in preventing 'sprawl from a large built up area'. Score: 1 Although not assessed here, the existing Green Belt boundary is defined by the large residential built form off Carr Lane, the new built form off Escrick Park Gardens and Escrick Park. The Green Belt boundary is blurred by the location of the school in the Green Belt. The existing boundary is therefore relatively weakly defined by intermittent and irregular boundaries.</p>	

	1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.	
Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Whilst the land within Escrick 3 is contiguous to the Designated Service Village of Escrick, the nearest settlement to Escrick 3 is 6km for which there is limited opportunity to physically, visually or perceptually reduce the gap.</p> <p>The General Area is therefore not in close proximity to any other settlements within Table 4.</p> <p>Score: 1</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Although the school and playing fields do exist to the south of Carr Lane, there are no other instances of built form extending along the A19. Therefore, it is arguable that the General Area has resisted ribbon development in part, however this would not perceptibly reduce separation between settlements.</p> <p>Score: 3</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identifies the area as Rolling Wooded Farmland within the wider York Fringe Green Belt. Much of the York Fringe is intensively cultivated as open arable farmland with a strong rural character. Parkland associated with a number of large historic houses, including Escrick Park, forms an important feature of the York Fringe Landscape. The character of the area is relatively isolated, quiet and tranquil with few urban features within the area.</p> <p>The Landscape Appraisals from 2011 identified that the area around Queen Margaret's School is a locally significant feature, providing open space, mature woodland and nature conservation (for both Escrick 2 and Escrick 3). The significant nature conservation sites to the east and west are also a significant nature conservation feature. The Appraisals concluded that any loss of the extensive park and woodland and associated nature conservation interests within the area would be significantly detrimental to the amenity of the area and character and appearance of the surrounding countryside. The 2011 Landscape Appraisals identified that the land within the south eastern section of the Escrick was of high sensitivity to development.</p> <p>Site visits confirmed that land within Escrick 3 is mixed in character:</p> <ul style="list-style-type: none"> The north of the area is flatter and more enclosed by a block of woodland, the school and the A19. Tree cover in the north is mainly provided by an area of young plantation and a tree boundary which divides the area. Access to the northern portion of the area is defined by the school access. The visual character of the area is defined by the urban character and urban fringe nature of the site. <p>There are no key views within the area, although the glimpse views through to the A19 are possible through hedgerows and screening.</p> <p>This area functions as a transitional area for development, and has a distinctly weaker role in protecting the openness of the countryside from development. The General Area therefore contains a landscape of moderate sensitivity to development.</p> <ul style="list-style-type: none"> The south of the area is rural and consistent with the Parkland character of Escrick Park. The topography of the area is gently undulating and rolling fields with limited vegetation in the foreground and bands of trees in the mid-ground, does offer a strongly rural character. <p>Limited access through the site does increase the perception of private and enclosed land. The visual character of this southern area is open and arable in the foreground, and enclosed in the mid-ground.</p> <p>Views towards the village from the wider landscape are limited by a dense copse of woodland.</p> <p>Development within this area would be strongly in conflict with the landform and a key high quality landscape within Escrick 3. Loss of the area which contains extensive park and woodland would be significantly detrimental to the amenity of the area and character and appearance of the surrounding countryside. The Green Belt in this southern location is protecting a high sensitivity landscape from development.</p> <p>The sensitivity of the Green Belt landscape to development is therefore considered to be moderate-high, but particularly high in the south.</p>

Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>Score: 4</p> <p>The General Area contains a school building, St Helen's Church Rutland House, the Headmasters House and a number of artificial and maintained playing pitches associated with the school. The General Area contains relatively low levels of development, however the level of built form covers approximately 6.3%.</p> <p>Again, the character of the area and the extent to which the Green Belt has been encroached by development varies across the area:</p> <p>In the north, the General Area possesses urban fringe characteristics with the school and new built form having a detrimental impact on the openness of the landscape and countryside at this location. The dense area of vegetation increases the perception of enclosure. The northern portion of the General Area displays a semi-urban character.</p> <p>In the south, the more open and rolling topography of the General Area has a stronger influence on the rural character. The southern portion of the General Area is displaying a strong unspoilt rural character.</p> <p>Score: 4 (mixed)</p>
Purpose 4: To preserve the setting and special character of historic towns		
To preserve the setting and special character of York	<p>5: The Landscape and Setting of the General Area is considered to be very strongly supporting the setting of the historic City of York.</p> <p>4: The Landscape and Setting of the General Area is considered to be relatively strongly supporting the setting of the historic City of York.</p> <p>3: The Landscape and Setting of the General Area is considered to be moderately supporting the setting of the historic City of York.</p> <p>2: The Landscape and Setting of the General Area is considered to be relatively weakly supporting the setting of the historic City of York.</p> <p>1: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of York.</p>	<p>Views in and Out</p> <p>Long-distance views are limited by blocks and corridors of dense woodland. It is not possible to view the open countryside further to the west of the A19 due to dense woodland along the A19.</p> <p>Strays</p> <p>Escrick 3 falls between the Micklegate and Walmgate Strays (identified within the City of York Site Selection Paper 2014 and the Ways and Strays of York). As the General Area exists to the southern side of Escrick, Escrick 3 does not contribute to the distinct features of these neighbouring Strays.</p> <p>Rivers and Ings</p> <p>The General Area does not contain either the Derwent or the Ouse Rivers.</p> <p>Open Countryside and Green Belt, Parks and Gardens</p> <p>The openness of the Green Belt at this location is set out within Purpose 3.</p> <p>The NYHLC states that all of the land within Escrick 3 is ornamental parkland, however this is not-registered. The designed parkland landscape (such as that at Escrick Park, and Nun Appleton Hall, Moreby Hall and Oxton Hall) is a feature of the York landscape.</p> <p>Land to the south and west of St Margaret's Gardens is identified as Historic Park or Garden within the SDC Core Strategy 2013.</p> <p>The General Area does not contain any long-distance recreation routes.</p> <p>Relationship of York to Surrounding Settlements</p> <p>Escrick exists approximately 6 miles from the centre of York, the relationship of the General Area to York is therefore weak. Assessment against Purpose 2 confirms that the General Area protects a less essential gap between settlements. Therefore there is no opportunity for merging between settlements.</p> <p>In summary, the General Area has a weak role in supporting the setting of the strays or views to the Vale of York, a strong role in preserving Escrick Park (with parklands forming a key feature of the York landscape) and a weaker role in retaining the separation between settlements within York's environs. Because of the strong role in protecting the Parkland the General Area has a relatively strong role in supporting the setting of the historic City of York.</p> <p>Score: 4</p>
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>Escrick has a defined Conservation Area and is identified by the NYHLC as having a defined historic core which is situated to the north and east of Escrick 3.</p> <p>A review of the Special Architectural and Historic Interest of the Village for Selby District Council (Roger Wools Heritage Consultants, March 1995) stated that the southern portion of the conservation area is characterised by the ancillary features of Escrick Park and substantial estates houses in red-brown brick. The village falls within a Conservation Area because the main elements of the 19th Century Estate are basically intact despite substantial modern development. Most of these early buildings are intact despite substantial modern development.</p> <p>The Green Belt within Escrick 3 lies adjacent to the historic core of Escrick as identified by the NYHLC, and within the Conservation Area.</p> <p>Score: 5</p>
Green Belt General Area has a role in supporting the views	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive,</p>	<p>Escrick 3 falls within the Escrick Conservation Area and contains the following listed building:</p> <ul style="list-style-type: none"> • A number of Grade II listed Garden Urns

<p>into and out of the historic core.</p>	<p>with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<ul style="list-style-type: none"> • Grade II* listed Coach House and Stables • Grade II* listed Escrick Park • Grade II listed Sundial <p>Although Escrick Park is a non-registered Park and Garden, the SDC Core Strategy 2013 identified the Area as a Historic Park or Garden.</p> <p>The landform around the northern area is considered to be relatively flat parkland which is enclosed by dense areas of woodland. Views into and out of the historic core, or across the unspoilt Parkland in the south are constrained.</p> <p>Despite a number of dense copse of woodland, the rolling fields to the south of the General Area do support some constrained views towards the landmarks at Escrick Park. Limited public access through area also restricts views.</p> <p>There are no visual detractors within Escrick 3, however the fast-moving traffic along the A19 does have a localised detrimental impact on the area surrounding the highway.</p> <p>Score: 4</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>As Escrick forms part of the A19 Regeneration Corridor defined within the Selby Core Strategy, Escrick 3 is considered to be connected to and in close proximity within this Regeneration Area. The Green Belt designation at this location is likely to have a role in encouraging the recycling and re-use of derelict or underdeveloped land within Escrick.</p> <p>Score: 3</p>

4 Escrick 4 Green Belt Assessment

General Area	Escrick 4	
Location	Land to the west of Escrick	
Site Area	93.81 Hectares	
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas		
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Escrick 4 exists within the 6 mile limit of the York Green Belt (NYCC Structure Plan). There is no development between the Green Belt within Escrick and the York Designer Outlet near Fulford Ings. According to the York Green Belt Local Plan 1995, the Green Belt in this General Area therefore has a role in protecting the special character of York and its relationship with the surrounding villages and countryside.</p> <p>The General Area is therefore considered to be connected to, but not in close proximity with the 'large built up area' of York.</p> <p>Score: 1</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>As Escrick is not considered to be a large built up area, and Escrick 4 is not considered to be in close proximity to the large built up area of York, the Green Belt boundary to the east of the general Area is not considered to have a function in preventing 'sprawl from a large built up area'.</p> <p>Score: 1</p> <p>Although not assessed here, the existing Green Belt boundary as defined by the A19 in the east has had a relatively strong role in preventing future growth of Escrick in the east. Only to the north of the area, where new built form has taken place around the curtilage of St Helen's Church, has built form extended beyond the Green Belt boundary.</p>

