

YORK

CITY OF YORK
LOCAL PLAN
Topic Paper TP1

Approach to defining York's Green Belt
ADDENDUM - ANNEX 3
March 2019

Contents

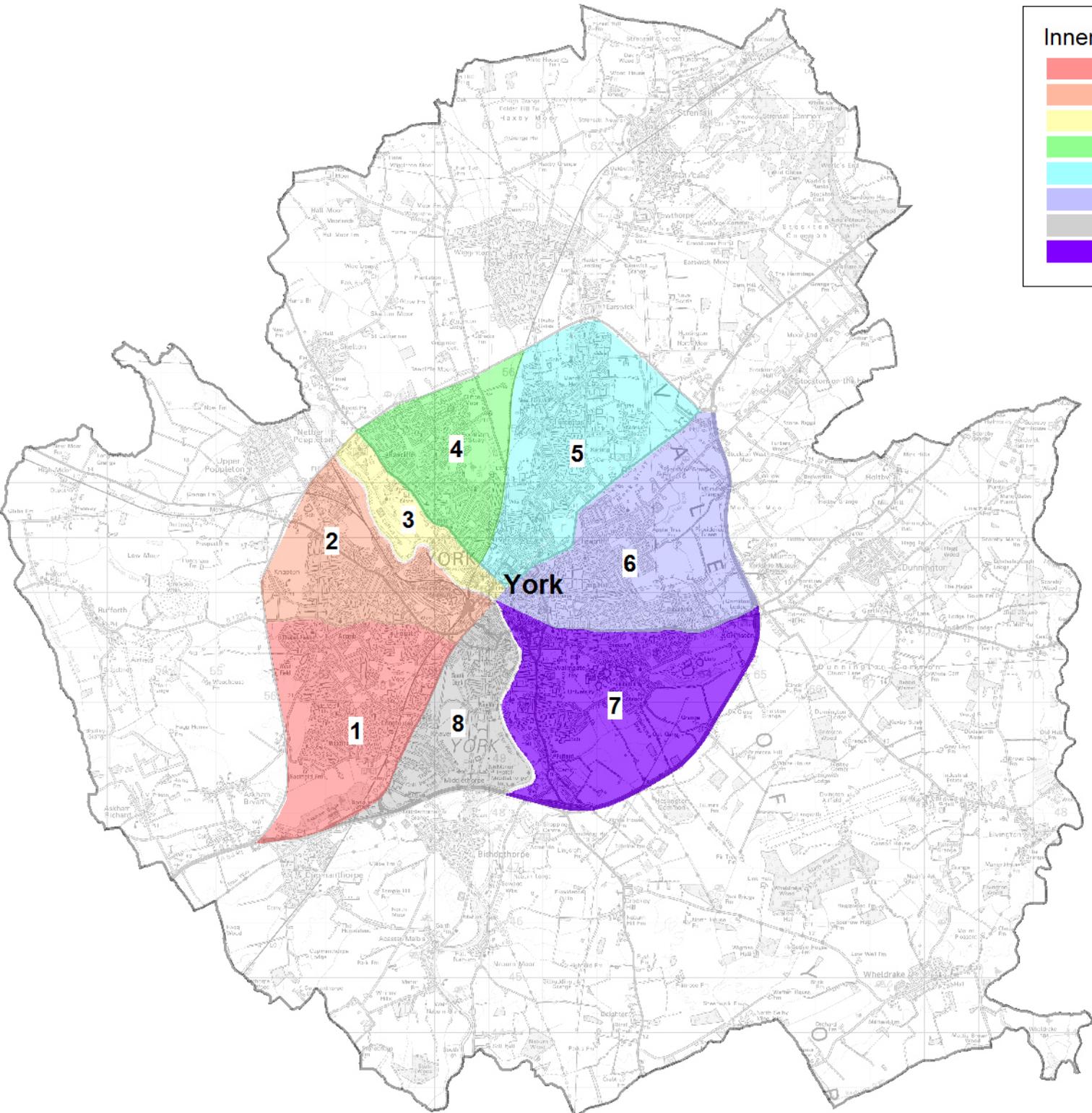
How to Navigate this document.....	2
Inner Boundary Overall Sections Map.....	3
Inner Boundary Section 1 Map and proformas.....	4
Inner Boundary Section 2 Map and proformas.....	44
Inner Boundary Section 3 Map and proformas.....	75
Inner Boundary Section 4 Map and proformas.....	133
Inner Boundary Section 5 Map and proformas.....	170
Inner Boundary Section 6 Map and proformas.....	294
Inner Boundary Section 7 Map and proformas.....	364
Inner Boundary Section 8 Map and proformas.....	438

