

Selby District Council

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

**Method Statement for Definition
of Development Limits**

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.

Job number

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1 Introduction

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

The component parts of this commission contain draft detail and recommendations for discussion as part of the PLAN Selby Summer 2015 engagement with selected stakeholders.

Following this engagement the finalised recommendations and conclusions will inform, but not predetermine, decision-making regarding Site Allocations for inclusion within the emerging publication draft of PLAN Selby. The Preferred Options Draft of PLAN Selby will be consulted on in early 2016.

This Draft Method Statement outlines the proposed methodology and criteria to guide the future delineation of Development Limits in PLAN Selby, taking into account relevant factors including:

- The approach to be adopted (e.g. a tightly drawn limit to existing built up areas and the outer edge of new Local Plan allocations and/or a loosely drawn limit to allow sympathetic development);
- The purpose of Development Limits in defining areas where strict control of new development is required and those areas where development 'in principle' is likely to be acceptable;
- The need for a consistent definition within the context of delivering the Core Strategy; and
- Guidelines on how to deal with particular types of structures and buildings which commonly lie on the edge of a settlement's built up area.

The Core Strategy states that a review of current Development Limits will be undertaken in all settlements through further Local Plan documents (noted at paragraph 4.31 and paragraph 5.29). The methodology outlined in this document will therefore provide a sound basis from which the review of Development Limits can be undertaken within PLAN Selby.

The main purpose of this document is to propose a defined methodology by which Development Limits can be reviewed and established through PLAN Selby. This document is structured within the following sections:

- The policy context which guides the implementation of existing Development Limits within Selby's settlements;
- The need to review existing Development Limits;
- Guidance on defining Development Limits;
- Approaches to defining Development Limits previously used in Selby;
- Comparative approaches for defining Development Limits used in other local authorities; and
- Proposed methodology for defining Development Limits in PLAN Selby.

2 Policy Context and Guidance

2.1 Existing Policy Context

The definition of Development Limits outlined in the Selby Core Strategy (and as originally defined in the Selby District Local Plan) is *'the boundary between settlements and the open countryside and therefore establishes where relevant policies apply'*.

Development Limits have previously been defined for each of the Secondary Villages, Designated Service Villages (DSVs), Local Service Centres and Principal Town within Selby District (as defined in the Core Strategy, 2013 Settlement Hierarchy). These Development Limits were defined through the Selby District Local Plan Proposals Map (adopted in 2005). The smaller villages and hamlets within the District do not have designated Development Limits and are treated as falling within the wider countryside.

Whilst some of the inset proposals maps were revised and replaced following the publication of the Core Strategy (October 2013), none of the settlement Development Limit boundaries were affected by these amendments.

Core Strategy Policy SP2 'Spatial Development Strategy' sets out the overall spatial development strategy and the types of development acceptable within the above settlements. Specifically, Policy SP2 states that limited amounts of residential development may be absorbed inside Development Limits of Secondary Villages where it will enhance or maintain the vitality of rural communities and which conform to the provisions of Policy SP4 and Policy SP10.

Development in the countryside, outside of the defined Development Limits, will generally be resisted unless it involves the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and well-designed new buildings of an appropriate scale, which would contribute towards and improve the local economy and where it will enhance or maintain the vitality of rural communities, in accordance with Policy SP13; or meet rural affordable housing need, or other special circumstances.

Core Strategy Policy SP4 'Management of Residential Development in Settlements' sets out that certain types of residential development within the Development Limits of selected settlements will be acceptable 'in principle'. The selected settlements are those which through the preparation of the Core Strategy have been determined as the District's most sustainable settlements, having the best access to jobs, shops and services.

In Selby, Tadcaster and Sherburn in Elmet and the 18 Designated Service Villages, the following types of residential development will be acceptable in principle within Development Limits: Conversions, replacement dwellings, redevelopment of previously developed land, and an appropriate scale development on greenfield land (including garden land and conversion/redevelopment of farmsteads).

In the 40 Secondary Villages, the following types of residential development will be acceptable in principle within Development Limits: Conversions, replacement dwellings, redevelopment of previously developed land, filling of small linear

gaps in otherwise built up residential frontages, and conversion/replacement of farmsteads.

Proposals for the conversion and/or redevelopment of farmsteads to residential use within Development Limits will be treated on their merits according to a number of specified principles.

