



YORK

CITY OF YORK
HISTORIC CHARACTER AND SETTING
TECHNICAL PAPER UPDATE
(JUNE 2013)

Historic Character and Setting Technical Paper Update (June 2013)

1) Introduction:

- 1.1 The purpose of this Technical Paper is to support the Preferred Options Local Plan. It updates and supplements the 2003 York Green Belt Appraisal and also the City of York LDF Historic Character and Setting Technical Paper (January 2011). This Update paper should be read in conjunction with these two documents.

2) Background

- 2.1 In February 2003, the Council published a 'Green Belt Appraisal' which was produced as supporting evidence to the emerging City of York Local Plan. It sought to identify those areas within York's Draft Green Belt which were key to the City's historic character and setting.
- 2.2 In January 2010, the Council published a Historic Character and Setting Technical Paper, to support the emerging LDF Core Strategy. This document updated the 2003 'Green Belt Appraisal', and was based on a Study produced by Fulford Parish Council ('Fulford Parish Council – LDF Submission Including Review of Fulford's Green Belt Land'), where relevant. It also considered an assessment of other Historic Character and Setting issues, submitted as part of the consultation responses to the LDF Core Strategy and Allocations DPD.
- 2.3 This paper provides a further update linked to work undertaken on the development of the Preferred Options Local Plan and has been produced to aid and support consultation on the document.

3) The current work undertaken:

- 3.1 The Council undertook a 'Call For Sites' exercise in Autumn 2012, which asked developers, landowners, agents and the public to submit land which they thought had potential for development over the next 15-20 years. These sites then formed the basis for the site selection process for the Local Plan. Some of the sites proposed fall into areas previously identified as being important in Historic Character and Setting terms in the 2003 York Green Belt Appraisal and the 2011 Historic Character and Setting Technical Paper. Where this was the case, officers have considered whether any changes to the Historic Character and Setting boundaries are justified. This Technical Paper Update sets out these areas and provides an appraisal of the areas in question. It should be noted however, that Site 30 (Land to the east of Station Road, Poppleton) was not identified through the 'Call For Sites' process, but through other technical work.
- 3.2 Additionally, as part of the process, officers assessed potential additional areas and have included these where it is considered that they warrant protection under the relevant historic character and setting designations.
- 3.3 It should be noted that these are fairly limited in scope, but the Council will consider any further evidence submitted during the consultation, including that in relation to rejected sites – see the City of York Local Plan Site Selection Technical Paper (June 2013).

- 3.4 It should be noted that although most sites lie within the extent of the Draft York Green Belt, there may be some open space sites which although not in the Green Belt, contribute to the Historic Character and Setting of the City at a strategic level - these are identified where appropriate.
- 3.5 For each proposed boundary change, a proforma and map are provided the numbering of sites follows on from the 'Historic Character and Setting Technical Paper – January 2011', which comprise sites 1-19.

Annex A: Sites where additional land proposed to be added to the Historic Character and Setting:

Site 20: Land between the A1237 and Chapelfields;

Site 21: Land to the South of the A59, between the A1237 and Acomb;

Site 22: Pansy Field, West of Station Road, Poppleton.

Site 23: Land between Proposed Allocation ST14 (Land North of Clifton Moor) and 'Area Preventing Coalescence' to South East of Skelton

Site 24: Land to the North of Moor Lane, Skelton;

Site 25: Land at Grimston Bar;

Annex B: Sites where removal of land proposed from Historic Character and Setting:

Site 26: Land to the South of Designer Outlet;

Site 27: Land Adjacent to Greystone Court, Haxby;

Site 28: Land at York College;

Site 29: Land off Askham Lane;

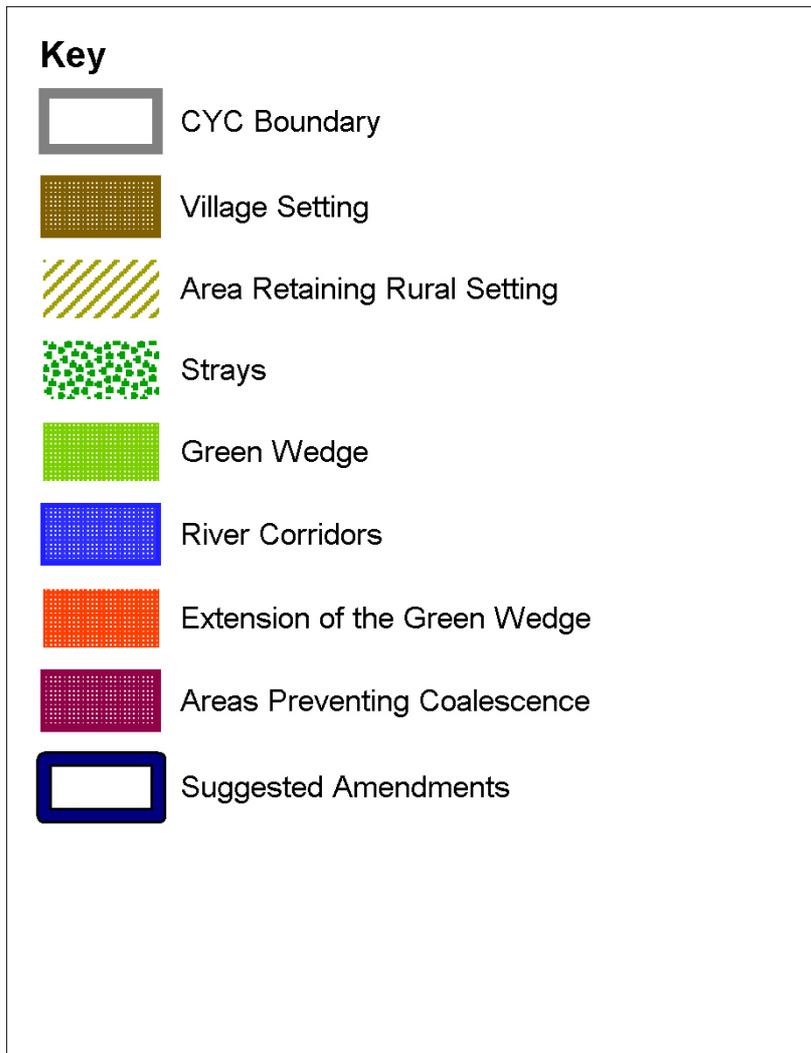
Site 30: Land to the east of Station Road, Poppleton;

4) Future work:

- 4.1 This Historic Character and Setting Technical Paper Update is an interim document at this stage, representing the work undertaken at Preferred Options stage of the Local Plan production. It will be updated and revised as necessary following consultation on the Preferred Options document.