How to navigate this document

Content	Report Section	Applicable Annex
The current status of York’s Green Belt	Section 3: Policy Context	
The Local Plan’s Strategic Approach to York’s Green Belt	Section 4: York Local Plan Strategic Approach to the Green Belt	Annex 1: GIS map evidence to support Sections 4 and 5
Defining York’s Green Belt: Inner, Outer and Inset boundaries	Outer Boundary	Section 4: York Local Plan Strategic Approach to the Green Belt Section 5: Methodology for Defining Green Belt Boundaries
	Inner Boundary	Section 4: York Local Plan Strategic Approach to the Green Belt Section 5: Methodology for Defining Green Belt Boundaries
	Urban Areas in the General Extent of the Green Belt	Section 6: Urban Areas in the General Extent of the Green Belt
Demonstrating the Case for Exceptional Circumstances	Section 7: Exceptional Circumstances	
Applying Exceptional Circumstances	Section 8: Development Sites in the Green Belt	Annex 5: Sites Proposed in the General Extent of the York Green Belt
Conclusion	Section 9: Conclusions	Annex 6: Modifications as a result of 2018 mapping and data check

Inner boundary sections within outer ring road

- Section 1
- Section 2
- Section 3
- Section 4
- Section 5
- Section 6
- Section 8
- Section 7





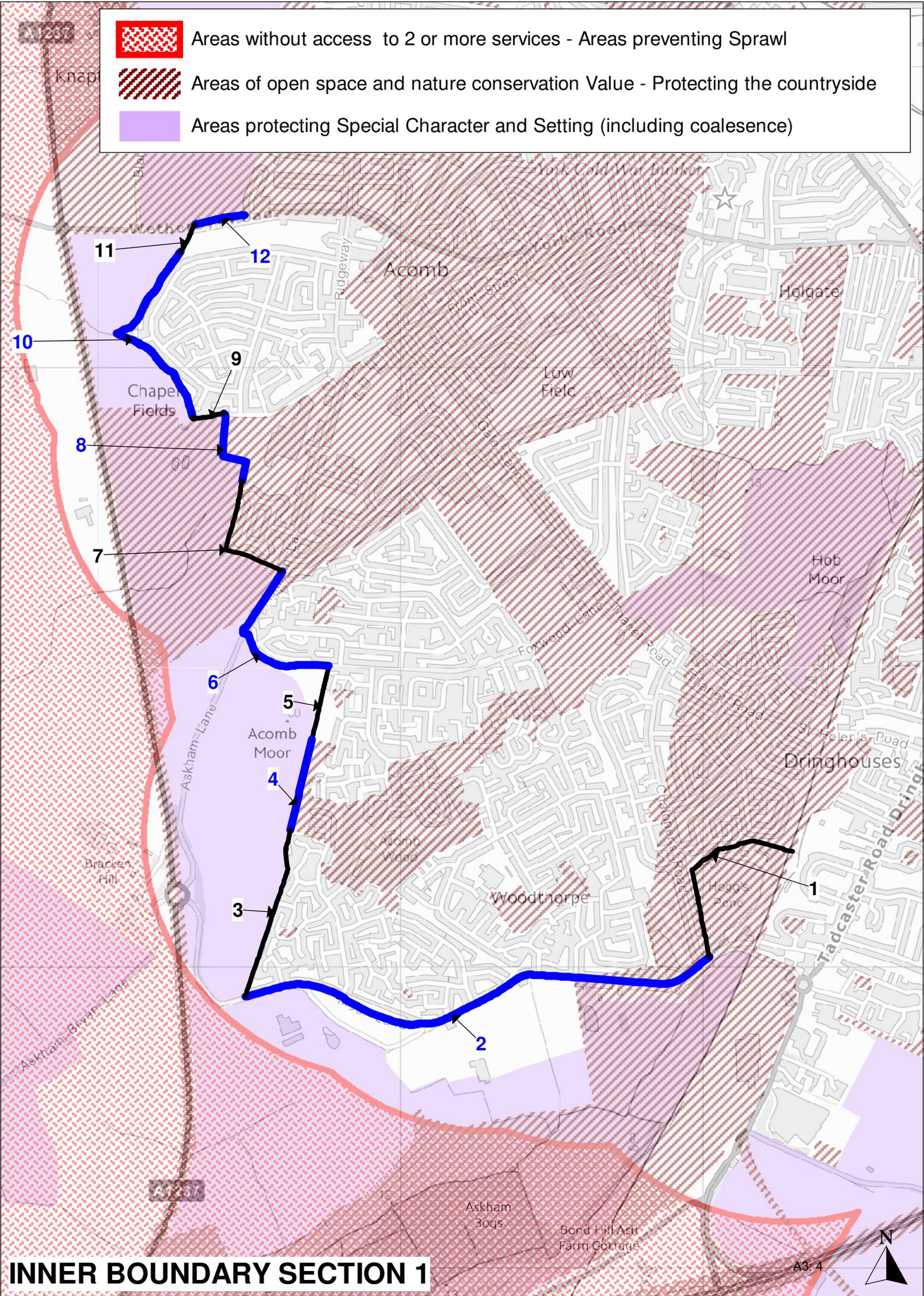
Areas without access to 2 or more services - Areas preventing Sprawl