Policy SP5 ‘Scale and Distribution of Housing’ seeks to bring new allocations of housing land forward in the most sustainable locations within Development Limits in Selby, Tadcaster, Sherburn in Elmet and the DSVs. All proposals for housing allocations, within or outside current Development Limits of settlements, other than exception sites for 100% affordable housing in villages (or mixed market and affordable schemes in line with Policy SP10), will be brought forward through specific allocations in a Site Allocations Local Plan.

Policy SP10 ‘Rural Housing Exceptions Sites’ states that in DSVs and Secondary Villages, planning permission will be granted for small scale ‘rural affordable housing’ as an exception to normal planning policy provided it meets a number of criteria, including that the site is within or adjoining Development Limits in the case of Secondary Villages, and adjoining Development Limits in the case of Designated Service Villages.

The implementation of the above policies in relation to Development Limits within each of Selby’s settlement types is summarised in Table 1 below.

Table 1: Core Strategy policies in relation to Development Limits within each of Selby’s settlement types

Settlement Category	Development Limits Defined?	Acceptability of allocated development (to be determined through PLAN Selby)		Acceptability of unallocated development (subject to meeting Planning Policy requirements)	
		Within Development Limits	Outside Development Limits	Within Development Limits	Outside Development Limits
Principal Town (x 1)	Yes	Acceptable within the most sustainable locations where local need identified	Acceptable within the most sustainable locations where local need identified	Acceptable – main focus for new development	Development in open countryside generally resisted ¹ .
Local Service Centre (x 2)	Yes	Acceptable within the most sustainable locations where local need identified	Acceptable within the most sustainable locations where local need identified	Acceptable – development must be appropriate to size and role of settlement	Development in open countryside generally resisted ¹ .
Designated Service Village (x 18)	Yes	Acceptable within the most sustainable locations where local	Acceptable within the most sustainable locations where local	Acceptable – Some scope for additional residential and small-scale	Small scale rural affordable housing may be acceptable on rural

		need identified	need identified	employment growth	exception sites adjoining Development Limits boundary. Other development generally resisted ¹ .
Secondary Village (x 40)	Yes	No new allocations needed	No new allocations needed	Limited residential development may be acceptable as small scale rural affordable housing on rural exception sites.	Small scale rural affordable housing may be acceptable on rural exception sites adjoining Development Limits boundary. Other development generally resisted ¹ .
Other Village / Hamlet	No	N/A	No new allocations needed	N/A	Development in open countryside generally resisted ¹ .

2.2 Previous Approaches to defining Development Limits in Selby

The Selby Local Plan (adopted 2005) used a set of criteria to define Development Limits throughout the District. Section Three of Chapter 3 of the Local Plan (Green Belt and Control of Development in the Countryside) sets out these criteria.

The purpose of Selby's Development Limits, as originally defined in the Local Plan was to define the boundary between the open countryside and the settlements themselves in a consistent manner. Each settlement within the Plan area was individually appraised and the Development Limits drawn with regard to the particular site characteristics. To ensure a consistent approach, the following set of criteria for defining boundaries was applied:

a) Sites of Amenity and Conservation Value

Priority was given to the need to protect sites of nature conservation importance, scheduled monuments, village greens and other pockets of valuable amenity land such as woodlands, many of which were covered by Tree Preservation Orders.

¹ Limited to replacement or extension of existing buildings, re-use of buildings (preferably for employment) and new buildings of appropriate scale which contribute to local economy and rural vitality.

b) Physical Boundaries

Wherever practicable and appropriate, boundaries followed well-defined physical features such as walls, fences, hedgerows, roads and streams. Apart from being readily discernible and less open to dispute these boundaries usually represented the transition between village or town and the neighbouring countryside.

However, where curtilages were extensive and partially or wholly undeveloped, and where they backed onto countryside, it was considered appropriate to define a tighter boundary which more closely conformed to the existing built-up limits than garden curtilages.

c) Buildings on the Edge of Settlements

Similarly, where houses stood on the outer roadside edge of a settlement, the Development Limit was frequently drawn tighter than the curtilage boundary. This indicated that housing which would effectively result in ribbon development by extending the built-up area fronting the roadside would not be considered acceptable.

d) Buildings set in Spacious Grounds

Where buildings such as halls, large houses or hotels were set in spacious grounds on the edge of settlements, their inclusion within Development Limits depended upon the extent to which they appeared to relate with the overall physical fabric of the settlement. Usually, their relative isolation, attributable to their spacious setting, justified their exclusion. Where a particular property was associated with a parkland estate, the importance of retaining this historical association and limiting new development influenced the defining of boundaries.