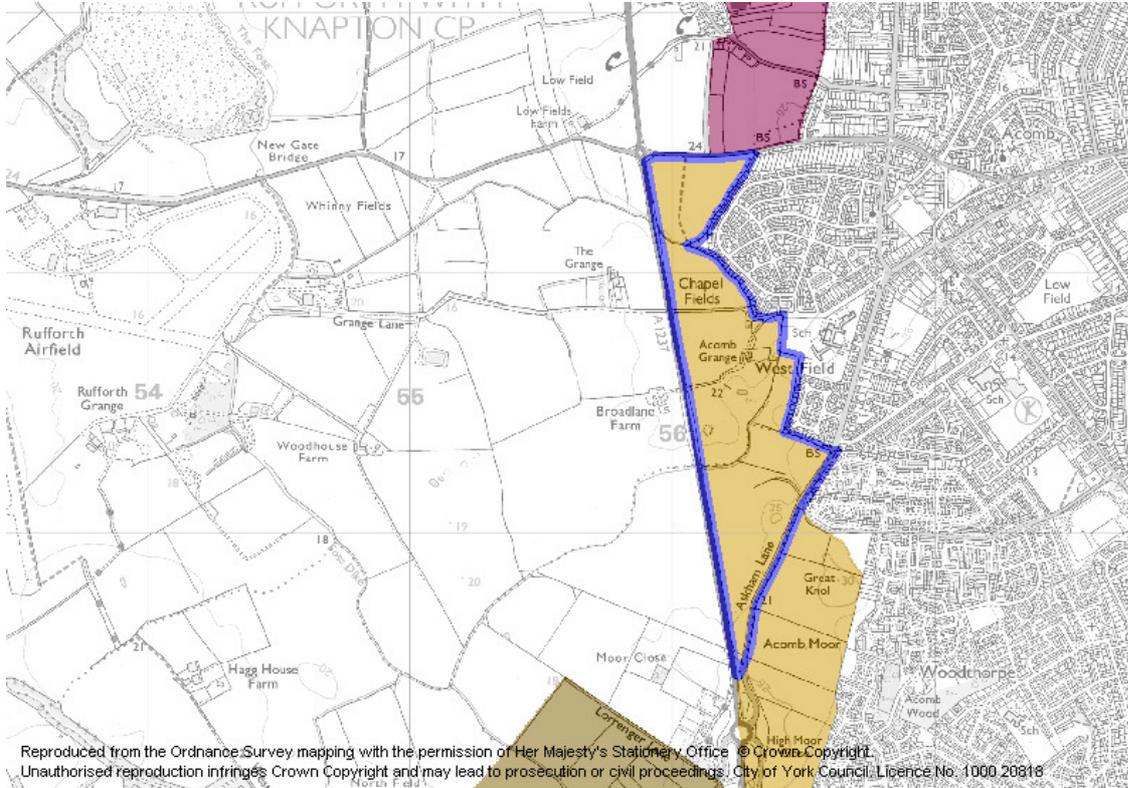
Annex A

Sites where additional land proposed to be added to the Historic Character and Setting:



Site 20: Land between the A1237 and Chapelfields

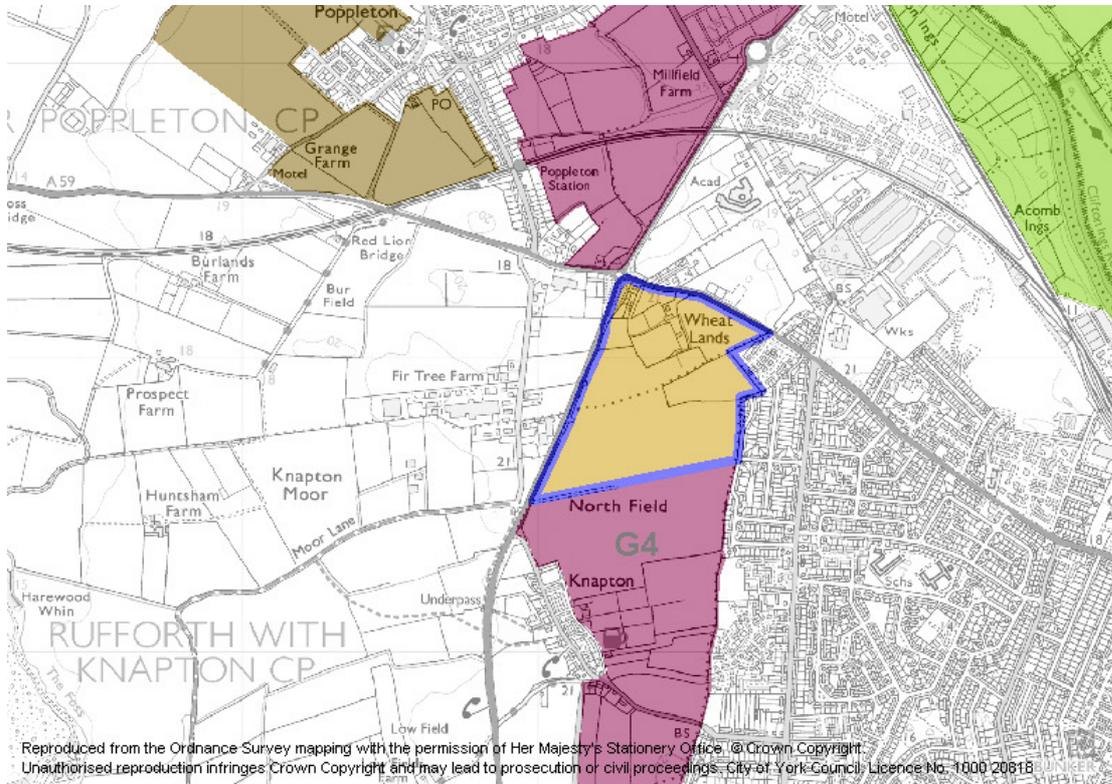
Proposed Change: Extend the 'Area Retaining Rural Setting' north from Askham Lane, as far as the B1224, between Chapelfields and the A1237.