Areas of open space and nature conservation Value - Protecting the countryside



Areas protecting Special Character and Setting (including coalescence)



INNER BOUNDARY SECTION 1

A3:4



Section: 1	Boundary: 1	Boundary Name: Boundary of Hogg Pond
----------------------	-----------------------	--

The boundary then turns to follow the rear boundary of properties and garages on Don Avenue, Ganton Place and Leven Road before turning south and following the rear boundaries of properties to the east of Chaloners Road.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - Further south land is identified as important to the historic character and setting of York. The identified "Area F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. This area also serves to separate York from Copmanthorpe</p> <p>Purpose 1 - The adjacent land to the south of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - To the immediate south is Hogg Pond which is identified as having nature conservation interest and is part of District Corridor 14 (Askham Bogg). A number of SINCs link together with the SSSI designated site of Askham Bogg. The land at Hogg Pond acts as a gateway to the countryside, where accessible open land meets wider open areas and creates pathways for nature and the benefits of the countryside are accessible to the urban area.</p>
	Nature Conservation	Within 250m of SINc Sim Hill (SE54-07YK)	
	Green Corridor	Adjacent to District Corridor (14) Askham Bog	
	Ancient Wood	N/A	

Section: 1	Boundary: 1	Boundary Name: Boundary of Hogg Pond
----------------------	-----------------------	--

Local Openness				
Historic Context		Openness and Urban Fabric		
Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 2 Rolling Diverse Arable Farmland	
Listed Buildings	N/A			
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 25 Acomb Post War development and Adjacent to Character Area 31 Railway	
Historic Park & Garden	N/A			
Strategic Views	Adjacent to Identified View of the Minster and Urban fringe see next section description	Open Space Typology	No Openspace Adjacent to Boundary	
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A	
Openness	The land at Hogg's Pond to the south of the proposed boundary has links to the historic evolution of York as in the mid 19th Century the area contained a brick and tile works, part of the semi-rural industry of the area, of which evidence may still survive and should be preserved as part of the historic open countryside. This historic type of industry is important to York as it influenced the building of brickyard cottages of the time and is part of the architectural character of the area.		<p>The land to the north of the proposed boundary is densely urbanised by inter-post war council estates dominated by semi detached and terraced houses (typical of the 1930s - 1950s) with wide planned streets and grass verges. The attached property boundaries are a built up dense formation.</p> <p>In contrast, the land to the south of the proposed boundary has remained constrained from development as the majority of the land is covered by the pond and is therefore undevelopable. This has allowed for the development of local wildlife interest and has provided recreational opportunities.</p> <p>While the area does also include some built development in the form of York Lakeside holiday cottages and a handful of other dwellings off Moor lane these are not dense or highly urbanised in nature and blend with the open context of the area.</p> <p>While Hogg's pond is surrounded on three sides by built development it is set lower than surrounding land and therefore feels secluded from these urbanising influences. The attached properties all face away from Hogg's Pond isolating this area, which connects to the wider open countryside as Moor Lane is raised higher than this land on a bridge - offering a safe linkage for wildlife to pass through as well as a break of openness within the urban context. Its relationship is therefore greater to the rural countryside context.</p>	
	Evidence shows that land to the south of the proposed boundary should be kept open in order to protect the Special Character			

Section: 1	Boundary: 1	Boundary Name: Boundary of Hogg Pond
----------------------	-----------------------	--

and setting of the City and protect the countryside from encroachment.