e) Farmsteads

Farmsteads and associated outbuildings presented their own particular problems because of their diverse forms and often sprawling nature. Commonly a number of farmsteads were located within or on the fringe of settlements, particularly smaller villages. In some instances farmsteads, although contiguous with existing built development, were excluded from Development Limits because their rural characteristics predominated and they appeared to relate more strongly with the surrounding countryside. Where it was proposed to include or partially include a farmstead, the principal means of determining boundaries were, first, to consider the extent of built development on either side of the farm and, second, to differentiate between modern agricultural buildings and their traditional counterparts. Generally, agricultural buildings of modern construction were excluded whereas traditional stone or brick-built farm buildings which normally front the roadside, and which have historically been long associated with the settlement, were contained within the Development Limits.

f) Institutional Uses

Institutional uses such as hospitals and schools and their grounds were commonly excluded from Development Limits, except where they were deemed to comprise an integral element within the existing built framework. In some instances, the buildings were contained within Development Limits whereas the grounds were excluded.

g) Industrial Uses

Industrial uses operating from premises which extended beyond the otherwise perceived development framework were omitted from Development Limits where it was felt their inclusion could distort the pattern of existing development, should the land have been subject to subsequent pressure for housing.

h) Planning History

The planning history of a site was also an important consideration when defining boundaries. Where permission had previously been refused for development on the basis that the site fell outside the established built-up limits, then it was likely, given unchanged circumstances, that such land would be excluded from the defined Development Limits. Conversely, where sites on the edge of settlements had outstanding permission for housing, or were allocated for development, then the site would normally be incorporated within Development Limits. Such a consideration did not generally apply in the case of a dwelling or dwellings to which an agricultural, or some other occupancy condition, was attached which had allowed development in a situation where it would normally be refused. In some instances however, where a long-standing occupancy condition was in force and the house in question was clearly well-related to the built form of the village, then the dwelling was been incorporated into the Development Limits.

i) Extent of Existing Settlements

Regard was given to the extent of existing development as seen from both outside a settlement, particularly from approach roads, and from within the settlement.

2.3 Requirement to Review Development Limits

There is a commitment in the Selby Core Strategy to review the splitting up of the District into the countryside (on one side of the Development Limit) and the main built up areas (on the other side of the Development Limit) based upon the new hierarchy of settlements and the types and scale of growth appropriate to each settlement as set out in the above policies. Other than these broad principles about the scale and type growth of settlements, there are no detailed guidelines/criteria in the Core Strategy on how these Development Limits should be drawn.

The initial consultation undertaken in November 2014 on the emerging Sites and Policies Local Plan identified one of the key objectives of PLAN Selby as setting out new area-based policies and boundaries, such as Development Limits. It states that, in simple terms, the Development Limits mark the line between where development is supported and development resisted, and that the current Development Limits were defined some time ago and must now be checked to see if they remain fit for purpose to deliver the Core Strategy and emerging policies in PLAN Selby, and are consistent with the NPPF. Development Limits must also be considered in relation to revisions to other designations, including the Green Belt and Strategic Countryside Gaps.

The PLAN Selby Initial Consultation document states that Development Limit boundaries may be changed to accommodate new development over the plan period, and where new allocations are made later in the plan process, the Development Limits will be amended to encompass the allocations. However, the consultation document emphasises that Green Belt boundaries can only be altered in exceptional circumstances.

2.4 Guidance on defining Development Limits

There is limited national planning policy and guidance on the definition of limits of development or settlement boundaries. The key paragraphs of relevance outlined in the National Planning Policy Framework (NPPF) are Paragraph 17 (Core Planning Principles) which outlines the priorities for allocating land for development, and Paragraph 55 which sets out principles guiding the location of housing in rural areas in order to promote sustainable development.

Specifically, Paragraph 17 states that plans *should* ‘...set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities’, and ‘Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies’ in the NPPF. It also states that planning should ‘encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value’.

Paragraph 55 states that ‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities’ and ‘Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances’.

The definition of Development Limits in settlements which are set within or bordered by the Green Belt, will be intrinsically linked to the review of Green Belt boundaries. In relation to reviewing existing Green Belt boundaries, the NPPF states that ‘once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan’, at which time, ‘authorities should consider Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period’ (Paragraph 83). Further considerations which should be made in reviewing and defining Green Belt boundaries are outlined in Paragraphs 84 and 85.

The proposed methodology for undertaking the Selby Green Belt Study and defining Strategic Countryside Gaps (SCGs) are outlined in separate documents, however the process by which the outcomes of this Green Belt Study and delineation of SCGs should be used to assist in the definition of future Development Limits are considered as part of this methodology.