<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The land between the A1237 and Chapelfields, to the south of the B1224 and Askham Lane provides an interface between the built up part of York and the flat rural areas adjacent to the Outer Ring Road. In character terms it is a continuation of the land between Moor Lane and Askham Lane, to the west of Woodthorpe. Therefore, it is considered that this designation should be extended north, as far as the B1224, between Chapelfields and the A1237.</p>
<p>Recommendation</p>	<p>Extend the 'Area Retaining Rural Setting' north from Askham Lane, as far as the B1224, between Chapelfields and the A1237.</p>

Site 21: Land to the South of the A59, between the A1237 and Acomb.

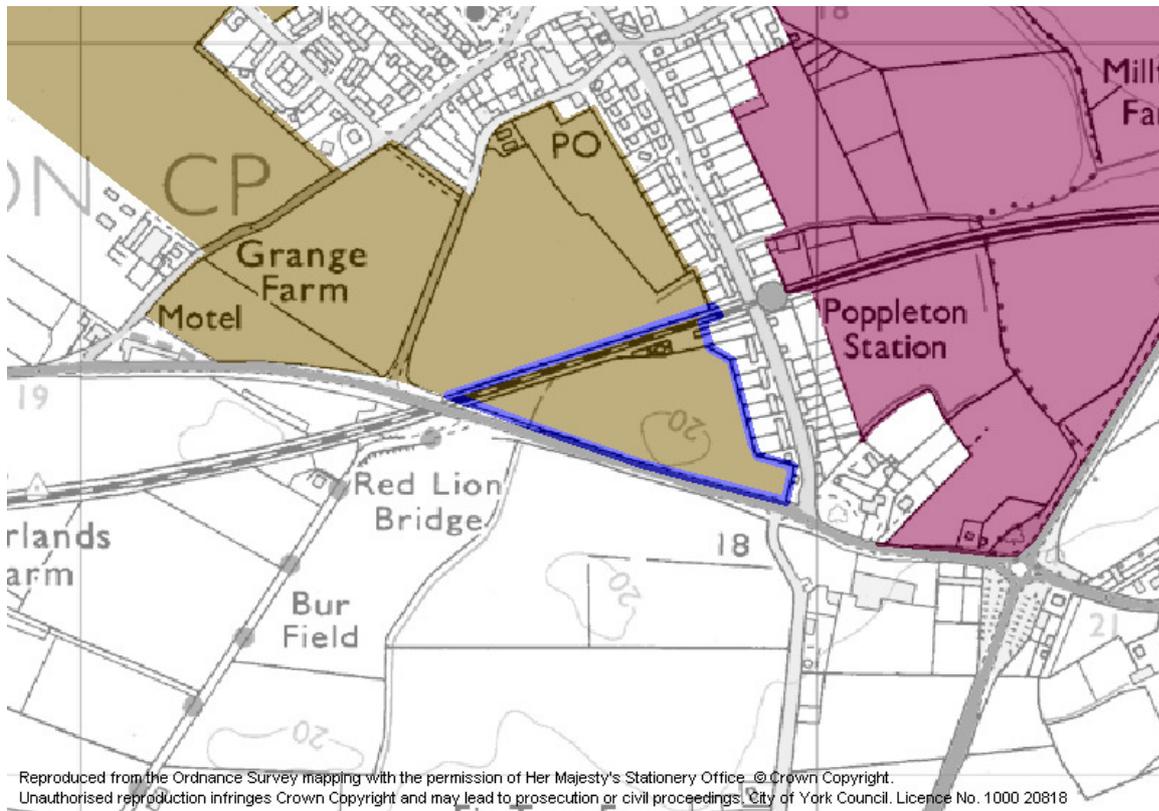
Proposed Change: Designate land to the south of the A59, between the A1237 and Acomb as ‘Area Retaining the Rural Setting’.



<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The land to the south of the A59, between the A1237 and Acomb is considered important to retain the rural setting of the City when viewed from the A1237 and the A59, approaching the western edge of the City.</p>
<p>Recommendation</p>	<p>Designate land to the south of the A59, between the A1237 and Acomb as ‘Area Retaining the Rural Setting’.</p>

Site 22: Pansy Field, West of Station Road, Poppleton

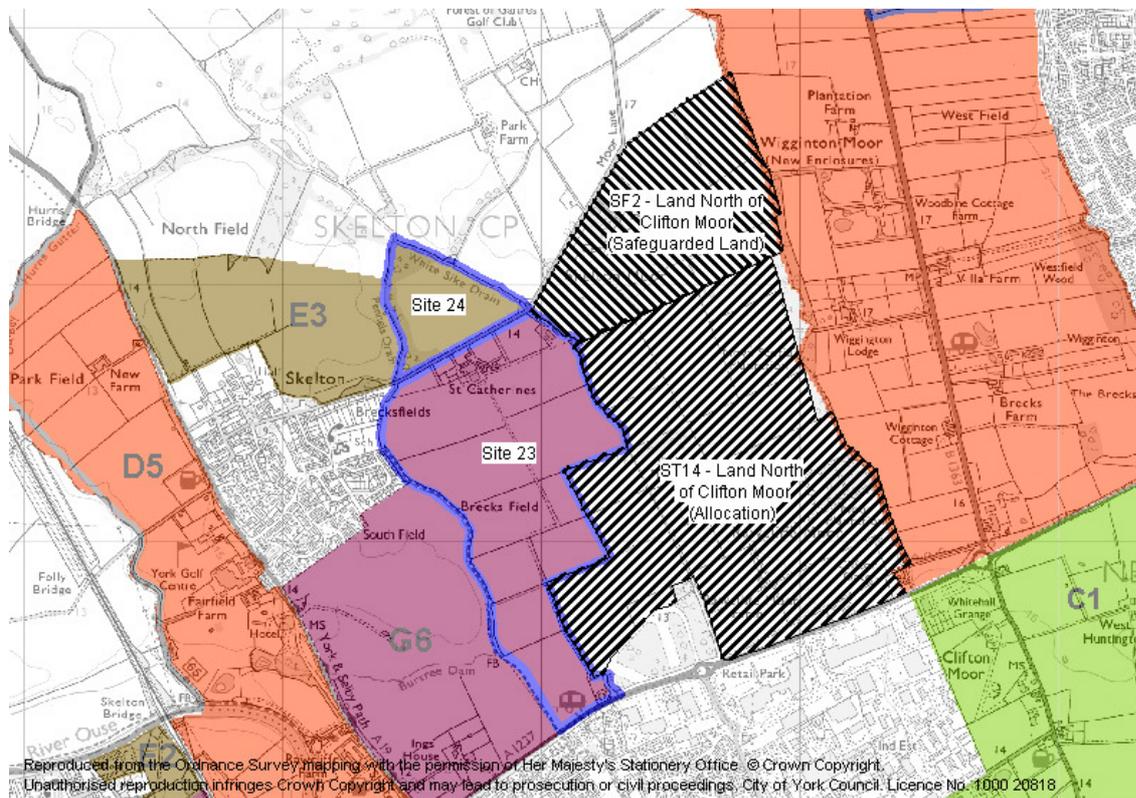
Proposed Change: Extend 'Village Setting' to Pansy Field, West of Station Road, Poppleton.