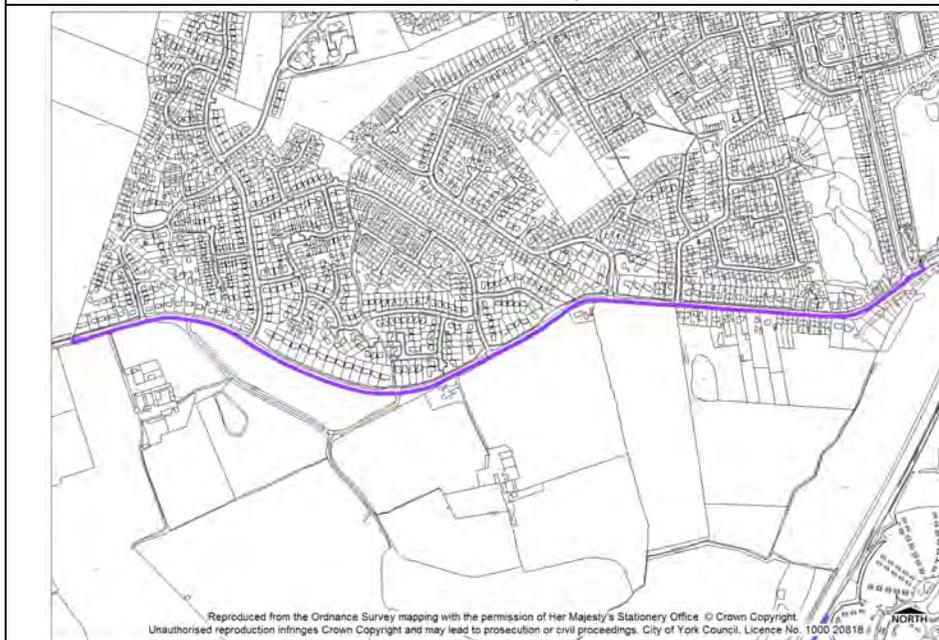
Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well established feature in the form of the rear boundary of properties and garages on Don Avenue, Ganton Place, Leven Road and Chaloners Road as well as being marked by a drainage ditch and mark a change in topography with the urbanised land being set higher than Hogg Pond.	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by the development of Post war council housing. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area. The proposed boundary represents the logical junction between the urban and rural landscapes and serves to preserve the setting and special character of the historic city of
Defined Property boundary/Ditch/shrubs/Trees/Topography		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers		

Section: 1	Boundary: 1	Boundary Name: Boundary of Hogg Pond
----------------------	-----------------------	--

strength and resilience to change.

Section: 1	Boundary: 2	Boundary Name: Moor Lane
----------------------	-----------------------	------------------------------------

The line of the boundary then continues westward along Moor Lane where it ends to the north of Eastfield Farm



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - The adjacent land is important to the historic character and setting of York. The identified "Area F3" is described as open agricultural landscape which affords prominent views of the Minster and contributes to giving an impression of an historic city within its rural setting. The land also functions in maintaining separation between York, the outer ring road (A1237)/ A64 and Copmanthorpe.</p> <p>Purpose 1 - The adjacent land to the south of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The area between Moor Lane and the A64 also contains other land uses which illustrate elements of the countryside and which enhance the Green belt such as Askham Bogg SSSI and ancient woodland as well as Pike Hills Golf Course. It is not just the designated sites themselves but also the openness of this area which has created valuable resources for the population of York as emphasised by the designation of District Green Corridor 14 (Askham Bogg).</p>
	Nature Conservation	Within 250m of SINC Sim Hill (SE54-07YK)	
	Green Corridor	Adjacent to District Corridor (14) Askham Bog & Within 250m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 1	Boundary: 2	Boundary Name: Moor Lane
----------------------	-----------------------	------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 2 Rolling Diverse Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 76 Woodthorpe
	Historic Park & Garden	N/A		
	Strategic Views	Key City Wide Fixed View (No 7) with focal point of the minster and Urban Fringe from the A1237	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land -Planned large scale parliamentary enclosure
	<p>The nature of the landscape to the south of the proposed boundary is formed by the York Moraine which runs west-east from billbrough reducing in height towards York. The land is of a rolling diverse arable farmland landscape, broadly comprised of medium sized, regular fields from the Post Medieval period (1811 AD to 1813 AD) bounded by hedges. The land is thought to have been part of the original Askham Award but has lost some legibility through changing boundaries to the west. Askham Bogg provides historical evidence of the geological and climatic evolution of the area as well as the influence of human processes. The Bogg was formed as valley mire which was created as a result of natural drainage being impounded by the ridge of glacial York moraine. The base rich groundwater draining the moraine led to rich fen communities which demonstrate stages in seral succession to fen woodland. However the present habitats formed as a result of peat cutting in the middle ages, which brought vegetation back within the influence of base rich groundwater.</p> <p>While much of the urban area of woodthorpe to the north is modern development with only tenuous links to the city centre, unlike some other parts of the urban fringe, the close proximity of development has not blighted the adjacent farmland. There are good views from moor</p>		<p>The land to the north of Moor Lane is entirely comprised of the urban area of Woodthorpe which is high density dwellings in large estates which date from the 1960's in the east to the early 1990s in the west. In contrast, the land to the south of Moor Lane is generally open and agricultural in nature with the few existing buildings doing little to affect the general openness of the land, giving glimpses of views into the wider countryside between the properties.</p> <p>The land to the south of Moor lane is broadly inaccessible from the adjacent urban area in terms of recreation opportunities and its relationship is greater to the rural countryside context with access to Askham Bogg and Pike Hills Golf Course both coming from Tadcatser Road and the A64 respectively. Moor Lane therefore provides the logical boundary between the existing urbanised areas and the more rural nature of the countryside and serves to protect areas of historic character and setting, while preventing coalescence of settlements and encroachment into the countryside.</p>	