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>Approximately 1km to the north of the General Area is the built form of the village of Deighton and approximately 4km to the north west of the General Area is the built form of Naburn.</p> <p><u>Escrick and Deighton</u> Physical Separation Whilst there is approximately 1km separation between the Designated Service Village of Escrick and the village of Deighton, a series of individual dwellings (such as Mill Hill Farm and built form at the corner of Naburn Lane) along the A19 does mean that absolute physical separation between settlements is less.</p> <p>Visual and Perceptual Separation The character of land between the settlements is flat and open and reminiscent of the characteristics of land within Escrick 4. Whilst there are relatively few instances of built form, large open fields with gappy hedgerows does mean that views to buildings are prominent.</p> <p>Access through the General Area towards Deighton is generally restricted to the A19. Development along the exit to Escrick and the entrance to Deighton does reduce the distinct perception of leaving one place to entering another.</p> <p>As the physical separation between settlements is fairly limited and the perception of two distinct villages is blurred by frequent built form along the A19, the General Area therefore supports a 'largely essential gap' between settlements.</p> <p><u>Escrick and Naburn</u> As the village of Naburn exists approximately 4km to the north west of Escrick, and is generally separated by the TransPennine Trail and Naburn Wood, there are no physical, visual or perceptual opportunities for merging.</p> <p>Score: 3 (based on separation between Escrick and Deighton)</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>The Green Belt boundary as defined by the A19 has largely resisted built form to the west of Escrick. Only to the north of the General Area, where new built form has taken place around the curtilage of St Helen's Church, has the Green Belt boundary not resisted built form.</p> <p>Although the new built form to the north of Escrick 4 surrounds the historic built form, development at this location may have contributed to the reduced perception of separation between these settlements.</p> <p>It is considered that the Green Belt designation at this location has not resisted localised ribbon development, surrounding the historic built form, which could have potentially reduced the separation between settlements.</p> <p>Score: 2</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identifies the area as Rolling Wooded Farmland within the wider York Fringe Green Belt. Much of the York Fringe is intensively cultivated as open arable farmland with a strong rural character. Wooded farmland also occurs on the undulating ridgeland around Escrick, where broadleaf and mixed plantation woodlands are frequent and largely estate-managed.</p> <p>The 2011 Landscape Appraisal suggests that land to the west of Escrick is of moderate sensitivity. The appraisals state that whilst mature tree planting and woodland areas are fairly prolific, any development is likely to be intrusive within the landscape due to the poor relationship with the main compact form of the village and detrimental to the existing character of the area. The landscape appraisals further state that 'any development to the west of the A19 is likely to appear visually intrusive within the landscape and would detract from the current compact character of the village where the A19'.</p> <p>Site visits confirmed that the majority of the area is open and relatively flat, with a drop in the landscape towards Stillingfleet Beck.</p> <p>Noticeable deciduous and coniferous woodland blocks punctuate the otherwise open, arable landscape with gappy hedgerows. Long-line views across the area are therefore shortened by blocks of trees in the mid-ground. Other key views exist towards St Helen's church.</p> <p>When travelling along Cawood Road or further to the south along the A19 there is a distinct perception of leaving the village of Escrick, whereas leaving to the north of the village, the separation between settlements is not as clear. Otherwise, there is limited access through the area.</p> <p>Development to the west, south and south east would be in visually intrusive and have a significant detrimental impact upon views into and across the area and to the landform of the physical landscape. These areas display characteristics of a landscape of high sensitivity to development with high levels of openness.</p> <p>To the north east of the General Area, additional development would have a degree of variance with the landform and scale of the physical landscape. The north eastern area of Escrick 4 is therefore a landscape of moderate-high sensitivity to development.</p>

		Score: 5 (mixed score, 4 and 5)
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains a small sewage works, Glebe Farm and an area of built form in the north east (comprising St Helen's Church, the Parsonage Hotel and Medical Centre). Built form therefore covers a total of 4.9% of the General Area.</p> <p>The core of the General Area is therefore strong unspoilt rural character, with encroachment in the north east and the A19 detracting from the character in the east.</p> <p>The General Area therefore displays a strong rural character.</p> <p>Score: 4</p>
Purpose 4: To preserve the setting and special character of historic towns		
To preserve the setting and special character of York	<p>5: The Landscape and Setting of the General Area is considered to be very strongly supporting the setting of the historic City of York.</p> <p>4: The Landscape and Setting of the General Area is considered to be relatively strongly supporting the setting of the historic City of York.</p> <p>3: The Landscape and Setting of the General Area is considered to be moderately supporting the setting of the historic City of York.</p> <p>2: The Landscape and Setting of the General Area is considered to be relatively weakly supporting the setting of the historic City of York.</p> <p>1: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of York.</p>	<p>Views in and Out</p> <p>Long-distance views out from the area are limited by blocks of woodland. Reciprocally, whilst there may be views from Acklam Wold (as identified by the York Central Historic Core Conservation Area Appraisal), these are views behind the Designated Service Village of Escrick and blocks of woodland.</p> <p>Although some views are possible from the southern border along Cawood Road towards the low-lying landscape character of York, there are limited views towards any other features of value in York. Views are however possible to the Grade I listed St Helen's church.</p> <p>Strays</p> <p>The western edge of Escrick 4 falls within the extension of the Micklegate Stray and the Green Wedge within York. Whilst the key characteristics of the Knavesmire Stray are most notable around the built core of York, the <i>Ways and Strays of York</i> document states that trees are an important part of the Stray and access is generally limited.</p> <p>By extending the characteristics of the Stray and the Green Wedge beyond the York boundary, the land to the west of the General Area displays relatively similar characteristics of the Stray within the built form of York. Trees play a part in restricting key views across the area and land within the Green Belt supports an open area.</p> <p>Unlike the characteristics of the Stray within the York built form, access is possible through the General Area in the form of the Trans-Pennine Trail east.</p> <p>Rivers and Ings</p> <p>The General Area does not contain either the Derwent or the Ouse Rivers.</p> <p>Open Countryside and Green Belt, Parks and Gardens</p> <p>The openness of the Green Belt at this location is set out within Purpose 3.</p> <p>The General Area does not contain any registered parks and gardens.</p> <p>The eastern route of the Trans-Pennine Trail adjoins the western boundary of the General Area.</p> <p>Relationship of York to Surrounding Settlements</p> <p>Escrick is located approximately 1km from the built form at Deighton, 4km from the settlement of Naburn and approximately 6 miles from the centre of York. The separation between Escrick and Deighton is blurred by built form along the A19.</p> <p>Assessment against Purpose 2 confirms that the General Area protects a largely essential gap between Escrick and Deighton, and a limited role in protecting a land gap between Escrick and Naburn. Therefore there is no opportunity for further merging between settlements.</p> <p>In summary, the General Area has a moderate role in protecting views in and out, a stronger role in protecting the extended characteristics of the Micklegate Stray and a moderate role in preventing further merging between settlements.</p> <p>Score: 4</p>
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>The historic core of Escrick lies within the built form on the eastern side of the A19. As well as the A19 having a relatively dense tree buffer, Escrick 4 is separated from the historic core of Escrick (as defined by the NYHLC) by post WWII development.</p> <p>Deighton, to the north, and Naburn, to the north west, are not considered to have Conservation Areas or NYHLC historic core.</p> <p>Score: 2</p>
Green Belt General Area has a role in supporting the views	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt</p>	<p>The General Area lies to the west of Escrick Conservation Area, although the north eastern portion of Escrick 4 lies within the conservation Area.</p>

<p>into and out of the historic core.</p>	<p>views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>The General Area contains the Grade II* Church of St Helen and the Grade II Lodge Hotel There are no registered parks and gardens, registered parks and battlefields or scheduled monuments.</p> <p>Whilst views to the landscape feature of the church and hotel are possible in the north, views from the GB towards the historic core of Escrick are filtered by woodland along the A19 which provides screening. Similarly, views out from the historic core are constrained by built form and vegetation.</p> <p>Score: 2</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>As Escrick forms part of the A19 Regeneration Corridor defined within the Selby Core Strategy, Escrick 4 is considered to be connected to and in close proximity within this Regeneration Area. The Green Belt designation at this location is likely to have a role in encouraging the recycling and re-use of derelict or underdeveloped land within Escrick.</p> <p>Score: 3</p>

5 Escrick 5 Green Belt Assessment

General Area	Escrick 5		
Location	West of Escrick and North of Stillingfleet		
Site Area	133 Ha		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas			
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>Escrick 5 exists within the 6 mile radius of the York Green Belt (NYCC Structure Plan). Naburn and Bishopthorpe separates York from Escrick. According to the York Green Belt Local Plan 1995, the Green Belt in this General Area therefore has a role in protecting the special character of York and its relationship with the surrounding villages and countryside.</p> <p>The General Area is therefore considered to be connected to, but not in close proximity with the 'large built up area' of York.</p> <p>Score: 1</p>	
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The Green Belt land within Escrick 5 is therefore connected to but not in close proximity to any of the large built up areas.</p> <p>Score: 1</p>	

Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The nearest settlements to Escrick 5 are Naburn and Acaster Malbis within the City of York Green Belt. These exist approximately 2.5km to the north of the General Area, however there is no built form within Escrick 5 to merge with.</p> <p>Physical Separation As there is no built form within Escrick 5, there are no opportunities for merging of settlements.</p> <p>Visual and Perceptual Separation Whilst the landscape character is relatively flat, dense areas of woodland at Moreby Wood and Naburn Wood do limits any opportunities for visual merging. As there are no settlements within the area, there is not perception of leaving a settlement to enter another.</p> <p>Score: 1</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>As there are no settlements within Escrick 5, and the General Area does not adjoin any of the 'neighbouring towns' there are no opportunities for ribbon development.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment identifies the area as Rolling Wooded Farmland within the wider York Fringe Green Belt. Much of the York Fringe is intensively cultivated as open arable farmland with a strong rural character. Parkland associated with a number of large historic houses, including Moreby Hall, forms an important feature of the York Fringe Landscape. Moreby Wood in comprises mixed planting on an ancient woodland site.</p> <p>The area has not been considered within the 2011 Landscape Appraisals.</p> <p>Site visits confirmed that Escrick 5 was a relatively flat General Area, which was roughly divisible by the B1222:</p> <ul style="list-style-type: none"> The east of the area is dominated by the woodland at Moreby Wood and arable farmland which has an open character. Views towards Escrick or the settlements in the north are restricted by blocks of woodland and a strip of woodland to the north of Bell Hall. Public Rights of Way do extend into this eastern part. The west of the area is dominated by parkland and a lake, which provides the setting of Moreby Hall. Notable and designed views are possible towards Moreby Hall. <p>Development within Escrick 5 would be incongruous with landscape and key views within the area. Green Belt land within the General Area does have a role in protecting the openness of the countryside and a landscape of high sensitivity to development.</p> <p>Score: 5</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p> <p>2: General Area possesses a Semi-Urban Character</p> <p>1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains the Keeper's cottage, Woodlands Farm, a Dog Kennels and Moreby Hall. Built form therefore covers a total of 2.5% of Green Belt within the General Area.</p> <p>The General Area therefore contains typical rural land uses and therefore displays a strong unspoilt rural character.</p> <p>Score: 5</p>
Purpose 4: To preserve the setting and special character of historic towns		
To preserve the setting and special character of York	<p>5: The Landscape and Setting of the General Area is considered to be very strongly supporting the setting of the historic City of York.</p> <p>4: The Landscape and Setting of the General Area is considered to be relatively strongly supporting the setting of the historic City of York.</p> <p>3: The Landscape and Setting of the General Area is considered to be moderately supporting the setting of the historic City of York.</p> <p>2: The Landscape and Setting of the General Area is considered to be relatively weakly supporting the setting of the historic City of York.</p> <p>1: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of York.</p>	<p>Views In and Out Views towards the Vale of York or the characteristically flat landscape in the north are filtered by woodland to the north of Moreby Lodge and the band of woodland to the north of Bell Hall in combination with Naburn Wood.</p> <p>Strays The majority of Escrick 5 falls within the extension of the Micklegate Stray and the Green Wedge within York. Whilst the key characteristics of the Knavesmire Stray are most notable around the built core of York, the <i>Ways and Strays of York</i> document states that trees are an important part of the Stray and access is generally limited. The setting of York is preserved behind an area of open space.</p> <p>By extending the characteristics of the Stray and the Green Wedge beyond the York boundary, the land within the General Area displays relatively similar characteristics of the Stray within the built form of York. Trees play a part in restricting key views across the area and land within the Green Belt supports an open area.</p>

		<p>Unlike the characteristics of the Stray within the York built form, access is possible through the General Area in the form of the Trans-Pennine Trail to the west of the General Area.</p> <p>Rivers and Ings</p> <p>The western portion of Escrick 5 adjoins the River Ouse. The western portion of the General Area therefore forms part of the floodplain area for the Ouse and consists of flood meadows.</p> <p>Open Countryside, Green Belt and Parks and Gardens</p> <p>The openness of the Green Belt at this location is set out within Purpose 3.</p> <p>The western portion of Escrick 5 is defined by the Moreby Hall Grade II listed Park and Garden which is reflective of the Parkland features identified within the York Green Belt.</p> <p>The eastern route of the Trans-Pennine Trail adjoins the eastern boundary of the General Area.</p> <p>Relationship of York to Surrounding Settlements</p> <p>Naburn and Acaster Malbis exist approximately 2.5km to the north of the General Area. There is no settlement within the General Area for these settlements in York to merge with.</p> <p>The General Area therefore displays the characteristics of the Micklegate Stray, retains features consistent with the Rivers and Ings, contains a listed Park and Garden and supports a recreational route to the east. Escrick 5 plays a weaker role in preserving views in and out of York and preserving the setting of villages within the Green Belt.</p> <p>Score: 5</p>
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough.</p> <p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary.</p> <p>4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary.</p> <p>3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development.</p> <p>2: Historic Core of the Settlement is separated from Green Belt by post WWII development.</p> <p>1: Settlement contains no historic core.</p>	<p>Both Naburn and Acaster Malbis lie within the 5km buffer for the assessment of historic settlements.</p> <p>Naburn and Acaster Malbis do not have Conservation Areas, and these settlements are not considered to have a historic core within a historic landscape characterisation assessment.</p> <p>Score: 1</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Naburn and Acaster Malbis do not have Conservation Areas, and these settlements are not considered to have a historic core within a historic landscape characterisation assessment.</p> <p>Score: 1</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p>	<p>Whilst Escrick forms part of the A19 Regeneration Corridor defined within the Selby Core Strategy, Escrick 5 is considered to be connected to but not in close proximity with this Regeneration Area. The Green Belt designation at this location is likely to have a neutral role in encouraging the recycling and re-use of derelict or underdeveloped land within Escrick.</p>

<p>Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Score: 2</p>
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6 North 1 Green Belt Assessment

<p>General Area</p>	<p>North 1</p>		
<p>Location</p>	<p>North West of River Ouse and North of Appleton Roebuck</p>		
<p>Site Area</p>	<p>651 Ha</p>		
<p>Purpose 1: To check the unrestricted sprawl of Large Built Up Areas</p>			
<p>Protects open land which is contiguous to, connected to or in close proximity to a large built up area.</p>	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl. 4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl. 3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl. 2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'. 1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>North 1 is a constituent part of the York Green Belt and spans a large area between the River Ouse at the south/south east, spanning to the East Coast Main Line at the north-north west. There are no settlements contained within General Area North 1. North 1 lies within the 6 mile limit of the York Green Belt (NYCC Structure Plan). The York Green Belt Local Plan 1995 states that Green Belt in this General Area has a role in protecting the special character of York and its relationship with the surrounding villages and countryside. Therefore whilst the General Area is connected to the York Green Belt, it is not in close proximity with this large built up area. Score: 1</p>	
<p>Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.</p>	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary. 3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary. 2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p>	<p>The Green Belt land within North 1 is therefore connected to but not in close proximity to any of the large built up areas. Score: 1 The northern boundary to the General Area is arbitrarily defined by Selby District Council administrative boundary. As the Green Belt designation 'washes through' this boundary into York, there is no role for the Selby Local Authority Boundary is restricting sprawl of the large built up area of York. However, if the Green Belt designation was removed within York, the Local Authority boundary would form a weakly defined boundary that would not resist development.</p>	