<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The site in question forms a triangle of land bordered by the York-Harrogate Railway line, the A59 and properties on Station Road, Poppleton. The site is extensively visible from the A59 (particularly where the road rises to Red Lion Bridge) and the railway line, with Poppleton in the background.</p> <p>The eastern part of the area was submitted through 2012 Call For Sites (Site 581 in the Site Selection paper) and the 2008 Call for Sites (Considered in the SHLAA 2011 - Site 170).</p> <p>It is considered that given the above, the whole site bordered by the York-Harrogate Railway Line, the A59 and properties on Station Road, Poppleton should be included within the 'Village Setting' designation.</p>
<p>Recommendation</p>	<p>Extend 'Village Setting' to Pansy Field, West of Station Road, Poppleton.</p>

Site 23: Land between Proposed Allocation ST14 (Land North of Clifton Moor) and 'Area Preventing Coalescence' to South East of Skelton

Proposed Change: Extend 'Area Preventing Coalescence' east as far as border with proposed Allocation ST14 (Land to North of Clifton Moor).

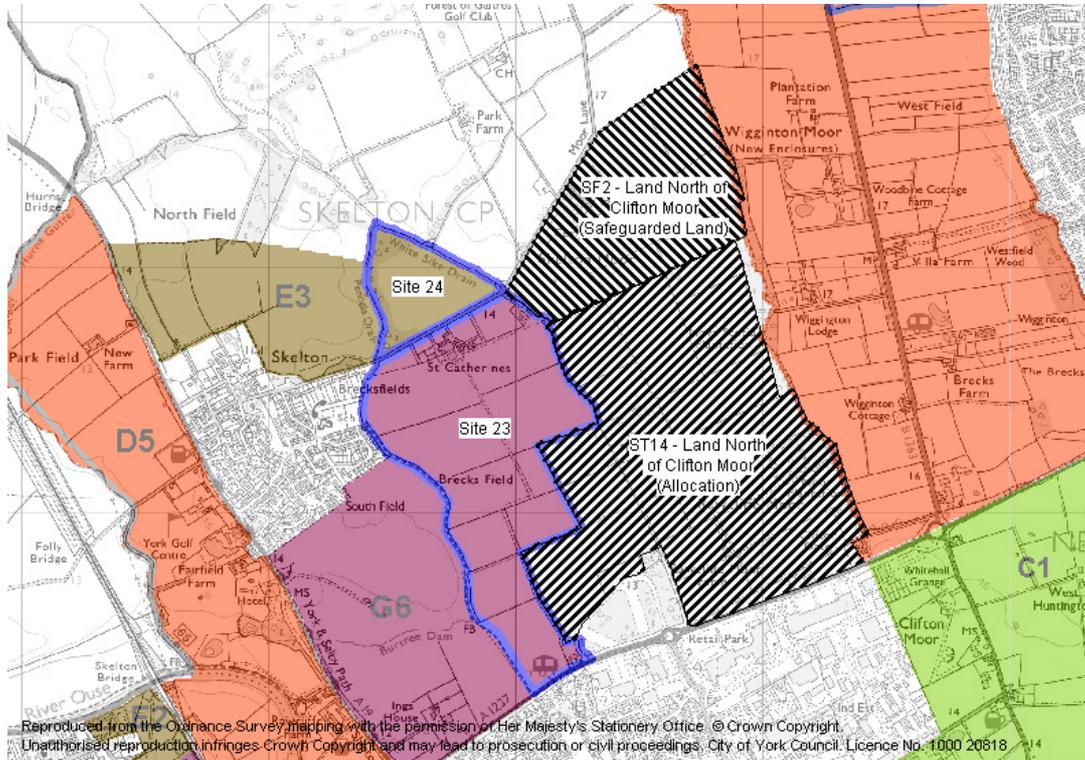


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<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The Local Plan proposes the allocation of a 134ha area of land to the North of Clifton Moor for residential purposes. Given the extent of this area, it is considered that it is important to extend the designation of 'Area Preventing Coalescence' to the south east of Skelton as far as the Allocation ST14. The southern extent of this land should be the A1237 and the northern extent of this area should be Moor Lane, to the east of Skelton. The designation would help protect the land between Skelton and the proposed Allocation.</p>
<p>Recommendation</p>	<p>Extend 'Area Preventing Coalescence' east as far as border with proposed Allocation ST14 (Land to North of Clifton Moor).</p>