Section: 1	Boundary: 2	Boundary Name: Moor Lane
----------------------	-----------------------	------------------------------------

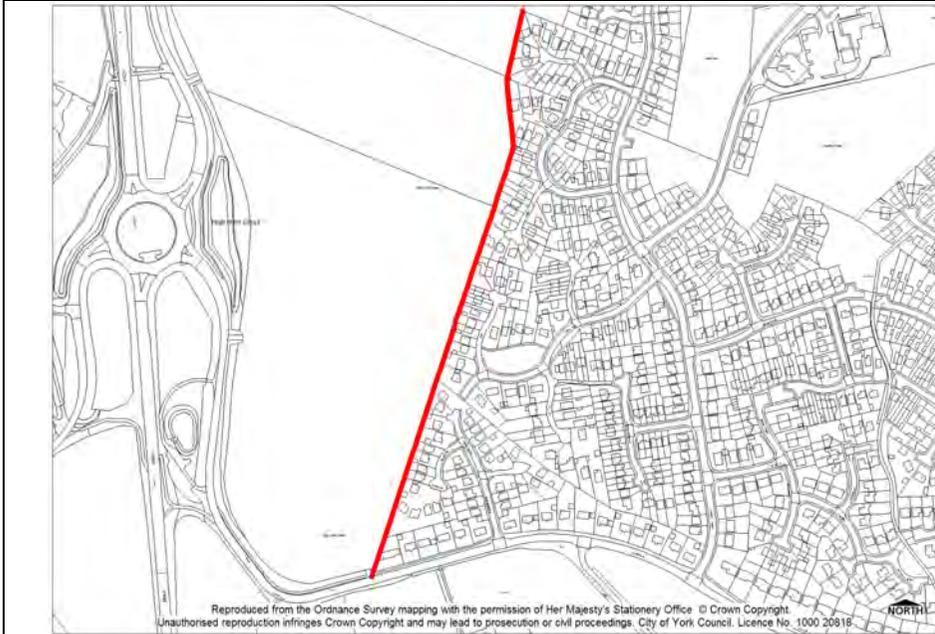
	<p>lane and the properties in Woodthorpe into Askham Bog and the surrounding countryside which increases the sense of the city within and close to its rural context. The outer ring road is on higher ground than the urban area of Woodthorpe and is an important approach to the city affording clear views of the urban edge in its historic rural context and views across to York Minster across the land the topography of which is generally flat. The proposed boundary supports York as a compact city within a contained concentric form of development which maintains views across the flat terrain and limits development within the identifiable compact district of Woodthorpe.</p>	
	<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the historic character and setting of the city.</p>	

Section: 1	Boundary: 2	Boundary Name: Moor Lane
----------------------	-----------------------	------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows a well established feature, the road (Moor Lane). While some residential development has occurred to the south of the road, this is not continuous along the length of the road; there are breaks and views of the open countryside beyond and all of the properties front onto Moor Lane (away from the countryside). The line created to the rear of the properties is more irregular and less well defined than the road, the current boundary of the area identified in the 2003 "Approach to the Green Belt Appraisal" follows the line of topographical contours which are not clearly defined on the ground. While there is a small area of land to central southern edge of the proposed boundary which is not currently identified by the Green Belt Appraisal Study 2003 and its updates, this follows the topography and contour lines of the area and does not provide a recognisable or robust edge and therefore cannot be considered an alternative boundary.</p>	<p>There is evidence of a road in this location since the First Edition OS Mapping in 1852 and it now represents the limit of the dense suburban developments to the North. There is evidence that although the properties to the south represent some erosion of the boundary, the road has acted as a barrier to sprawl in this location despite development pressures. There are proposals for development on the open land to the south of the road but these have not yet been determined. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carrigeway	
<p>The proposed boundary of the road provides the most consistent and easily recognisable boundary in the area. The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 1	Boundary: 3	Boundary Name: Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close
----------------------	-----------------------	--