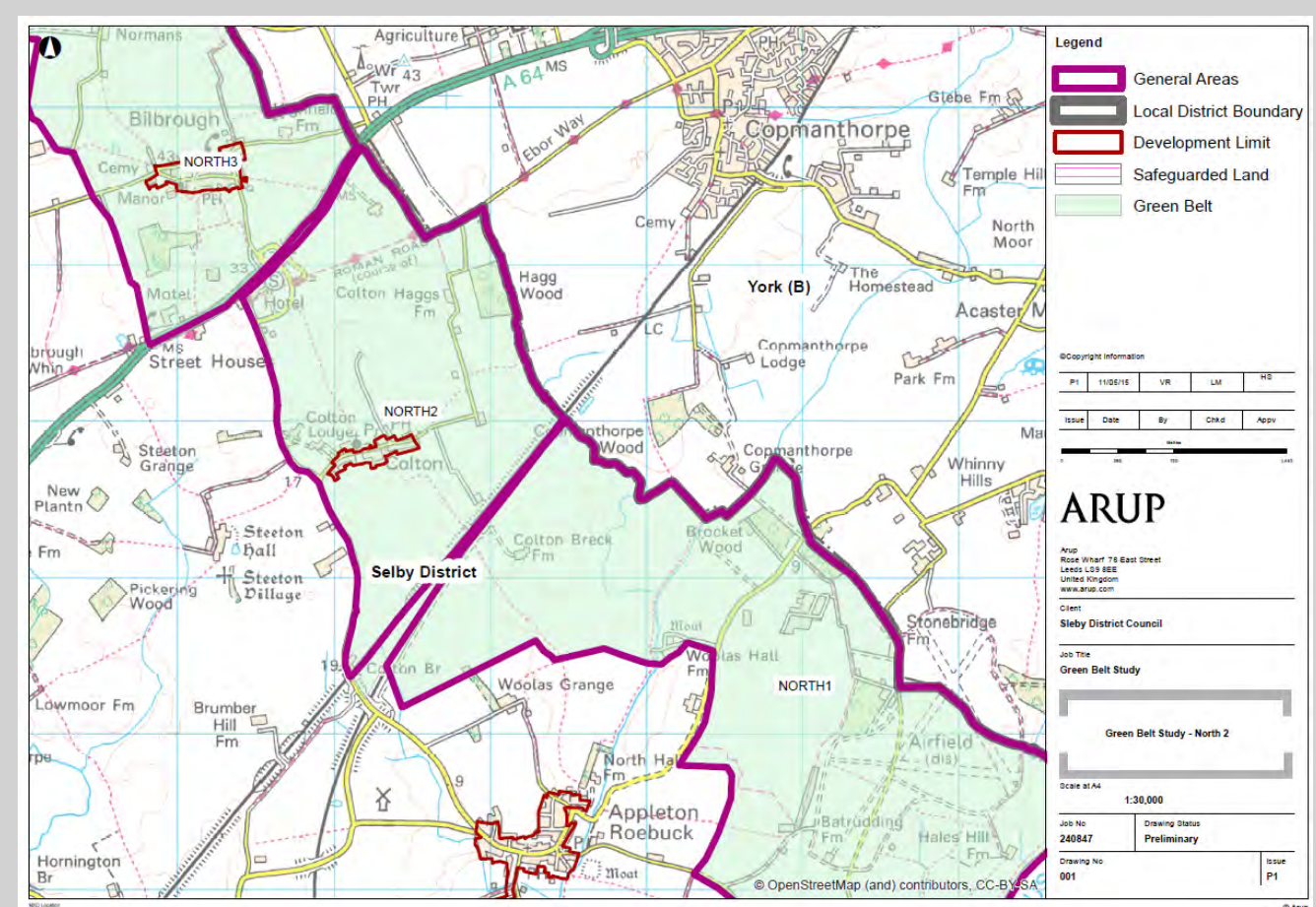
	1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.	
Purpose 2: To prevent Neighbouring Towns from merging into one another		
General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>There are no defined towns within North 1, however Acaster Malbis exists approximately 2.5km to the north of the General Area and the Secondary Village of Appleton Roebuck exists approximately 1.5km to the south.</p> <p>Physical Separation</p> <p>To the south of the General Area lies the Secondary Village of Appleton Roebuck, though there are no settlements within the General Area or beyond with which it could merge physically.</p> <p>Though Acaster Malbis lies within 5km of the General Area it is still a considerable distance from Appleton Roebuck, so that development would not be considered to physically reduce the gap between the settlements.</p> <p>Visual and Perception of Distance</p> <p>The area is generally characterised by open and undulating arable fields, with large mature trees and occasional large blocks of woodland at Brocket Wood and neighbouring the Airfield. The area is characterised by very limited levels of development.</p> <p>Access through the area is limited: there are few roads and Public Rights of Way are limited. Whilst the fields in the west are very large and open, dense tree lines restricted and long-distance views towards York and Appleton Roebuck.</p> <p>It is considered that both visually and perceptually the gap between Appleton Roebuck and Acaster Malbis provided by the General Area is a less Essential Gap, and of a sufficient scale to ensure that development is unlikely to cause merging between settlements.</p> <p>Score: 2</p>
Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>North 1 is characterised by a general lack of built form with few roads along which ribbon development could occur.</p> <p>Despite Acaster Malbis in the York district lying within 3km of the General Area there is no opportunity for ribbon development to occur in the direction of Appleton Roebuck, owing to the scale of the distance between the settlements.</p> <p>Therefore the General Area is not contiguous to or in close proximity to any of the settlements within Table 4.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
Protects the openness of the countryside	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 Landscape Assessment considers that the land within North 1 falls within the York Fringe Character Area. Specifically, the land to the south and west of the General Area falls within Flat Open Farmland, whilst the airfield constitutes a modified landscape. The York Fringe generally has a strong rural character, characterised by widespread cultivation and a number of locally important wetlands, grassland and woodland sites. There are few urban features within the area, apart from development associated with the A634 (T) and the Acaster Malbis WWII airbase. The airbase is considered to be testament to the importance of the Vale of York during WWII, however the surviving runways and domestic accommodation located to the north-east of the airfield have an influence on the local character.</p> <p>The 2011 Landscape Appraisal confirms that the land to the north and including Appleton Roebuck is of moderate-sensitivity. Whilst the land to the north of the village is considered to be particularly open, the conclusion of moderate sensitivity is based on the sensitivity of the northern edge of the village to development.</p> <p>Site visits confirmed that the sensitivity of the landscape to development was varied:</p> <ul style="list-style-type: none"> Land to the north east of Broad Lane is characterised by visual intrusions such as modern agricultural sheds and ancillary features associated with the airport, such as raised bunds and vast concreted areas. Large blocks of woodland limit views further north. Despite this, further development would be visually intrusive to the openness of the landscape and provide a degree of variance with the landform. The area to the east of Broad Lane is of moderate- high sensitivity to development. Land to the west of Broad Lane is of moderate-high sensitivity. The landscape to the west is extremely flat and open, with limited hedgerow vegetation and very large open fields. The area is almost devoid of development, aside from the built form at Colton Breck Farm and Woolas Hall. Development within this western area would be in conflict with the landform and be visually intrusive to the openness of the landscape, and the landscape is considered to be of high sensitivity to development. <p>Score: 4 (mixed 4 and 5)</p>
Extent to which these landscape features	<p>5: General Area possesses a Strong Unspoilt Rural Character</p> <p>4: General Area possesses a Strong Rural Character</p> <p>3: General Area possesses a Moderate Rural Character</p>	<p>The General Area contains Colton Breck Farm, Woolas Hall Farm, a large industrial Piggery, Stonebridge Farm, Hales Hill Farm and the disused airfield. Built form therefore comprises 5% of the total Green Belt area (even with the relic airstrips).</p>

<p>have been impacted by 'Encroachment'</p>	<p>2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>Whilst the majority of the built form is in some way linked to agriculture or rural land uses, the relics of the airfield and the very large industrial units do detract from the overall rural character. The General Area therefore displays a strong rural character. Score: 4</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>To preserve the setting and special character of York</p>	<p>5: The Landscape and Setting of the General Area is considered to be very strongly supporting the setting of the historic City of York. 4: The Landscape and Setting of the General Area is considered to be relatively strongly supporting the setting of the historic City of York. 3: The Landscape and Setting of the General Area is considered to be moderately supporting the setting of the historic City of York. 2: The Landscape and Setting of the General Area is considered to be relatively weakly supporting the setting of the historic City of York. 1: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of York.</p>	<p>Views in and Out Long-distance views out from the area are limited by blocks of woodland. Views to the north east, towards Micklegate Stray are similarly obscured by the settlements of Acaster Malbis and Bishopthorpe. Therefore there are no key views into York from within the General Area. To the north east lies the Grade I listed Holy Trinity Church in Acaster Malbis and there may be some views from within General Area North 1, however there are several wooded areas and incidences of built form which may obscure these views. Looking north east it may be possible to glimpse long distance views of the Fulford Moor and Tilmire moors and commons. Strays There are no strays or commons as defined in the <i>Ways and Strays of York</i> that fall within the General Area North 1. A very small part of the General Area to the South East borders a CoYC extension to their Green Wedges and also an identified River Corridor. By extending the characteristics of the Stray and the Green Wedge beyond the York boundary and into North 1, the land to the very east of the General Area displays relatively similar characteristics to the area identified as a Green Wedge within the built York district. Rivers and Ings The River Ouse demarcates the eastern most boundary to the General Area North 1. The Green Belt here strongly supports the setting of the Ouse. Open Countryside and Green Belt, Parks and Gardens The openness of the Green Belt at this location is set out within Purpose 3. The General Area does not contain any registered parks and gardens. The General Area only contains a limited number of Public Rights of Way. Relationship of York to Surrounding Settlements The General Area lies within 3km of Acaster Malbis to the north-north east, and within the 6 mile radius of the centre of York. The general area contains limited built form and so feels distinct and separated Acaster Malbis. Assessment against Purpose 2 confirms that the General Area does not play an essential role in protecting a gap between settlements. Therefore there is no opportunity for merging to occur between settlements. In summary the landscape and setting of the General Area is considered to be moderately supporting the setting of the historic City of York, owing to the eastern edge abutting one of York's Green Wedges, its proximity to the River Ouse and some potential long distance (albeit obscured) views towards key historic elements of York Score: 3</p>
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Copmanthorpe, Acaster Malbis and Bishopthorpe are all located within 5km of the General Area. Copmanthorpe and Bishopthorpe have defined Conservation Areas. The York Bishopthorpe Conservation Area Appraisal states that whilst there are a series of historic features and a strong historic character within the Conservation Area, this is separated from the Green Belt by a large expansion of post-WWII development. The York Copmanthorpe Conservation Area Appraisal states that built form surrounds the Main Street. Again, this is separated from the Green Belt by a large expansion of post-WWII development and post WWII development. Score: 2</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p>	<p>Whilst Copmanthorpe and Bishopthorpe are considered to have Conservation Areas, these are separated from the Green Belt by modern expansions. Score: 2</p>

	<p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Whilst Escrick forms part of the A19 Regeneration Corridor defined within the Selby Core Strategy, North 1 is considered to be connected to but not in close proximity with this Regeneration Area. The Green Belt designation at this location is likely to have a neutral role in encouraging the recycling and re-use of derelict or underdeveloped land within Escrick.</p> <p>Score: 2</p>

7 North 2 Green Belt Assessment

General Area	North 2
Location	Land surrounding Colton and south of Copmanthorpe
Site Area	346 Ha



Purpose 1: To check the unrestricted sprawl of Large Built Up Areas	
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local large built up area</i>'.</p>
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>

There are no identified large built up areas that are within General Area North 2. North 2 lies within the 6 mile limit of the York Green Belt (NYCC Structure Plan). According to the York Green Belt Local Plan 1995, the Green Belt in this General Area has a role in protecting the special character of York and its relationship with the surrounding villages and countryside. Therefore whilst the General Area is **connected to** the York Green Belt, it is **not in close proximity** with this large built up area.