Site 24: Land to the North of Moor Lane, Skelton

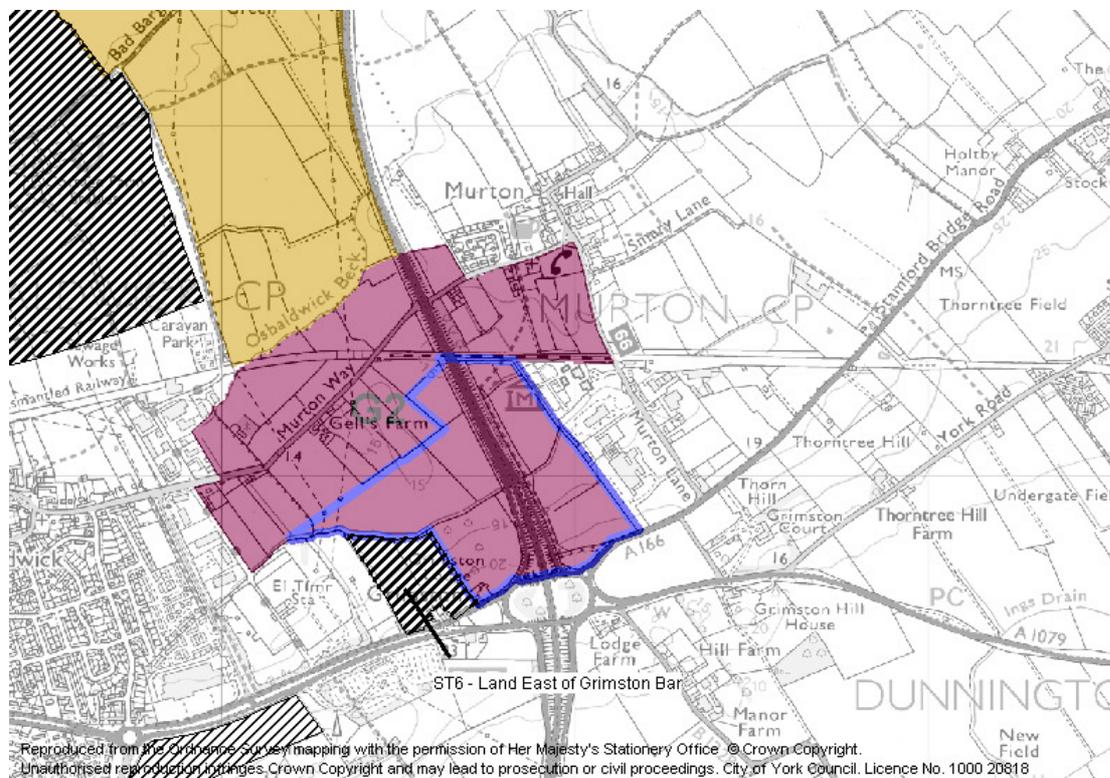
Proposed Change: Extend the ‘Village Setting’ designation north of Skelton Village, to the east - to include land north of Moor Lane, Skelton, as far as the point where it adjoins the Safeguarded Land (SF2).



<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The land to the north of Moor Lane, Skelton adds to the setting of the village of Skelton, as it provides views across open fields to the attractive wooded approach to Skelton along Moor Lane. Consequently, due to the importance to the setting of Skelton, the designation ‘Village Setting’ should be extended to the east as far as the point where it adjoins the Safeguarded Land (SF2).</p>
<p>Recommendation</p>	<p>Extend the ‘Village Setting’ designation north of Skelton Village, to the east - to include land north of Moor Lane, Skelton, as far as the point where it adjoins the Safeguarded Land (SF2).</p>

Site 25: Land at Grimston Bar

Proposed Change: Extend 'Area Preventing Coalescence' at Grimston Bar to include land to the east of Housing Allocation ST6 as far as the York Auction Centre Yard, Museum of Farming and the existing designation 'Area Preventing Coalescence'.



Reasons for proposing the addition to the Historic Character and Setting Designation

The site forms part of the wider views of the City, rising significantly towards Grimston Bar roundabout and Hull Road.

There is particular concern about the land adjacent to Grimston Bar Roundabout because it is very prominent due to its rising topography and the narrowness of the area in relation to the Ring Road, and also York Auction Centre to the East and the proposed Allocation ST6, close to the Transformer Station. This area is relatively narrow and any additional development beyond the proposed allocation ST6 will put the area at increased risk of coalescence.

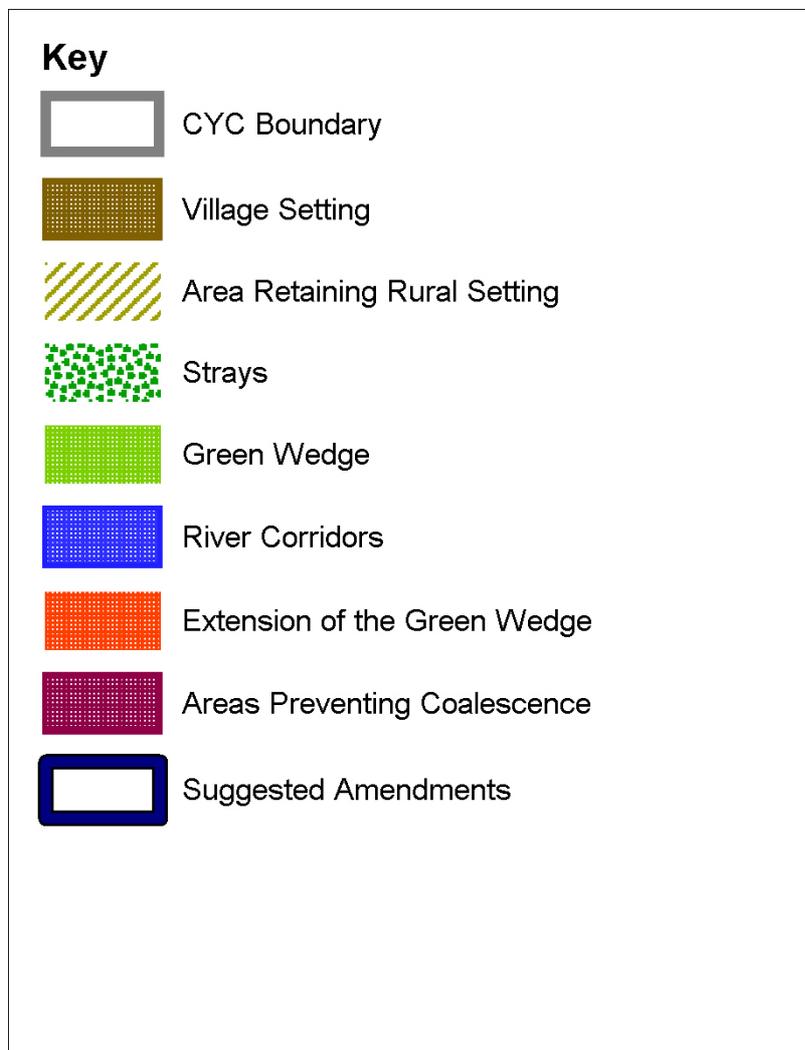
There is also evidence of ridge and furrow (Linear remains of Medieval agriculture) in the fields to the north of the area.

It is considered that all this area from the proposed Housing Allocation ST6 (Land East of Grimston Bar) as far as the York Auction Centre Yard should be designated as 'Area Preventing Coalescence'.