A review of how other Local Planning Authorities have approached defining their Development Limits is set out in Table 2. This has been used to inform the proposed approach defining Development Limits in Selby District.

Table 2: Comparison of approaches to defining Development Limits in other Local Planning Authorities

Local Planning Authority	Settlements Qualifying for Development Limits	Principles Guiding Definition of Development Limits	Land / Uses included within Development Limits	Land / Uses excluded from Development Limits	Do Development Limits need to be continuous?
Adopted					
Wiltshire Council	All settlements, excluding Small Villages and those not listed in Core Strategy	Settlement boundaries to be retained as per previous Local Plan. Whilst policies identify where it is appropriate for settlements to grow beyond current boundaries, the existing boundary provides useful point of reference and will be reviewed in subsequent document.	Not specified (old boundaries retained)	Not specified (old boundaries retained)	Not specified (old boundaries retained)
Emerging					
East Riding of Yorkshire Council	All settlements within defined hierarchy, plus Key Employment Sites	Standard approach taken for all settlements to ensure identification of settlement development limits is undertaken in a consistent manner. Development limits drawn to help promote the provision of sustainable development over the plan period. Limits drawn to define main body of settlement for planning purposes and may not necessarily constitute the whole extent of a town or village.	Main built body of settlement or Key Employment Site, including proposed allocations, sites with planning permission for housing and any suitable brownfield sites. Opportunities to allow for appropriate infill in villages.	Larger curtilages (e.g. gardens or paddocks) to the rear and side of properties on the edge of the main built body of a settlement. Uses on the edge of the main built body of a settlement that comprise large areas of open space (e.g. farms and schools).	No – Development limits may be split where appropriate (i.e. in long linear settlements or where settlements have large open spaces and therefore comprise more than one main body).
Taunton Deane Borough Council	Not identified	Changes to existing settlement boundaries would need to be logical and justified, being physically, functionally and	Sites without physical constraints (as identified in Site Allocations methodology).	Sites with physical constraints (as identified in Site Allocations methodology).	Yes

Local Planning Authority	Settlements Qualifying for Development Limits	Principles Guiding Definition of Development Limits	Land / Uses included within Development Limits	Land / Uses excluded from Development Limits	Do Development Limits need to be continuous?
		visually related to the settlement. If assessment indicated that inclusion may lead to proposals that could undermine plan policies and objectives a precautionary approach has been adopted and the particular site retained beyond the settlement boundary. Assessments made against physical constraints, locational constraints and impact.	Sites physically adjoining an existing, defined settlement. Sites whose inclusion would not have adverse visual or other impact on settlement (or part of) or its setting.	Sites not physically adjoining an existing, defined settlement. Sites whose inclusion would have adverse visual or other impact on settlement (or part of) or its setting.	
Maldon District	Settlements where boundaries would prevent inappropriate or piecemeal development which may lead to settlement coalescence, unplanned growth and detrimental impacts on local infrastructure and services, and loss of local character or identity. Boundaries not applied to areas of dispersed development where application of a settlement boundary may result in additional development or growth which would not be supported by adequate local infrastructure.	Revisions to boundaries required to reflect changes to built environment and minor mapping inaccuracies since settlement boundaries defined in previous Local Plan. Revised boundaries not to take into account future planned growth yet to be determined through LDP process.	Sites with planning permission identified within Council's published 5 year land supply statement.	Not specified	Not specified

Local Planning Authority	Settlements Qualifying for Development Limits	Principles Guiding Definition of Development Limits	Land / Uses included within Development Limits	Land / Uses excluded from Development Limits	Do Development Limits need to be continuous?
Test Valley Borough Council	All villages within defined settlement hierarchy	Consistent approach to all settlements in hierarchy, but tailored to specific character of individual settlements. Boundaries use existing identifiable boundaries on the ground such as buildings and curtilages.	Village uses considered to form part of identity of settlement, including church yards, car parks, schools (and playing fields), employment sites, full curtilage of dwellings, public open space (including recreation grounds and allotments), farm complexes within / adjoining settlements.	Dwellings or farm buildings in large grounds, and on periphery of villages, which relate to countryside development rather than forming part of settlement.	Yes
East Staffordshire Borough Council	Strategic Villages and Local Service Centres (i.e. excluding two largest towns and smallest villages)	Different approaches used for Strategic Villages and Local Service Centres. Based on strategic / development allocations for each settlement identified in Local Plan and existing permitted development.	Sites with planning permission or well advanced in process of gaining permission. Strategic allocations and available options for boundary expansion based on sites provided to the Council by landowners as part of the SHLAA (through consultation with Parish Councils).	Sites with certain constraints e.g. SSSIs.	Not specified
Purbeck District Council	Towns and some villages (smallest villages excluded)	Settlement boundaries should be logical and easily identifiable, and normally follow property boundaries. Assessment criteria include: permanence, relationship with urban area, alteration to settlement hierarchy.	Uses and development that have a social and/or economic relationship with the settlement (including those with planning permission that is not yet implemented).	Outlying development; open spaces at the edge of settlements; large, open residential gardens or adjacent paddocks; important gaps; uses that would not normally be found within a settlement boundary (e.g. agriculture, forestry, equestrian development) unless wholly surrounded by built up area of settlement; camping and caravanning sites; historic anomalies/mistakes.	Yes