Score: 1

The only settlement that falls within General Area North 2 is the secondary village of Colton, however this is not defined as a Large Built up Area.

The General Area is therefore **connected to** but **not in close proximity** to a large built-up area.

Score: 1

The northern boundary to the General Area is arbitrarily defined by Selby District Council's Local Authority boundary. As the Green Belt designation 'washes through' this boundary into York, there is no role for the Selby Local Authority boundary in restricting the sprawl of the large built up area of York.

However, if the Green Belt designation was removed within York, the Local Authority boundary would form a weakly defined boundary that would not resist development.

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The nearest settlements to North 2 is Copmanthorpe, which exists approximately 2.2km to the north. The General Area contains the built form of the Secondary Village of Colton.</p> <p>Physical Separation</p> <p>As the General Area only contains the built form of Colton (which is a secondary village and therefore only assessed when in close proximity to any third tier settlement), there is a limited opportunity for physical merging between settlements.</p> <p>Visual and Perceptual Separation</p> <p>The landscape comprises flat arable fields which are gently undulating towards the north east. Dispersed pockets of mixed woodland with increasingly large arable fields to the east and limited access through the General Area, strengthens the perception of separation between Copmanthorpe and Colton. Views of Copmanthorpe looking north east from Colton are limited, and obscured by wooded areas (such as Hagg Wood) and hedgerows. Access between Colton and Copmanthorpe is achieved by Hagg Lane and Ebor Way.</p> <p>It is therefore considered that the gap between Copmanthorpe and Colton is of a sufficient scale that development is unlikely to cause physical or visual merging between these settlements, however some development along Hagg Lane could reduce the perception of separation between these settlements. Therefore the land gap is considered to be a largely essential gap.</p> <p>Score 3</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>Whilst Colton is a linear settlement situated along Hagg Lane, as it is not in close proximity to the built form within Copmanthorpe with no roads leading directly between settlements, there are no opportunities for ribbon development to take place between settlements.</p> <p>Score: 1</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>1999 Landscape Assessment of Selby District</p> <p>The 1999 landscape character assessment shows North 3 lying in the York Fringe, with Flat Open Farmland in the east of the area and Rolling Wooded Farmland in the west. The area is categorised as having a rural character with a number of nucleated villages that are relatively isolated, quiet and tranquil. The predominantly arable farmland is said to be gently rolling, with areas of woodland punctuating the landscape.</p> <p>The Character Assessment acknowledges the presence of the A64 (and ancillary services development) as a detractor, however it acknowledges that the road in part helps to reinforce the rural feel around the General Area (and beyond) by ensuring that traffic largely bypasses the General Area's roads and settlements. Therefore this area has a strong rural identity and high quality open countryside with a general lack of encroachment underpinning its character.</p> <p>2011 Landscape Appraisal</p> <p>The secondary village of Colton was not featured in the 2011 Landscape Appraisal</p> <p>Site Visit</p> <p>To the north around Bilbrough Top Services the landscape is considered to be of low sensitivity with evidence of the built form around the service station encroaching on the sense of openness. This area would be relatively tolerant to change and some development would unlikely constitute further encroachment. Development within the Green Belt here would have a limited impact on views, landscape character or key features. The landscape at this location displays a landscape of low-moderate sensitivity to development based on levels of encroachment.</p> <p>Looking south and south easterly from the service station, the landscape sensitivity increases. In character terms the landscape is flat arable farmland with a high degree of openness. Development in this area would likely record a degree of variance in the landform and would have a negative impact upon the physical landform and negatively impact upon views across the area. The landscape at this location is of moderate-high sensitivity to development.</p> <p>The area around Colton records a high level of sensitivity to development, and additional development beyond the settlement limits of the village would be in conflict with the landform, scale and pattern of the physical landscape. Development in the Green Belt would be visually intrusive, have a detrimental impact on views and negatively impact upon a landscape that has a limited tolerance to change.</p> <p>Heading further south along Braegate Lane the presence of the York – Leeds, East Coast Main Line railway junction provides a landscape detractor which reduces the landscape sensitivity from High to Moderate sensitivity to development. The presence of the man-made railway embankment and warehousing to the south are intrusive and notable and diminish the</p>

		<p>landscape sensitivity. Additional built development would however still impact on the views into and across the area which is otherwise rural in character, with flat arable farmland. The area has some limited tolerance of change, whilst the land is in a fair condition in this location. Development would negatively impact upon views across the area.</p> <p>Score: 4 (Mixed, scores of 3, 4, 5)</p>
Extent to which these landscape features have been impacted by 'Encroachment'	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>The General Area contains the secondary village of Colton, the services at Bilbrough Top and Colton House Farm. The area is generally devoid of development, however with the inclusion of the secondary village of Colton and the services at Bilbrough top, built form covers approximately 7% of the Green Belt within North 2.</p> <p>Overall the general area records a strong rural character, however the A64 to the north and the development associated with Bilbrough Top service station together mean that the area is not 'unspoilt'. It is considered that in this area there has been a high level of encroachment.</p> <p>Score: 4</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
To preserve the setting and special character of York	<p>5: The Landscape and Setting of the General Area is considered to be very strongly supporting the setting of the historic City of York. 4: The Landscape and Setting of the General Area is considered to be relatively strongly supporting the setting of the historic City of York. 3: The Landscape and Setting of the General Area is considered to be moderately supporting the setting of the historic City of York. 2: The Landscape and Setting of the General Area is considered to be relatively weakly supporting the setting of the historic City of York. 1: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of York.</p>	<p>Views in and Out Long-distance views out from the area towards the historic core of York (including Micklegate Stray) are in part limited by blocks of woodland and the settlement of Copmanthorpe. Therefore there are no key views into York from within the General Area.</p> <p>There may be some limited views from within General Area North 2 towards Fulford Moor and Tilmire moors and commons, though these will be obscured by incidences of built development around Acaster Malbis.</p> <p>Strays There are no strays or commons as defined in the Ways and Strays of York that fall within the General Area North 2.</p> <p>Rivers and Ings Neither the River Ouse nor Derwent are present within General Area North 2.</p> <p>Open Countryside and Green Belt, Parks and Gardens The openness of the Green Belt at this location is set out within Purpose 3. The General Area does not contain any registered parks and gardens. The General Area contains the Ebor Way which connects Copmanthorpe to Tadcaster.</p> <p>Relationship of York to Surrounding Settlements The General Area lies within 3km of Copmanthorpe to the north-east, and within the 6 mile radius of the centre of York. The General Area contains limited built form aside from that present at Bilbrough Top and the secondary village of Colton, and so feels distinct and separated from Copmanthorpe.</p> <p>Assessment against Purpose 2 confirms that the General Area supports a less essential gap between settlements.</p> <p>In summary the landscape and setting of the General Area is considered to be moderately supporting the setting of the historic City of York, owing to the presence of some potential long distance (albeit obscured) views towards key historic landscape elements of York and supporting a less essential gap between Copmanthorpe and Colton. The General Area also contains the Ebor Way.</p> <p>Score: 3</p>
Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Colton does not have a Conservation Area or Historic Core (identified within the NYHLC) and as it is a 'secondary village' and therefore, the Green Belt at this location is not considered to have a role in preserving the setting of a 'Historic Town'. Copmanthorpe is considered to have a Conservation Area. The York Copmanthorpe Conservation Area Appraisal states that built form surrounds the Main Street. Again, this is separated from the Green Belt by a large expansion of post-WWII development and post WWII development.</p> <p>Score: 2</p>
Green Belt General Area has a role in supporting the views into and out of the historic core.	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors. 4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with</p>	<p>Views towards Copmanthorpe are limited by copse of trees, hedgerows and hedgerow trees. In addition, views towards the historic core will be restricted by the modern expansions of built form surrounding Copmanthorpe.</p> <p>Score: 1</p>

	<p>strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Whilst Escrick forms part of the A19 Regeneration Corridor defined within the Selby Core Strategy, North 2 is considered to be connected to but not in close proximity with this Regeneration Area. The Green Belt designation at this location is likely to have a neutral role in encouraging the recycling and re-use of derelict or underdeveloped land within Escrick.</p> <p>Score: 2</p>