Recommendation	Extend 'Area Preventing Coalescence' at Grimston Bar to include land to the east of Housing Allocation ST6 as far as the York Auction Centre Yard , Museum of Farming, and the existing designation 'Area Preventing Coalescence'.
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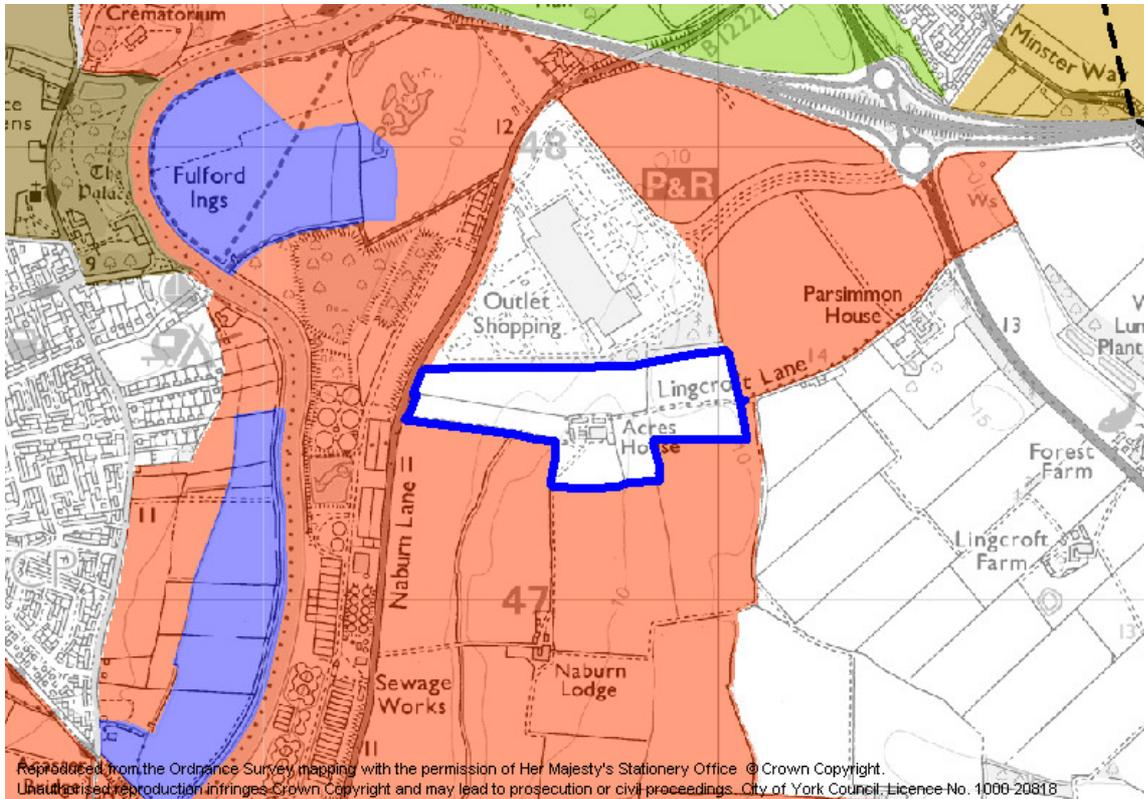
Annex B

Sites where removal of land proposed from Historic Character and Setting:



Site 26: Land to the South of Designer Outlet

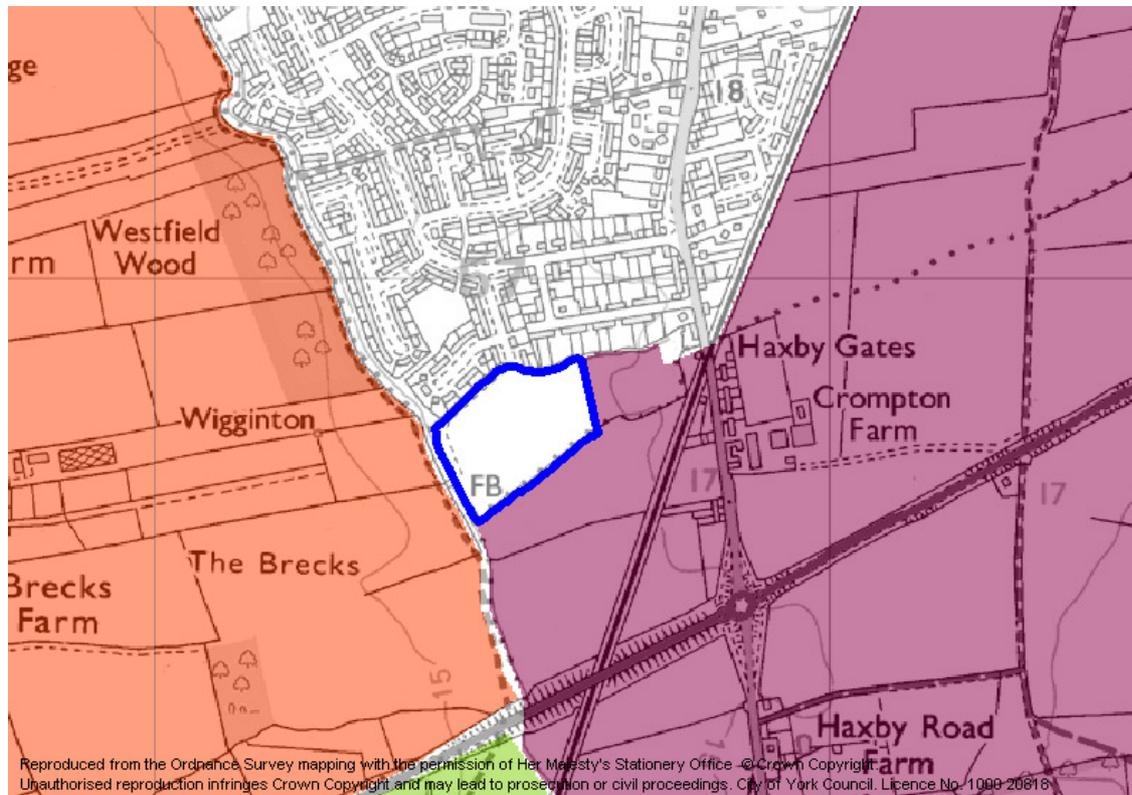
Proposed Change: Remove the site from the designation 'Extension to Green Wedge' south of Designer Outlet