3 Proposed Methodology for Defining Development Limits in Plan Selby

3.1 Purpose of Development Limits

The main purpose of Development Limits is to provide clear and unambiguous guidance as to where development 'in principle' is likely to be acceptable and to define areas where strict control of new development is required.

The definition of Development Limits seek to meet the defined purposes of Local Plans as outlined in Paragraph 157 of the NPPF, which include, amongst others:

- To plan positively for the development and infrastructure required to meet the objectives, principles and policies of the NPPF;
- The indication of broad locations for strategic development on a key diagram and land-use designations on a proposals map; and
- The identification of land where development would be inappropriate (e.g. because of its environmental or historic significance).

Providing a robust and consistent definition of Development Limits within Selby District's settlements is therefore important to enable the efficient implementation and delivery of Selby's Core Strategy and PLAN Selby, and its compliance with the requirements of the NPPF. Once defined, Development Limits will give a measure of certainty and predictability to the local development plan, and will provide greater clarity over whether particular sites are covered by policies within the Selby District Core Strategy (notably Core Strategy Policies SP2, SP4, SP5 and SP10).

The definition of Development Limits, combined with other policies in the Selby District Core Strategy, will seek to:

- Direct development to appropriate sustainable locations within existing settlements across the District;
- Ensure that new development is functionally related to the existing built form of existing settlements;
- Protect the Countryside from inappropriate development; and
- Ensure that new development is sympathetic in scale and location to the form and character of the settlement.

Development Limits will set out the extent to which policies enabling development (as defined in the Selby District Core Strategy) can be applied. Development Limits will not necessarily encompass all of the facilities and land uses that may be perceived by the local community as being part of the settlement. The recommended criteria and approach to defining Development Limits in PLAN Selby are considered below.

3.2 Approach to defining Development Limits

In defining the approach to Development Limits it is necessary to consider the impact which the definition of the Development Limit will have upon each settlement, in terms of the policies which can then be applied once an area is

designated as being within a Development Limit and the implications for the future impact of development within that area, including upon the settlement's character.

3.2.1 Settlements with Proposed Development Limits

Development Limits are currently applied to all Secondary Villages, Designated Service Villages (DSVs), Local Service Centres and Principal Town within Selby District. Small villages and hamlets are not defined within the settlement hierarchy and therefore do not have designated Development Limits. It is therefore recommended that Development Limits continue to be applied only to those settlements defined above, as this is consistent with policies outlined in the Selby District Core Strategy and is limited to those settlements in which a certain amount of future development is likely to be accepted. Small villages and hamlets are considered to fall within the 'wider countryside' in which development is generally restricted, therefore the imposition of Development Limits in these locations would be inappropriate in these locations.

In considering the approach towards defining Development Limits within each of the relevant settlements, it is necessary to take into account the relevant Core Strategy policies which will determine how development within each settlement will be considered in policy terms. In setting the overall spatial development strategy for the District, Policy SP2 states that the majority of new development will be directed to towns and more sustainable villages, with development outside Development Limits being more severely restricted. Policy SP4 states that in considering non-allocated development, certain types of residential development will be acceptable 'in principle' within the Development Limits of each settlement, with only small scale rural affordable housing potentially acceptable on sites adjoining the Development Limits boundary in Designated Service Villages and Secondary Villages, and all other development in the open countryside generally resisted.

3.2.2 Consideration of different approaches

In defining Development Limits for each relevant settlement the possibility of adopting two contrasting approaches has been considered;

- a tightly drawn limit to existing built up areas and the outer edge of new Local Plan allocations; and
- a loosely drawn limit to allow more sympathetic development.