The boundary then turns northward closely following the eastern edge of the existing built development to Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - The adjacent land is important to the historic character and setting of York. The identified "Area F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land functions in maintaining separation between the main urban area of York and the A64 Outer Ring Road and the villages beyond.</p> <p>Purpose 1 - The adjacent land to the west of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - There is a local green corridor to the north. Within 250m of Local Nature Reserve Acomb Wood & Meadow.</p>
	Nature Conservation	Within 250m of Local Nature Reserve Acomb Wood & Meadow	
	Green Corridor	Within 50m of Local Corridor (18) & Within 250m of Local Corridor (12)	
	Ancient Wood	N/A	
Local Openness			

Section: 1	Boundary: 3	Boundary Name: Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close
----------------------	-----------------------	--

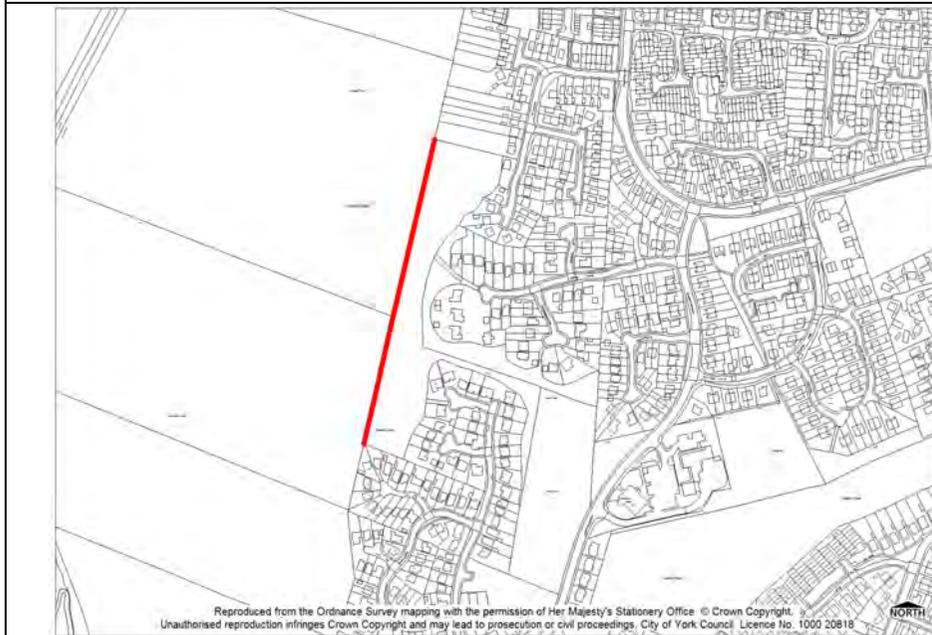
Historic Context		Openness and Urban Fabric	
Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 76 Woodthorpe
Historic Park & Garden	N/A		
Strategic Views	Adjacent to Identified View of the Minster and Urban fringe	Open Space Typology	No Openspace Adjacent to Boundary
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land -Planned large scale parliamentary enclosure
<p>The area around Acomb Moor has provided agricultural and grazing land for Acomb, Askham Bryan and Dringhouses from at least the medieval period. The fields which still remain outside the developed areas were enclosed 1770s being subdivided and distributed between scattered farms and are now defined by straight drainage ditches They retain some of their original character which dates from between 1811 and 1813. These fields now present a semi rural character at the fringes of the urban area, which is important in understanding the development of the area. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of modern, housing in large estates which have a tenuous link to the city and its history. However, the flat low lying land adjacent to the higher areas to the south west make this a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. Using dense planting to screen modifications is inappropriate as it is not a traditional feature of the landscape in this area.</p>		<p>The land to the east of Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close is entirely comprised of the urban area of Woodthorpe, with high density dwellings of private housing which are generally two storey detached and semi detached homes containing garages and driveways which are organised in large estates built between the 1980s and mid 2000s. While there are areas of open space within the developed area these form part of the suburban context and the properties which border the proposed boundary all face east towards the urban area, there are no footpaths or connectivity between the urban areas and adjacent fields. In contrast the land to the west of the proposed boundary is agricultural in nature with large open fields. There are no built forms or structures until the A1237 Outer Ring Road and its connections. The rear of the properties on Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close therefore provide the logical boundary between the existing urbanised areas and the more rural fringe of the countryside representing a definitive line which separates two distinct areas. The proposed boundary serves to protect the compact areas of historic character and setting, while preventing encroachment into the countryside.</p>	
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city and protect the countryside from encroachment.</p>			