<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>This site was submitted as part of the Call for Sites process. It formed part of the Extension to the Green Wedge, to the south of the A64 / Designer Outlet, as proposed in the Historic Character and Setting Technical Paper (January 2011). It is proposed that the site immediately south of the Designer Outlet should be removed from the Historic Character and Setting designation (Extension to Green Wedge) and designated as Safeguarded Land.</p> <p>Given the scale of the site relative to the size of the Green Wedge, its proximity to the existing Designer Outlet and the land form in the area, it was not considered that its removal would be prejudicial to the purpose of the extension to the Green Wedge, subject to appropriate boundary landscaping.</p>
<p>Recommendation</p>	<p>Remove the site from the designation 'Extension to Green Wedge' south of Designer Outlet.</p>

Site 27: Land Adjacent to Greystone Court, Haxby

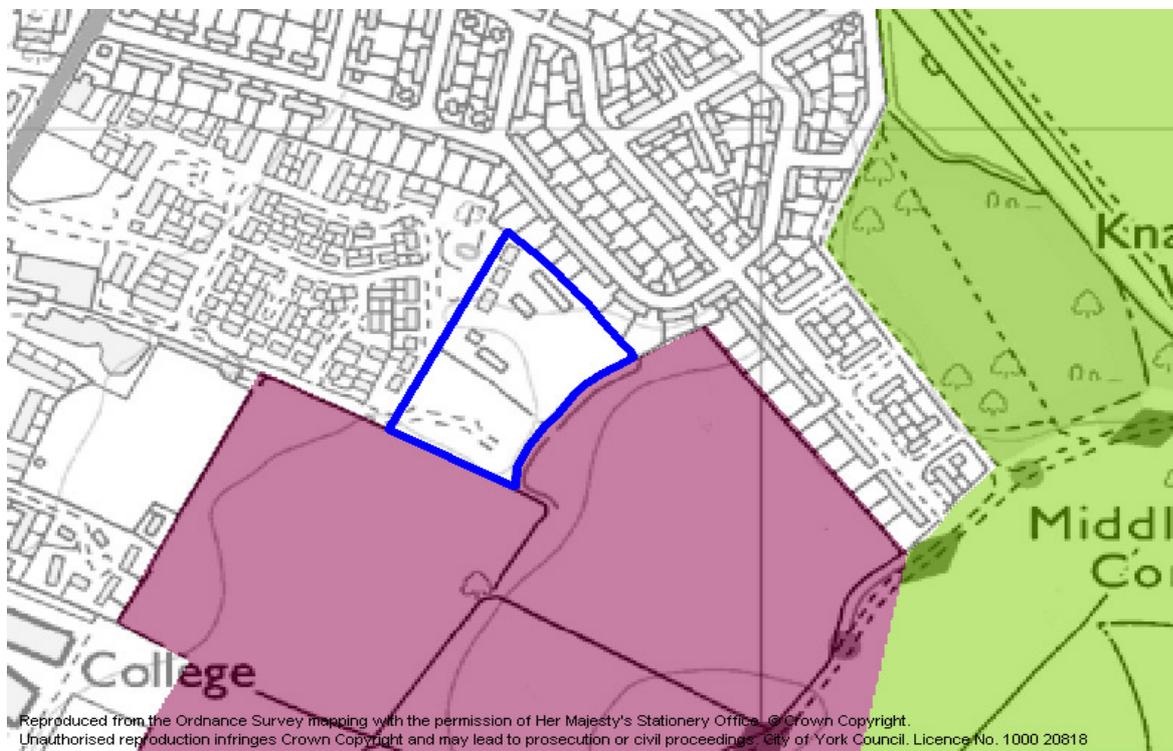
Proposed Change: Remove the designation 'Area Preventing Coalescence'.



<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>This site was submitted through the Call for Sites process. Removal of this site from the 'Area Preventing Coalescence' and developing for residential development would not prejudice the Area Preventing Coalescence between Haxby and New Earswick because the proposed development would only form a modest extension to Haxby, mitigated by a 'soft' landscaping approach to the development, with a public woodland walk on the southern boundary of the proposed new dwellings, significantly improving the visual appearance of the southern boundary of Haxby. The proposal would create a more defensible, permanent boundary to safeguard against future coalescence.</p>
<p>Recommendation</p>	<p>Remove the designation 'Area Preventing Coalescence'</p>

Site 28: Land at York College

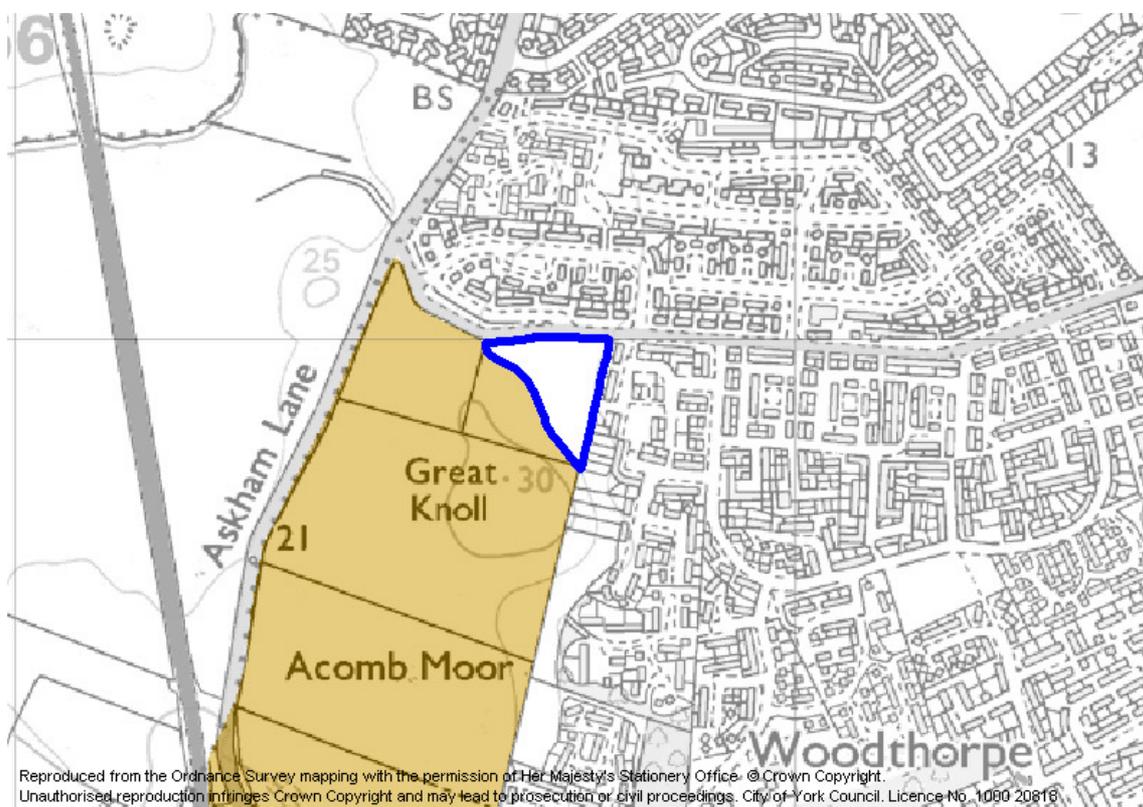
Proposed Change: Remove designation 'Area Preventing Coalescence' from eastern side of York College site