The first of these approaches would provide greater certainty that any undeveloped sites contained within the proposed Development Limit boundary have been properly assessed through the Site Allocations process (in the case of new allocations) or Development Management process (in the case of sites with extant planning consent). This approach would also ensure that any sites which are included inside the Development Limits boundary (and are therefore considered 'in principle' to be acceptable sites for development) are not in danger of conflicting with any existing Core Strategy or NPPF policies and objectives. Adopting a looser development limit that includes additional undeveloped sites which have not yet been allocated for development would undermine and pre-empt the Site Allocations process, and therefore would not be sound or justified.

For this reason it is recommended, and have therefore proposed adopting a tight Development Limit boundary which conforms more closely with and incorporates the outcomes of the separate Site Allocations, Green Belt Study and Strategic Countryside Gaps review processes, as well as incorporating a check of existing defined Development Limits in order to correct any minor errors or discrepancies since the previous Limits were established.

Recommended approach to defining Development Limits

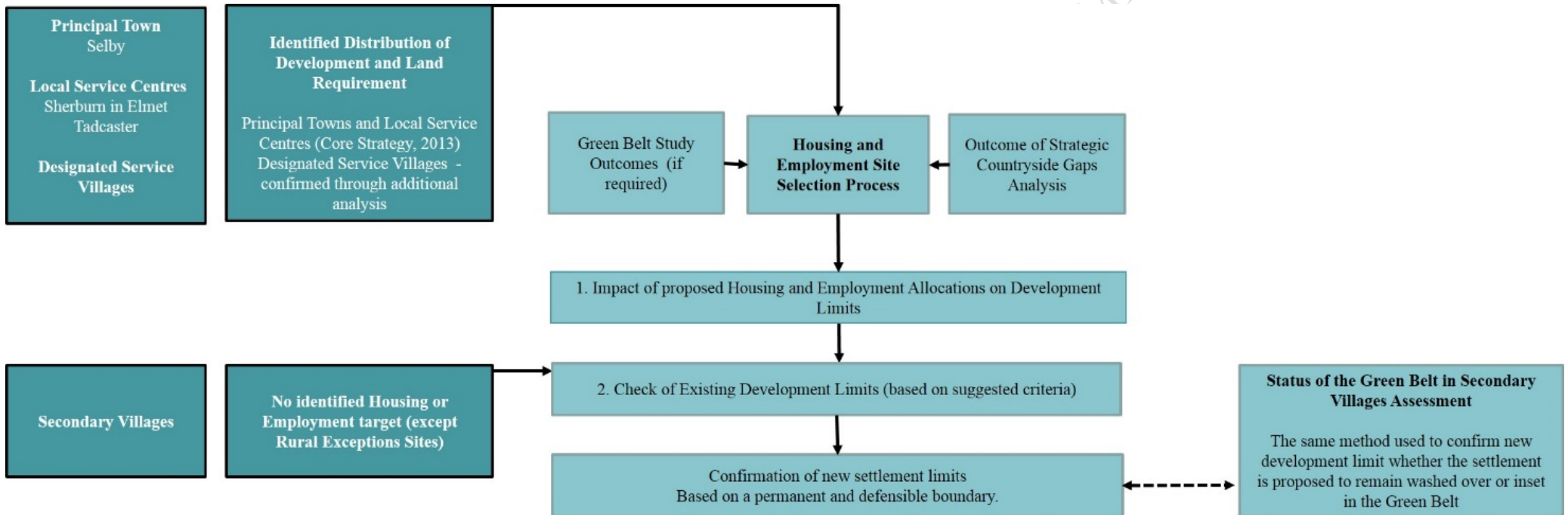
A series of criteria have been historically used for determining which areas should be included within a settlement's Development Limit, and which areas excluded. This is an approach consistently used by Local Planning Authorities and it is suggested that this is replicated in PLAN Selby. This approach will ensure that the potential impact of including an area of land within a settlement's Development Limit is considered, and the approach taken is consistent within all relevant settlements. The criteria previously used in the Selby Local Plan (2005) have been reviewed and revised accordingly in the following section.

A consistent approach to identifying settlement limits across all settlements with existing development limits has been proposed. A two stage approach is proposed for settlements where there is potential for site allocations (Principal Town, Local Service Centres and Designated Service Villages) and a one stage approach for Secondary Villages (where there will be no identified site allocations). This is set out in Figure 1.