Section: 1	Boundary: 3	Boundary Name: Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well established feature of the rear boundary of properties on Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close, as well as fitting into the field pattern.</p>	<p>A boundary line has been present in this location since the First Edition OS Mapping in 1852 which then marked the division between High Moor Fields and Low Moor Fields and continued north wards following the field pattern. Today the existing line of development follows the same boundary with the only deviation being where the property of 6 Torridon Place lies - here the corner has been cut to join up the stepped historic field junction. The properties in this area have been established since the early 1990s at the latest. The boundary builds on historical demarkations of land to give a recognisable boundary which now represents the limit of built development inside the outer ring road at this point. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
rear boundary of properties		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 1	Boundary: 4	Boundary Name: Acomb Wood West Wood
----------------------	-----------------------	---

The boundary continues in this straight line along the edge of Acomb Wood West Wood



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - The adjacent land is important to the historic character and setting of York. The identified "Area - F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land also functions in maintaining separation between the main urban area of York and the A1237 Outer Ring Road and the villages beyond.</p> <p>Purpose 1 -The adjacent land to the west of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary is connected to local green corridor 18 - Foxwood Corridor and sits at the junction of this with the wider surrounding countryside. To the east of the proposed boundary, on the periphery of the urban area there is natural semi natural openspace, recreational areas and trees and shrubs. The proposed boundary in the area acts as a gateway to the countryside and where accessible openspace meets wider open areas and creates pathways for nature.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Local Corridor (18) Foxwood Corridor	
	Ancient Wood	N/A	

Section: 1	Boundary: 4	Boundary Name: Acomb Wood West Wood
----------------------	-----------------------	---

Local Openness				
Historic Context		Openness and Urban Fabric		
Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland	
Listed Buildings	N/A			
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 76 Woodthorpe	
Historic Park & Garden	N/A			
Strategic Views	Adjacent to View of the minster	Open Space Typology	Natural Semi Natural - Acomb Moor by Ashmeade Close & Acomb Wood West Wood (Woodland Trust section)	
Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land -Planned large scale parliamentary enclosure	
Openness	<p>The area around Acomb Moor has provided agricultural and grazing land for Acomb, Askham Bryan and Dringhouses from at least the medieval period. The fields which still remain outside the developed areas were enclosed in the 1770s being subdivided and distributed between scattered farms and are now broadly defined by straight drainage ditches, which retain some of their original character from between 1811 and 1813. These fields now present a semirural character at the fringes of the urban area, which is important in understanding the development of the area. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. However, the flat low lying land adjacent to the higher areas to the south west make this a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. Using dense planting to screen modifications is inappropriate as it is not a traditional feature of the landscape in this area. The proposed boundary supports York as a compact city with a contained concentric form.</p>		<p>To the east of the proposed boundary are areas of natural semi natural openspace, recreational areas and trees and shrubs which link into Acomb Wood West . These openspaces are dominated by the two storey dethatched and semi detached housing to the north and south. They create an incursion of open land into the urban context which is accessible form adjacent residential streets. The land provides recreational amenity and is locally valued for dog walking. These openspaces link with Otters in close proximity to create a local green corridor which joins with the wider countryside at this point. To the west of the proposed boundary is open agricultural land, this is however screened off by dense trees and hedges to the boundary and public access to the wider countryside is prevented. The proposed boundary follows the limit of easy public access and marks the limit of the suburban context following the best defined boundary. The proposed boundary serves to protect areas of historic character and setting, while preventing encroachment into existing open countryside.</p>	
	<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city and protect the countryside from encroachment.</p>			

Section: 1	Boundary: 4	Boundary Name: Acomb Wood West Wood
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows a permanent and established feature by following the existing hedge and tree line to the natural semi natural open space between Deveron Way and The Gallops. The proposed boundary is the most logical one, in that it connects the urban areas to the north and south in a straight line creating an appropriate and recognisable boundary.</p>	<p>A boundary line has been present in this location since the First Edition OS Mapping in 1852 which then marked the division of fields in a line which was continuous from south to north. The proposed boundary is the most robust, in that it connects the urban areas to the north and south in a straight line creating an appropriate and recognisable boundary which layers historic and current features. If the proposed boundary is established as the Green Belt inner limit, there is no reason to think this clearly defined edge which represent a layering of existing urbanising features shouldn't offer resilience to encroachment and sprawl and enhance the regeneration of existing urban sites. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Dense vegetation - Woodland/Tree line/Hedge/Overgrown Shrubs	
<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</p>		