8 North 3 Green Belt Assessment

General Area	North 3		
Location	Area surrounding Bilbrough to the south of Askham Richard		
Site Area	318 Ha		
Purpose 1: To check the unrestricted sprawl of Large Built Up Areas			
Protects open land which is contiguous to, connected to or in close proximity to a large built up area.	<p>5: Contiguous with a defined 'large built up area' and protects open land from urban sprawl.</p> <p>4: Contiguous with a defined <i>local</i> 'large built up area' and protects open land from urban sprawl.</p> <p>3: Connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area, and protects open land from urban sprawl.</p> <p>2: General Area is connected to and in close proximity with a defined 'large built up area' or <i>local</i> 'large built up area', but does not protect land which is considered to be 'open land'.</p> <p>1: General Area is connected to but not in close proximity with a defined 'large built up area' or a '<i>local</i> large built up area'.</p>	<p>There are no identified large built up areas that are within North 3. North 3 lies within the 6 mile limit of the York Green Belt (NYCC Structure Plan). According to the York Green Belt Local Plan 1995, the Green Belt in this General Area has a role in protecting the special character of York and its relationship with the surrounding villages and countryside.</p> <p>Therefore whilst the General Area is connected to the York Green Belt, it is not in close proximity with this large built up area.</p> <p>Score: 1</p>	
Prevents sprawl of the built form, which would not otherwise be restricted by a durable boundary.	<p>5: Existing Green Belt boundary to the large built up area or <i>local</i> 'large built up area' is strongly defined by a hard and defensible Green belt boundary or a strongly established built form boundary.</p> <p>3: Existing boundary to large built up area or <i>local</i> 'large built up area' is relatively well-defined by one or more permanent boundary features, however the existing Green Belt boundary contains at least one boundary which is lacking in durability or which is considered to be a weaker built form boundary.</p> <p>2: Existing Green Belt boundary is made up of features lacking in durability or weak existing built form boundaries.</p> <p>1: Area is connected to but not in close proximity to a large built-up area or <i>local</i> 'large built up area'.</p>	<p>The only settlement that falls within General Area North 3 is the secondary village of Bilbrough however this is not defined as a Large Built up Area.</p> <p>The General Area is therefore connected to but not in close proximity to a large built-up area.</p> <p>Score: 1</p>	

Purpose 2: To prevent Neighbouring Towns from merging into one another		
<p>General Area resists development that would result in merging, coalescence or significant erosion, both physical or visually of a valued gap between neighbouring settlements within the District.</p>	<p>5: An Essential gap, where development would significantly perceptually, visually or physically reduce the perceived distance between settlements within Table 4 to an unacceptable degree.</p> <p>3: A largely Essential Gap, where there may be some scope for development, but where the overall scale of the gap is important to restrict settlements from merging.</p> <p>2: A less Essential Gap, which is of a sufficient scale that development is unlikely to cause merging between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4 and does not protect a gap between settlements.</p>	<p>The boundary of General Area North 3 lies approximately 1km from the settlement of Askham Richard which is considered to form part of the York Urban Area. In addition, Askham Bryan exists approximately 2km to the north east. Within the General Area lies the washed-over secondary village of Bilbrough.</p> <p>Physical Separation</p> <p>Despite the settlements of Bilbrough and Askham Richard being within relatively close proximity to one another, the indirect road layout that connects the two settlements (along Cat Lane) in part reduces the potential for merging or coalescence. Additionally, should development occur to the north east of Bilbrough, the land gap between Askham Richard and Bilbrough would still be of a sufficiently large scale to reduce the physical sense of merging between the two settlements.</p> <p>This is equally true of the physical separation between Bilbrough and Askham Bryan (and the Askham Bryan College of Agriculture and Horticulture) to the north west. Should development occur to the north east of Bilbrough, the land gap is sufficiently large that the physical sense of merging would be limited.</p> <p>Visual and Perceptual Separation</p> <p>The landscape character in this area comprises open, gently undulating arable farmland, with some isolated small copses of trees. Several hedgerows reduce the visibility between the two settlements of Bilbrough and Askham Richard, and as such they feel distinct from one another. Field boundaries with trees and the slightly undulating topography obscure the views between the two settlements. Glimpse views to both settlements are possible to both settlements from York Road, however again, these are obscured by trees.</p> <p>The general lack of visibility in part reinforces the perceptual separation of the Askham Richard and Bilbrough and Askham Bryan and Bilbrough.</p> <p>Therefore it is considered that the Gap between the two settlements is 'largely essential' as these settlements are considered to be physically separate, but visually and perceptually linked along York Road.</p> <p>Score: 3</p>
<p>Existing Green Belt boundary has resisted ribbon development which would otherwise have resulted in the reduction of perceived separation between settlements.</p>	<p>5: Existing Green Belt boundary has resisted ribbon development which could have perceptibly reduced the gap between settlements and which would not otherwise have been prevented by another hard infrastructure or natural boundary.</p> <p>3: Existing Green Belt boundary has resisted ribbon development in part, which could have perceptibly reduced separation between settlements.</p> <p>2: Existing Green Belt boundary has permitted unrestricted ribbon development, which has perceptibly reduced the separation between settlements.</p> <p>1: General Area is not contiguous to or in close proximity to any of the settlements within Table 4, or there are no opportunities for ribbon development.</p>	<p>There are few roads through the General Area along which ribbon development could occur. The indirect road layout that connects the two settlements of Askham Richard and Bilbrough (along Cat Lane), and Askham Bryan and Bilbrough (also along Cat Lane) significantly reduces the extent to which ribbon development could occur from Askham Richard towards the secondary village of Bilbrough.</p> <p>Notwithstanding the physical road layout, the Green Belt designation together with the settlement limits of Bilbrough have contributed towards resisting ribbon development, and thus the expansion of Bilbrough towards Askham Richard. Therefore the Green Belt in this General Area has resisted ribbon development that could have perceptibly reduced the gap between the two settlements in the absence of other hard infrastructure or natural boundaries.</p> <p>Score: 5</p>
Purpose 3: To assist in Safeguarding the Countryside from Encroachment		
<p>Protects the openness of the countryside</p>	<p>5: Represents a General Area that contains a landscape of that is Highly Sensitive to Development</p> <p>4: Represents a General Area that contains a landscape that is Moderate to High Sensitivity to Development</p> <p>3: Represents a General Area that contains a landscape that is Moderately Sensitive to Development</p> <p>2: Represents a General Area that contains a landscape that is Moderate to Low Sensitivity to Development</p> <p>1: Represents a General Area that contains a landscape that is Low Sensitivity to Development</p>	<p>The 1999 landscape character assessment identifies North 3 lying within the York Fringe character area and specifically an area of Rolling Wooded Farmland. This is categorised as having a rural character that is relatively isolated, quiet and tranquil. There are a number of small nucleated villages (such as Bilbrough) that are relatively isolated, quiet and tranquil. The predominantly arable farmland is said to be gently rolling, with areas of woodland punctuating the landscape.</p> <p>Bilbrough, the only settlement within North 3 is said to have managed "to retain its surrounding fringe of narrow strip fields which confer a distinctive small-scale pattern to the landscape". The Character Assessment acknowledges the presence of the A64 as a detractor, however it acknowledges that the road in part helps to reinforce the rural feel around the General Area (and beyond) by ensuring that traffic largely bypasses the General Area's roads and settlements.</p> <p>Therefore this area has a strong rural identity and the quality of the open countryside with a lack of encroachment of the built form is a strong factor in underpinning its character. The landscape is therefore of moderate to high sensitivity across the General Area.</p> <p>The secondary village of Bilbrough was not featured in the 2011 Landscape Appraisal.</p> <p>The York's Green Belt Character Areas (2011) states that looking beyond the boundary of North 3 into the CoYC administrative area, the villages of Askham Bryan and Askham Richard are defined as having a 'village setting'. Therefore due to the proximity of the General Area to these villages, further incidences of built form could be detrimental, and constitute encroachment into the open countryside that gives these settlements their village character.</p> <p>A site visit confirms the variance in landscape sensitivity to development within the General Area, with the overall landscape character being that of gently undulating arable farmlands and occasional small copse of trees. Longer distance views into and across the area are generally limited by topography and vegetation.</p>