3.3 Overview of Proposed Methodology for defining Development Limits

Figure 1 identifies the proposed methodology for defining settlement Development Limits, based on the approach outlined above. This methodology differentiates between the inputs required prior to undertaking a review of Development Limits in each settlement type; notably, that the Development Limits review in the Principal Town, Local Service Centres and Designated Service Villages will need to be preceded and informed by the outcomes of the Green Belt review and Strategic Countryside Gap analysis, which will in turn inform the Housing and Employment Site Selection Process. In these settlements, the outcomes of the Housing and Employment Site Selection process will feed into the review of Development Limits, together with a check of existing Development Limits against a set of pre-defined criteria. Secondary Villages will not have housing / employment allocations and therefore the review of Development Limits within these settlements will only be informed by a check of the existing Development Limits against the pre-defined criteria.

Figure 1: Flow Diagram showing proposed Methodology



3.4 Criteria for defining Development Limits

The recommended criteria for defining whether an area of land should be included or excluded from within the Development Limit boundary are outlined below. These include a review of those criteria previously used in the designation of Development Limits undertaken in preparation of the Selby Local Plan (2005), plus some additional criteria as deemed necessary.

Suggested Boundary Review Criteria	Assessment	Outcome
1. Proposed Site Allocations This criterion will only be applicable to Principal Town, Local Service Centres and Designated Service Villages in which site allocations will be made.		
The Housing and Employment Site Selection process incorporates the outcomes of the Green Belt Study and Strategic Countryside Gaps analysis. Therefore sites proposed as allocations following the Housing and Employment Site Selection process should be included within the Development Limits boundary, where these are not already included.	Site currently outside the Development Limit boundary is allocated for development through the Housing and Employment Sites Selection process	Site is included within the Development Limit
	Site currently outside the Development Limit boundary is not allocated for development through the Housing and Employment Sites Selection process	Site is not included within the Development Limit, subject to outcome of subsequent check against further criteria (see 2. below)
2. Check of Existing Development Limits The following criteria will be used to assess the existing Development Limits in all relevant settlements, including Principal Town, Local Service Centres, Designated Service Villages and Secondary Villages . Following this second stage of assessment draft revised Development Limits will have been established.		
a) Extant planning consents Where sites on the edge of the settlement have outstanding permission for housing, these should be included within the Development Limit, unless these consents allow development in a situation where it would normally be refused (e.g. Rural Exception Sites and dwellings with an agricultural or other occupancy condition). Where a long-standing occupancy condition is in force and the house in question is clearly well-related to the built form of the village, then the dwelling should be incorporated into the Development Limit.	Site currently outside but adjoining existing Development Limit boundary has extant planning consent for housing, with no exceptional circumstances attached (e.g. previous allocation)	Site is included within the Development Limit
	Site currently outside but adjoining Development Limit boundary has extant planning consent for housing, with exceptional circumstances attached (e.g. Rural Exception Site or agricultural / occupancy condition)	Site excluded from Development Limit unless considered to meet the requirements for inclusion outlined in criteria 2(b), (c) and (d)

<p>b) Functional relationship to physical form of built-up area</p> <p>Suggest that this replaces 'Extent of Existing Settlements' and 'Form and Character of Existing Settlements' criteria previously used in Selby Local Plan 2005 to more closely align with the assessment criteria outlined in the Green Belt Study methodology.</p> <p>Assessment of sites against this criterion will identify any discrepancies in the settlement boundary in relation to existing built development which forms part of the built-up area of the settlement. Regard should be given to the extent of existing development as seen from both outside a settlement, particularly from approach roads, and from within the settlement.</p> <p>Similarly, the form and character of a settlement as defined by dwellings, other buildings and their curtilages, the road network, and open spaces will determine whether a tight boundary designed to safeguard the existing pattern of development is appropriate or not.</p> <p>Outlying development, including small pockets of development that are clearly detached from the settlement, will have no functional relationship to the built physical form of the settlement, and therefore should not be included within the Development Limit.</p>	<p>Site currently outside but adjoining Development Limit boundary displays high level of containment, high level of previously developed land and topography which increases a sense of confinement and is therefore considered to have a strong functional relationship with the existing built form.</p>	<p>Site to be considered for inclusion within the Development Limit, subject to assessment against criteria 2(c) and (d)</p>
	<p>Site currently outside but adjoining Development Limit boundary displays low level of containment, little or no previously developed land and a very open topography, and is therefore considered to have a relatively weak functional relationship with the existing built form.</p>	<p>Site is not included within the Development Limit</p>
	<p>Site does not adjoin existing Development Limit boundary and is considered to be physically and/or visually detached from the built form of the settlement</p>	<p>Site is not included within the Development Limit</p>
<p>c) Functional relationship to use of built-up area</p> <p>The Development Limit should reflect uses and development that has a clear social and/or economic relationship with the settlement. Development Limits will therefore normally include existing uses and buildings that have a clear social or economic function and better relate to the built form of the settlement than the countryside e.g. residential properties, services, community facilities and employment development.</p> <p>As such, Development Limits should generally exclude:</p> <ul style="list-style-type: none"> - Buildings, such as halls, large houses, hotels hospitals and schools set in spacious grounds on the edge of settlements where they are not functionally related to the physical built form of the settlement; - Domestic gardens of properties on the edge of settlements which are extensive and are not functionally related to the physical built form of the settlement; - Curtilages of properties on the edge of settlements which are extensive 	<p>Site currently outside but adjoining Development Limit boundary and has an existing use which has a clear functional relationship with the existing settlement</p>	<p>Site to be considered for inclusion within the Development Limit, subject to assessment against criteria 2(b) and (d)</p>
	<p>Site currently outside but adjoining Development Limit boundary and has an existing use which has no clear functional relationship with the existing settlement</p>	<p>Site is not included within the Development Limit</p>

