



LAND, PLANNING AND DEVELOPMENT CONSULTANTS

Representations
on
The Selby District Council
Strategic Countryside Gap Document
on behalf of
Mr K Ellis
re Land at
Old Forge Cottage
Busk Lane
Church Fenton
North Yorkshire

YORK AUCTION CENTRE, MURTON LANE, MURTON, YORK YO19 5GF

W: www.yewtreeassociates.co.uk • **E:** mark.newby@yewtreeassociates.co.uk

YEW TREE ASSOCIATES: DIRECTOR – MARK NEWBY DIP. T. & R. P. M.R.T.P.I.
PARTNER: VALERIE NEWBY BA (HONS)



YEW TREE ASSOCIATES LIMITED REGISTERED IN ENGLAND NO:9221926



Contents

- 1. Introduction**
- 2. Site Description**
- 3. Current Planning Policy**
- 4. Case for Amending the Strategic Countryside Gap in the Vicinity of Old Forge Cottage, Busk Lane, Church Fenton**
- 5. Conclusions**

1. Introduction

- 1.1 This statement comprises representations on the Strategic Countryside Gaps Document (SCGD) on behalf of Mr K Ellis regarding land at Old Forge Cottage, Busk Lane, Church Fenton, Nr Tadcaster, North Yorkshire and a case for excluding the site from the existing the Strategic Countryside Gap in this location to allow for residential development.

2. Site Description

- 2.1 The site is located on the west side of Busk Lane to the north of the village of Church Fenton in the Selby District as shown edged red on Fig 1 below.



- 2.2 The site measures some 0.55ha (1.359 acres) in area and comprises the dwelling and curtilage and garden of the property known as Old Forge Cottage, Busk Lane, Church Fenton. The site has frontage to Busk Lane and is bounded on the Eastern and Southern boundaries by residential development and on the western boundary by agricultural/recreational land (Church Fenton Cricket and Football Club).

3. Current Planning Policy

- 3.1 National Planning Policy in the form of National Planning Policy Framework ('NPPF') does not contain any specific policies relating to countryside gaps, however the Core

Planning Principles include the requirement for planning decisions and plan making to:-

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

3.5 We would support this aim and that stated in the SCGD as rural settlements are an important aspect to the character of the countryside and by ensuring that rural settlements maintain their separate identities, Strategic Countryside Gaps are one such way in which the intrinsic character and value of the countryside can be recognised and maintained.

3.6 In addition Planning Practice Guidance (PPG) also does not include specific policies pertaining to Strategic Countryside Gaps, but it does however expand upon the core planning principle reproduced above, providing advice on the assessment of landscape character and how it can be assessed to inform plan-making and decision taking:-

'One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside.'

'Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.'

3.7 We would support the case that Strategic Countryside Gaps in Selby provide a strategic policy that in essence recognises the intrinsic character of the district and the wider countryside.

3.8 The current relevant local planning policy in respect of the above is as follows:-

Policy SG 1 of the Selby District Local Plan states:-

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

3.9 The Selby District Council Core Strategy (adopted 2013) does not include any specific policy that relates specifically to the designation of Strategic Countryside Gaps. However, paragraph 5.30 does state:-

'The boundaries of Strategic Countryside Gaps may also be reviewed. However, because of the limited size of the Countryside Gaps and their sensitive nature any scope for amendment is likely to be limited.'

3.10 The roles of the Strategic Countryside Gaps in Selby Final Report are stated as:-

- *to protect the individual identity of settlements;*

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

3.11 Again we would support these roles, however, we now present a case for amending the boundary of the Strategic Countryside Gap in the vicinity of our client's site which would not compromise the above aims and roles. We now turn to the case for amending the Strategic Countryside Gap boundary and Development Limit.

4. Case for Amending the Strategic Countryside Gap Boundary and Development Limit in the Vicinity of Old Forge Cottage, Busk Lane, Church Fenton

4.1 The village of Church Fenton has developed in two distinct parts an East and a West and a 'strategic countryside gap' has been established between the two. We believe that the two parts should be maintained, but that the current boundary of the 'gap' can be amended to allow the development of the site which can be regarded as an appropriate 'rounding off' of this part of the village. This would consolidate, without detriment to the character of the area, this part of the village and would still maintain an adequate 'strategic countryside gap'.

4.2 Part of the site is currently included in the Strategic Countryside Gap notation. However, this area comprises the formal garden of Old Forge Cottage and which has defined strong boundaries to the north and west which delineate the land as residential in nature as distinct from the countryside feel of the land beyond.

4.3 We would submit therefore that this part of the site should be treated as domestic residential land related to the residential property Old Forge Cottage of which it serves and as such should not be considered as part of the adjacent Strategic Countryside Gap.

4.4 We do indeed also find support for our case as the Council has identified the site in its current SHLAA (2015) under reference CF10 as a potential site available for residential development in the 0-5 year timescale which we can confirm.

4.4 We believe that there is scope for developing the site, in addition to maintaining the existing dwelling, for up to 9 dwellings, for which we now set out a case for.

4.5 We attach below an ariel photo (Fig 2 below) of the property on which is annotated various boundaries by means of coloured lines.



4.6 To explain further, we consider that the existing Selby District Local Plan Development Limit (coloured blue), has been drawn in our view to exclude a developed part of the village.

4.7 In terms of boundaries that 'should endure', the boundary should be situated further to the west thereby providing an appropriate 'rounding off' of village development. We would argue that the 'strategic countryside gap' between the two parts of Church Fenton can be maintained with the development of the site.

4.8 In the light of the above we feel that there is merit in the consideration of the site for development as it would seem possible that the site could be developed as 'rounding off' site which could either be developed as a whole or with a scheme that would retain Old Forge Cottage and at the same time retain the mature trees to the north of the site currently covered by a Tree Preservation Order.

4.9 Furthermore, we consider that a revision to the existing Strategic Countryside Gap boundary in this location can be justified without compromising the aims and roles of such a gap as outline above.

5. Conclusion.

5.1 In conclusion, we submit the land at Old Forge Cottage, Busk Lane, Church Fenton can be excluded from the Strategic Countryside Gap for Church Fenton and that the Development Limit for Church Fenton should be revised accordingly to allow a

residential development such that it would not compromise the aims and role of the Strategic Countryside Gap in this location and would not detract significantly from the character of the village.