<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>This site formed part of the 'Area Preventing Coalescence' to the east of York College. However, the site is part of the wider existing permission for the York College housing site (Planning application ref 07/00752/REMM). The site includes an area of open space and housing – therefore, it should be removed from the designation 'Area Preventing Coalescence'.</p>
<p>Recommendation</p>	<p>Remove designation 'Area Preventing Coalescence' from eastern side of York College site</p>

Site 29: Land off Askham Lane

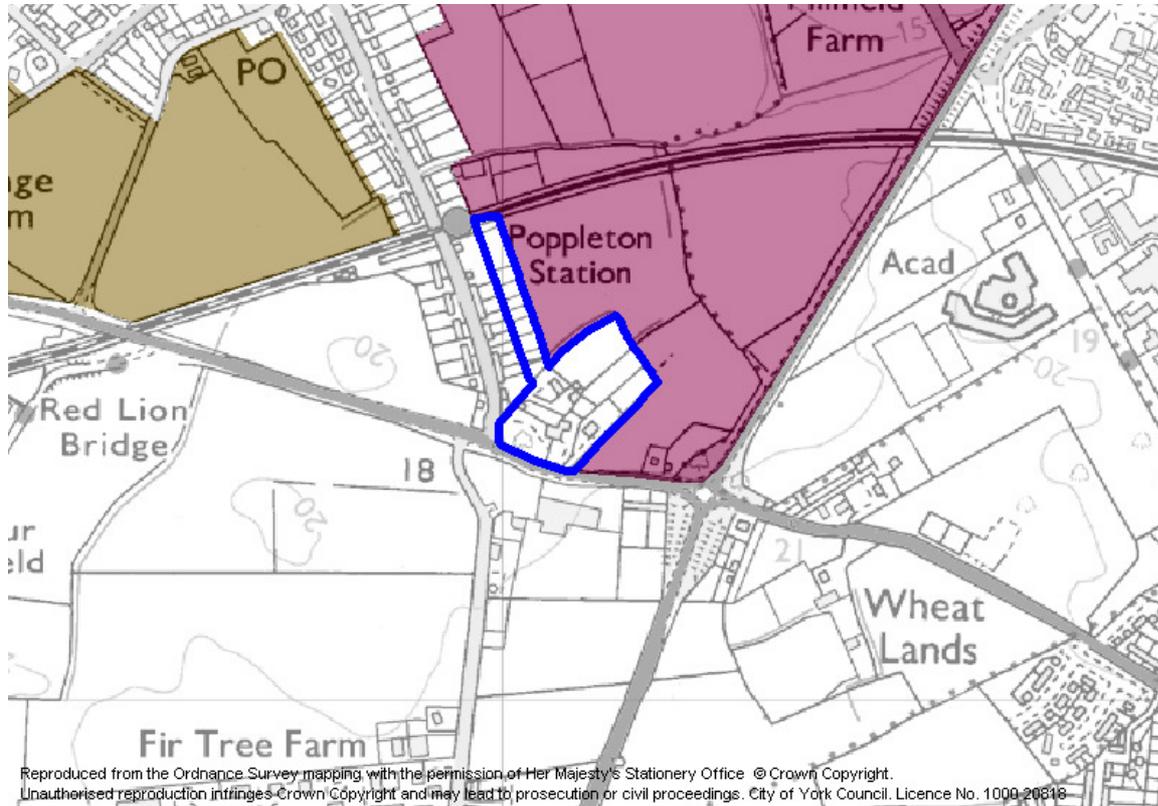
Proposed Change: Remove designation 'Area Retaining Rural Setting' from Land off Askham Lane



<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>This was a small part of a much wider site submitted through the Call for Sites process. It forms part of the expanse of land to the east of Askham Lane designated 'Area Retaining Rural Setting'. The topography of the area, especially along the Foxwood Lane frontage is notably undulating around the 'Great Knoll' area and there is an area bordered by Foxwood Lane and Stirrup Close which is notably lower than the surrounding area (diagonally across the field). It is considered that because of its topography, and views to it from the south, it would be acceptable for housing. Consequently, it is proposed that a small triangular piece of land bordered by Foxwood Lane and Stirrup Close is removed from the Historic Character and Setting designation and allocated for housing (H9 – Land off Askham Lane)</p>
<p>Recommendation</p>	<p>Remove designation 'Area Retaining Rural Setting' from Land off Askham Lane</p>

Site 30: Land to the east of Station Road, Poppleton

Proposed Change: Remove designation ‘Area Preventing Coalescence’ from the domestic gardens to the east of Station Road, Poppleton and on the corner of Station Road and the A59.



<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>The area of land in question consists of domestic gardens. The gardens of the properties to the east of Station Road, south of Poppleton Station, have recently been extended into the ‘Area Preventing Coalescence, whilst the extensive gardens of the properties on the corner of Station Road and the A59 are extensively wooded. They have been removed from the Green Belt and is not considered that they should now be covered by the Historic Character and Setting designation due to their domestic appearance and character. It is therefore considered that they are removed from this designation.</p>
<p>Recommendation</p>	<p>Remove designation ‘Area Preventing Coalescence’ from the domestic gardens to the east of Station Road, Poppleton and on the corner of Station Road and the A59.</p>