<p>and partially or wholly undeveloped and are not functionally related to the physical built form of the settlement, including paddocks associated with residential properties;</p> <ul style="list-style-type: none"> - Designated open spaces and playing fields on the edge of settlements; - Camping and caravanning sites; - Sites which are of nature conservation importance, designated Strategic Countryside Gaps, scheduled monuments, village greens and other pockets of valuable amenity land such as woodlands, many of which are covered by Tree Preservation Orders; - Industrial or commercial uses on the edge of settlements where they are not functionally related to the physical built form of the settlement; - Farmsteads and associated outbuildings where their rural characteristics predominate and they appear to relate more strongly with the surrounding countryside. Generally, agricultural buildings of modern construction should be excluded whereas traditional stone or brick-built farm buildings which have historically been long associated with the settlement may be included within the Development Limits. 		
<p>d) Relationship to permanent physical boundaries</p> <p>Wherever practicable and appropriate, Development Limit boundaries will follow well-defined physical features which are durable and likely to be permanent. Apart from being readily discernible and less open to dispute, these boundaries usually represent the transition between village or town and the neighbouring countryside.</p>	<p>Existing Development Limit boundary relates to durable / permanent features.</p>	<p>Retain Development Limit boundary, subject to assessment against other criteria</p>
<p>As defined in the ‘purposes’ of the Green Belt outlined in the Green Belt Study, those features which are readily recognisable and likely to be permanent include:</p> <ul style="list-style-type: none"> - 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. 	<p>Existing Development Limit boundary does not relate to durable / permanent features</p>	<p>Amend Development Limit boundary to relate to these features where practicable and appropriate, subject to assessment against criteria 2(b) and (c)</p>

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<p>Those features which represent 'soft' boundaries and lack durability include:</p> <ul style="list-style-type: none"> - Infrastructure: private/ unmade roads; power lines; development with weak, irregular, inconsistent or intermediate boundaries. - Natural: Field Boundary, Tree line 		
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3.5 Process for undertaking Development Limits Review

The review of Development Limits will be undertaken as part of the process for preparing PLAN Selby. The Development Limits review should be undertaken following the Green Belt Study and the review of Strategic Countryside Gaps, and the subsequent Housing and Sites Selection process, as the outcomes from these assessments will be considered when identifying new Development Limits.

It is recommended that the existing identified Development Limits (as shown on the adopted Local Plan Proposals Map) are used as the started point for undertaking the Development Limits review. These boundaries should then be assessed against the criteria outlined above in turn and amended as necessary to identify revised draft Development Limits for each of the Secondary Villages, Designated Service Villages (DSVs), Local Service Centres and Principal Town.

The process for undertaking the Development Limits review is likely to involve the following steps to identify any inconsistencies and discrepancies when assessed against the above defined criteria:

- Assess the defined Development Limits against the outcomes of Green Belt Study and findings of the Strategic Countryside Gaps analysis.
- Assess the defined Development Limits against proposed/emerging allocations;
- Undertake a GIS-based assessment of the existing Development Limits against existing planning consents; and
- Undertake an initial desk top review of the previously defined Development Limits compared with aerial imagery.

Any identified discrepancies and/or inconsistencies with the existing defined Development Limits when assessed against the boundary review criteria outlined above should be noted, and any recommended actions to alter the Development Limits boundary should be recorded.

The recommended amendments and / or new boundary definitions should then be recorded in map form in order to provide a definition of draft revised Development Limits for each settlement. At this point it may be beneficial to undertake site visits to assess the draft Development Limits, with further revisions against the review criteria made where necessary.