		<p>Looking east from Bowlands Farm the landscape is of a higher sensitivity and development in this area would largely be in conflict with the landform, scale and pattern of the physical landscape. It would be visually intrusive and have a detrimental impact upon views into and across the area.</p> <p>However, to the south of the General Area (i.e. north of the A64 on Redhill Field Lane) the landscape is of moderate sensitivity to development, with the presence of the A64 being an obvious detractor which reduces the landscape quality. Nevertheless this area has a limited tolerance of change and development would impact on the views into and across the area, particularly in the direction of Bilbrough.</p> <p>Therefore the general area is performing a function in protecting the openness of the countryside and the area is of moderate and high sensitivity to development.</p> <p>Score: 4</p>
<p>Extent to which these landscape features have been impacted by 'Encroachment'</p>	<p>5: General Area possesses a Strong Unspoilt Rural Character 4: General Area possesses a Strong Rural Character 3: General Area possesses a Moderate Rural Character 2: General Area possesses a Semi-Urban Character 1: General Area possesses a Moderately-Urban Character</p>	<p>In terms of encroachment the General Area records a mixed score. To the south around the A64 there are several signs of encroachment, and including the built form of the secondary village of Bilbrough, the General Area contains approximately 5.3% built form. The area around Redhill Field Lane is impacted upon by the A64, including peripheral infrastructure.</p> <p>Elsewhere the General Area records a strong, unspoilt rural character. This is particularly evident to the west of the general area, particularly around Bowlands Farm. In this area the field sizes are medium and irregular and the land form is undulating. These factors all contribute towards the rural character of the area. There is no evidence of encroachment in this area. The area records a strong rural character.</p> <p>Score: 4</p>
<p>Purpose 4: To preserve the setting and special character of historic towns</p>		
<p>To preserve the setting and special character of York</p>	<p>5: The Landscape and Setting of the General Area is considered to be very strongly supporting the setting of the historic City of York. 4: The Landscape and Setting of the General Area is considered to be relatively strongly supporting the setting of the historic City of York. 3: The Landscape and Setting of the General Area is considered to be moderately supporting the setting of the historic City of York. 2: The Landscape and Setting of the General Area is considered to be relatively weakly supporting the setting of the historic City of York. 1: The Landscape and Setting of the General Area is considered to be weakly supporting the setting of the historic City of York.</p>	<p>Views in and Out</p> <p>It is important to recognise that there is an identified key view that runs from the south west of Tadcaster towards the key fixed point of York Minster. The line of this view runs through the General Area North 3 along the northern extent of Bilbrough. Micklegate Stray (Hob Moor) as identified in The Ways and Strays of York lies to the east of Askham Bryan. There may be some isolated views from the General Area towards the stray. The General Area is therefore supporting the preservation of York's special character and setting by enabling the continued maintenance of this key view.</p> <p>Looking outwards from York is it not considered that there are any key views to key features within General 1.</p> <p>Strays</p> <p>Although Hob Moor and Micklegate Stray are both visible from the General Area, it abuts neither. Therefore it is considered that the General Area is supporting either stray.</p> <p>Rivers and Ings</p> <p>The General Area does not contain either the Derwent or the Ouse Rivers.</p> <p>Open Countryside and Green Belt, Parks and Gardens</p> <p>The openness of the Green Belt at this location is set out within Purpose 3.</p> <p>The General Area does not contain any registered parks and gardens.</p> <p>The General Area does not contain any long distance routes.</p> <p>Relationship of York to Surrounding Settlements</p> <p>General Area North 3 falls within the 6 mile radius of York. The area around Askham Richard and Askham Bryan within the CoYC district is identified as having a village setting in the 2011 York Green Belt Character Area Assessment. North 3 therefore helps support the distinction between settlements in this area and in doing so therefore supports the character and setting of York.</p> <p>In summary it is considered that the General Area performs relatively strongly in supporting the setting of the historic City of York as it falls in the line of a defined key view in to the city from further afield, and protects the distinct village arrangement of village settlements around Bilbrough/Askham Richard/Askham Bryan.</p> <p>Score 4</p>
<p>Green Belt General Area has a role in supporting the character of the Historic Town or Place within the Borough. Green Belt General Area has a role in supporting the views</p>	<p>5: Historic Core of the Settlement is within or adjacent to the Green Belt boundary. 4: Historic Core of the Settlement is separated from Green Belt by tree belt or other natural boundary. 3: Historic Core of the Settlement is separated from Green Belt by non-designated but pre WWII development. 2: Historic Core of the Settlement is separated from Green Belt by post WWII development. 1: Settlement contains no historic core.</p>	<p>Bilbrough does not have a defined Conservation Area and is not considered to have a historic core identified within the NYHLC. However as it is a Secondary Village, it is not considered to be a 'historic town' for which the Green Belt has a role in preserving.</p> <p>Askham Richard and Askham Bryan both have Conservation Areas:</p> <ul style="list-style-type: none"> The Askham Richard Conservation Area appraisal states that the village retains a precious degree of unity, notably because the traditional relationship between the village envelope and its agricultural landscaped setting remains largely intact. The appraisal also notes that there is an interesting contrast between the open, almost infinite, quality of the landscape outside the village and its protected, internal space of the elongated green within. A key element of the character and appearance of

<p>into and out of the historic core.</p>		<p>the village comprises the ‘unspoilt nature of the village envelope and the direct traditional relationship with its rural setting’.</p> <ul style="list-style-type: none"> • The Askham Bryan Conservation Area appraisal confirms that the Conservation Area includes the whole of the Main Street and the village’s outer edges. The Appraisal confirms that the rural setting large survives, with open countryside coming up to the informal and irregularly shaped outer edges of the village. A main element of the character is the ‘survival of the overall village form of Askham Bryan and its relationship with the surrounding countryside’. <p>As the Green Belt designation ‘washes through the Selby DC administrative boundary, the Green Belt within North 3 is therefore considered to be separated from the historic core of Askham Bryan and Askham Richard by fields and sporadic copse of trees.</p> <p>Score: 4</p>
<p>Green Belt General Area has a role in supporting the views into and out of the historic core.</p>	<p>5: Views into historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are sweeping and expansive, with unspoilt views towards key historic elements within the core or toward an unspoilt hinterland. There are no visual detractors.</p> <p>4: Views into the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are spreading and open, with strong views towards key historic elements within the core or towards a largely unspoilt surround. There are limited low-lying detractors which do not strongly impact the surround or views to the historic settlement.</p> <p>3: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are dispersed and enclosed with moderate views to key historic elements within the core or out towards a surround. There are some medium scale detractors or nearby built form which have moderate impact on the views to and from the Green Belt.</p> <p>2: Views to the historic core of the settlement from the Green Belt or out from the historic core of the settlement towards the Green Belt are channelled and constrained, with limited views to key historic elements or out towards a surround. There are a number large-scale detractors and nearby built form which has a strong impact on the views to and from the Green Belt.</p> <p>1: There are no views to the historic core of the settlement from the Green Belt or towards the Green Belt from the historic core.</p>	<p>Bilbrough does not have a defined Conservation Area and is not considered to have a historic core identified within the NYHLC. As it is a Secondary Village, it is not considered to be a ‘historic town’ for which the Green Belt has a role in preserving.</p> <p>Askham Richard and Askham Bryan both have Conservation Areas. Whilst the Green Belt is separated from the historic core of these settlements and therefore likely to have a role in preserving the historic setting of these places, views towards the core of these settlements are fairly limited.</p> <p>Views towards Askham Richard are mainly possible from York Road, where the village and its setting are possible. From elsewhere in the General Area, views towards the village are constrained by field boundaries with trees and the slightly undulating topography obscure the views between the two settlements.</p> <p>Views towards Askham Bryan are limited by undulating topography.</p> <p>The Green Belt surrounding York Road in the north west therefore has a role to play in supporting spreading and strong views towards the historic core of Askham Richard. Views towards Askham Bryan are constrained and are largely not possible.</p> <p>Score: 4 (mixed)</p>
<p>Purpose 5: Assisting in Urban Regeneration by encouraging the recycling of derelict and other urban land.</p>		
<p>Proximity to a defined Regeneration Area within the Core Strategy (including Tadcaster, Sherburn in Elmet, A19 Corridor, Knottingley and Kellingley Colliery</p>	<p>5: Green Belt land falls inside a defined Regeneration Priority Area, and therefore is considered equally as important as brownfield or derelict land in supporting urban regeneration.</p> <p>4: Green Belt land is contiguous with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>3: Green Belt land is connected to and in close proximity with a Regeneration Priority Area and therefore by its designation, is considered to be directing development towards brownfield and derelict land within the development limits.</p> <p>2: Green Belt land is connected to but not in close proximity with the defined Regeneration Priority Areas, and therefore Green Belt at this location has a neutral role in supporting urban regeneration.</p> <p>1: Green Belt land does not have a role in supporting urban regeneration of the Regeneration Priority Areas.</p>	<p>Whilst Escrick forms part of the A19 Regeneration Corridor defined within the Selby Core Strategy, North 3 is considered to be connected to but not in close proximity with this Regeneration Area. The Green Belt designation at this location is likely to have a neutral role in encouraging the recycling and re-use of derelict or underdeveloped land within Escrick.</p> <p>Score: 2</p>

Selby District Council

**A Study of Green Belt, Strategic
Countryside Gaps, Safeguarded
Land and Development Limits**

Green Belt Study Appendix C: Green
Belt Review Panel Queries and Arup
Responses

Issue | 24 June 2015

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

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

Job number 240847-00

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ARUP

Subject Selby Green Belt: Review Panel 1

Date 13 March 2015

Job No/Ref

240847-00

Selby District Council: Review Panel Workshop

1.1 The Review Panel

Ove Arup and Partners have been commissioned by Selby District Council (SDC) to undertake a Green Belt Study. A Review Panel has been set up to allow neighbouring authority and statutory agency dialogue and engagement on the Green Belt Study. The following neighbouring Local Planning Authorities and agencies were invited to the Review Panel and invited to make comments via email:

- City of York Council.
- Doncaster Metropolitan Borough Council.
- East Riding of Yorkshire Council.
- English Heritage North Yorkshire County Council.
- Harrogate Borough Council.
- Leeds City Council.
- Wakefield Metropolitan District Council.
- North Yorkshire and East Riding Local Enterprise Partnership.
- Leeds City Region Local Enterprise Partnership.

The Purpose of the first Review Panel Workshop was to discuss the approach and context behind the Selby District Council Green Belt Study with neighbouring Local Authorities, agree the interpretation of the five Purposes of the Green Belt and discuss Duty to Cooperate principles.

A second Review Panel meeting will be held following the completion of the draft Green Belt Study.

The Review Panel Meeting was attended by:

- Rachel Wiggington, NYCC.
- Anna Pawson, CYC.
- Ismail Mohammed, Harrogate.
- Tom Ridley, SDC.

Email and verbal comments have been received from East Riding of Yorkshire Council and English Heritage.

1.2 Green Belt Study Methodology

1.2.1 Discussion about the Overall Approach of the Green Belt Study

The general approach to the Green Belt study was agreed as part of the workshop. The General Approach comprised a two-step comprehensive assessment, which assessed the extent to which General Areas were fulfilling the purposes of the Green Belt. Areas which were fulfilling the purposes of the Green Belt to the weakest degree will then be assessed against the technical site constraints assessment.

The Green Belt Study will be a policy-off, objective evidence base document which will inform the SDC site allocation process. Therefore, whilst it will be necessary for the Study to consider recent

planning consents (within the past three years), the Study will not consider draft allocations within or bordering the Selby authority.

Comment	Arup Response
There are a number of forthcoming draft allocations or new settlements on the border of Selby’s Local Authority boundary, such as Hedley Hall, Escrick and potential allocations within Harrogate along the M1. Will the study consider these?	As there is no certainty that draft allocations within neighbouring Local Authorities will be made into formal site allocations, or that development will come forward on these, the review would not be wholly objective if draft allocations were considered. Equally, there is no way of assessing the impact of draft proposed development allocations on the Green Belt, particularly when the quantum of development and outline design may not be known.
The Report makes reference to ‘Strategic Countryside Gaps and Development Limits’, however there seems to have been no mention of these.	As part of the wider commission by SDC, Arup will be considering the role and extent of Strategic Countryside Gaps within the District and factors which may result in a review of the Development Limits surrounding settlements. We have removed reference to this within the introduction of the Methodology.
In reference to the features used to define the General Areas, can we consider the use of Woodlands, Rivers and B-roads as strongly defensible boundaries within Selby?	The features used to define the General Areas within Selby are based on the key defensible features which bisect the Local Authority. Using Minor roads, B-roads and woodlands to define General Areas would result in a multitude of areas for assessment, which is likely to reduce the overall robustness of the Study. We have therefore made the overall approach clearer to ensure that the rationale for using these boundaries. Less prominent boundaries will be used to identify potential ‘Resultant Land Parcels’ for release (Stage 2). The methodology will be amended to include potential boundaries for sub-division, such as those raised within the comment, within the Stage 2 work.
Will the study consider the approach to safeguarded land within the District?	As part of the wider commission, Arup will prepare a Safeguarded Land Method Statement which will reference the approach which is being taken in neighbouring Local Authorities. Existing safeguarded land within the District will be considered within the Green Belt assessment. This will ensure that if ‘exceptional circumstances’ existed to place land back into the Green Belt, then the land has been assessed against the purposes of the Green Belt.

1.2.2 Purpose 1: To check the unrestricted sprawl of large built up areas

Arup discussed the local interpretation of ‘large built up areas’ and the assessment of Green Belt surrounding these areas, followed by the role of the existing Green Belt boundary in preventing urban sprawl of these settlements.

Comments comprised the following, for which Arup have provided a response as below:

	Key Question	Neighbouring Authorities Response
1	Do you agree with the definition of ‘large built up areas’ and the inclusion of Leeds and York in this assessment?	Yes –agreed with the inclusion of Leeds and York in the assessment.
2	Do you agree with the assessment of open surrounding these ‘large built up areas’?	Yes – agreed with the approach.
3	Do you agree with the definition and assessment of strength of existing Green Belt boundaries?	2 comments raised

	Comments	Arup Response
	Should Selby DC Local Authority Boundary really feature as a strongly defensible boundary?	To contain the assessment of Green Belt, we would seek to use the SDC boundaries to define the General Areas. However assessment of each of the Purposes would consider the function of the Green Belt beyond this boundary. Following initial site visits, Arup will take a view as to whether use of the SDC Local Authority boundary is appropriate or whether more substantial and defensible features on the ground should be used.
4	Do you agree with the overall assessment method on Page 10 and the proposed scoring offered?	Yes – agreed with approach.

1.2.3 Purpose 2: To prevent neighbouring towns from merging into one another

Arup discussed the local interpretation of ‘neighbouring towns’ and the significance of land gaps between settlements. The rationale for the inclusion of the criteria to assess ‘ribbon development’ was discussed.

Comments comprised the following, for which Arup have provided the following response:

	Key Question	Neighbouring Authorities Response
1	Do you agree with the definition of ‘towns’ within the assessment?	See comment below.
	Comments	Arup Response
	As Knaresborough is likely to expand, is it worth including this in the definition of towns?	Given the relative separation of Knaresborough from the Selby Green Belt, we have chosen not to include this within the assessment of towns. For clarity, Arup have amended the methodology to ensure that it only references settlements within a 3km boundary of the Local Authority.
	East Riding of Yorkshire Council made the following comment by Email: ‘Snaith’ is not identified as a town within the East Riding.	As we have chosen to include secondary villages which have potential to merge with Local Service Centres or Designated Service Villages within Selby District, we have decided that it would be necessary for consistency to include all settlements with a development limit in neighbouring authorities within a 3km radius of the Selby Green Belt Boundary. We had not reviewed the GIS layers when we drafted the methodology. We now have and Snaith is more than 3km from the Green Belt Boundary. We will therefore not consider Snaith in purpose 2.
2	Do you agree with the application of the arbitrary 3km buffer to the SDC boundary? Are there any settlements where development could have a visual impact within 3km?	See comment below.
	Comments	Arup Response
	Have you considered how topography could impact the inclusion of settlements beyond 3km?	Until we undertake the site visits, it is not possible to determine whether there will be settlements which are visible beyond a 3km boundary. We will therefore re-consider whether an arbitrary 3km buffer is sufficient during the site visits or whether this will need to be amended based on topography.
3	Do you agree that the gaps between settlements should not be awarded additional significance based on the position of the settlement within the respective settlement hierarchies?	Yes – agreed with the approach to considering visual, physical and perceptual distance between settlements.

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4	Do you agree with the approach taken to assessing ribbon development?	Yes – agreed it was necessary to consider this criteria. Again, following the site visits, it may be necessary to revise this criteria.
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1.2.4 Purpose 3: To assist in safeguarding the countryside from encroachment

Arup discussed the definition of ‘countryside’ and ‘encroachment’, key landscape features within the District and the proposed method for assessing the impact of encroachment on these key landscape features. Comments comprised the following, for which Arup have provided the following response:

	Key Question	Neighbouring Authorities Response
1	Do you agree with the proposed approach to assessing Purpose 3?	See comment below.
	Comments	Arup Response
	Have you considered reviewing neighbouring local authority landscape appraisals?	Where information exists, Arup will have regard to landscape appraisals which border the Local Authority for consistency purposes. This will include a review of strategic green infrastructure evidence base work.
	NYCC noted that their Landscape architect would provide feedback on the approach taken to this purpose.	Arup will consider comments when they are received.

1.2.5 Purpose 4: To preserve the setting and special character of historic towns

Arup explained the rationale behind the assessment of ‘historic towns’ within Selby and Neighbouring Local Authorities. The assessment considered whether settlements featured in the Domesday Book (to capture those settlements that are truly historic) and whether settlements have a conservation area (to capture settlements which have recently been considered historic). The assessment will then consider whether the historic core has been diluted by modern in-fill development and whether the Green Belt supported the setting of this historic core.

Comments comprised the following, for which Arup have provided the following response:

	Key Question	Neighbouring Authorities Response
1	Do you agree with the definition of ‘historic towns’ within the assessment?	See comment below.
	Comments	Arup Response
	English Heritage and PAS guidance suggest that this purpose should only be considered where there is a historic town within or neighbouring the Local Authority.	The Domesday Period and the identification of Conservation Areas forms a benchmark for the definition of whether a settlement is historic. Settlements within SDC or within a 5km boundary of the Selby Green Belt Boundary that are considered historic against either criteria will then be assessed for the extent to which the historic core has been diluted by modern infill development and the extent to which the Green Belt supports the setting of these settlements.

<p>As York should satisfy the inclusion of this criteria, why is it necessary to assess other settlements for their historic nature? It was suggested that PAS are consulted to confirm if they have any new advice on this issue.</p>	<p>Based on recent inspectors decisions, Arup have taken the approach that it is more robust to include additional settlements under this criteria and then discount these based on the level of new development surrounding the core. Arup to contact PAS to check for any new guidance, and revise the list of settlements for inclusion within the</p>
<p>English Heritage have made verbal comments to Arup about the importance of the Green Belt Study reflecting the approach taken by CYC. The study will align with the CYC approach to assess the contribution the Green Belt makes to the special character of the City of York.</p>	<p>A meeting with English Heritage and CYC has been scheduled to agree the exact wording of the purpose 4 methodology. Arup to review the CYC Heritage Topic Paper and develop wording to discuss with English Heritage.</p>
<p>East Riding of Yorkshire Council made the following comment by Email: Table 8 - how do you define 'Historic Places'? Howden and Goole are also within 5km of the Selby boundary</p>	<p>An assessment of the Domesday Period and the identification of Conservation Areas forms a benchmark for the definition of whether a settlement is Historic. Settlements within SDC or within a 5km boundary from the Green Belt boundary that are considered historic against either criteria will then be assessed for the extent to which the historic core has been diluted by modern infill development and the extent to which the Green Belt supports the setting of these settlements. We have checked Howden and Goole against this benchmark– these settlement both have conservation areas and Howden featured in the Domesday book (Goole did not). However, these settlements are both more than 5km from the Selby Green Belt boundary and therefore we will not consider under purpose 4.</p>

1.2.6 Purpose 5: Extent to which Green Belt assists in urban regeneration, by encouraging the recycling of derelict and other urban land.

Arup explained the approach behind Purpose 5 and highlighted that the interpretation of this purpose will be the one which is most likely to change (based on the progress of the Selby SHMA). If the SHMA confirms that Selby District includes a number of Housing Market Areas then these will be used to further define this purpose. Comments comprised the following, for which Arup have provided the following response:

	Key Question	Neighbouring Authorities Response
1	Are there any regeneration priorities in neighbouring authorities that would impact upon Selby’s Green Belt?	No additional regeneration priorities were referenced.

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1.3 Next Steps

The next steps comprise the following:

- Any additional written or verbal comments on the Green Belt Methodology should be issued to Arup by Friday 20th March 2015.
- Arup response to comments raised and confirm final methodology to begin site visits.
- Arup will define General Areas and carry out site visits.
- Arup will complete the Green Belt Review and issue a draft report.
- A second Review Panel meeting will be organised to talk through the findings of the study.