Section: 1	Boundary: 5	Boundary Name: Eastern Edge to the Rear of The Gallops and Stirrup Close
----------------------	-----------------------	--

The boundary continues again in a straight line where it meets with the eastern edge of the rear boundaries of properties along The Gallops and Stirrup Close.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - The adjacent land is important to the historic character and setting of York. The identified "Area - F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land functions in maintaining separation between the main urban area of York and the A1237 Outer Ring Road and the villages beyond.</p> <p>Purpose 1 - The adjacent land to the west of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 – The land lies close to the local Green Corridor for Foxwood.</p>
	Nature Conservation	N/A	
	Green Corridor	Within 50m of Local Corridor (18) Foxwood Corridor	
	Ancient Wood	N/A	

Section: 1	Boundary: 5	Boundary Name: Eastern Edge to the Rear of The Gallops and Stirrup Close
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 76 Woodthorpe
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point	Open Space Typology	Natural Semi Natural - Acomb Wood West Wood (Woodland Trust section)
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land -Planned large scale parliamentary enclosure
	<p>The land to the west of the proposed boundary is broadly comprised of medium sized fields defined by straight drainage ditches, which retain some of their original character from between 1811 and 1813. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. However, the flat low lying land adjacent to the higher areas to the south west make this a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. Using dense planting to screen modifications is inappropriate as it is not a traditional feature of the landscape in this area. The proposed boundary supports York as a compact city with a contained concentric form</p>		<p>The land to the east of the proposed boundary is comprised of the properties of 'The Gallops' and 'Stirrup Close' which form the western edge of the urban area of Woodthorpe, with high density dwellings of private housing which are generally two storey detached and semi detached homes containing garages and driveways which are organised in large estates built between the 1980s and mid 2000s. While there are areas of open space within the developed area these form part of the suburban context and the properties which border the proposed boundary all face east towards the urban area, there are no footpaths or connectivity between the urban areas and adjacent fields. In contrast the land to the west of the proposed boundary is agricultural in nature with large open fields. There are no built forms or structures until the A1237 Outer Ring Road and its connections. The rear of the properties on The Gallops and Stirrup Close therefore provide the logical boundary between the existing urbanised areas and the more rural fringe of the countryside representing a definitive line which separates two distinct areas. The proposed boundary serves to protect areas of historic character and setting, while preventing encroachment into existing open countryside.</p>	
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city.</p>				

Section: 1	Boundary: 5	Boundary Name: Eastern Edge to the Rear of The Gallops and Stirrup Close
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows a permanent and established feature by following the existing edge of built development (the rear boundary of properties The Gallops and Stirrup Close).</p> <p>While there is a small area of land to the north western edge of the proposed boundary which had its rural setting designation amended in 2013 (to follow the topography and contour lines of the area), the does not provide a recognisable or robust edge and therefore cannot be considered an alternative boundary.</p>	<p>A boundary line has been present in this location since the First Edition OS Mapping in 1852 which then marked the division of fields in a line which was continuous from south to north and today the existing line of development follows the same boundary. The properties in this area have been established since the early 1990s at the latest. The boundary builds on historical demarkations of land to give a recognisable boundary which now represents the limit of built development inside the outer ring road at this point. If the proposed boundary is established as the Green Belt inner limit, there is no reason to think this clearly defined edge which represent a layering of existing urbanising features shouldn't offer resilience to encroachment and sprawl and enhance the regeneration of existing urban sites. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Defined Property boundary	
<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</p>		

Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
----------------------	-----------------------	---

Where the boundaries of the properties meet the edge of Foxwood Lane the boundary turns east and follows the line of the road until it meets Askham Lane, which it also follows the line of Askham Lane, heading north until the first property on Askham Lane, heading north.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - The adjacent land is important to the historic character and setting of York. The identified "Area - F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land functions in maintaining separation between the main urban area of York and the A1237 Outer Ring Road and the villages beyond.</p> <p>Purpose 1 - The adjacent land to the west of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - There is a local green corridor to the north - adjacent to Local Corridor (13) Acomb Corridor.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor	
	Ancient Wood	N/A	

Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
----------------------	-----------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	West of Character Area 52 Woodthorpe
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see previous section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land -Planned large scale parliamentary enclosure
<p>The land to the south of the proposed boundary is broadly comprised of medium fields defined by straight drainage ditches, which retain some of their original character from between 1811 and 1813, while the land to the west is comprised of large modern fields have experienced a high degree of boundary loss in modern times. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. However, the flat low lying land adjacent to the higher areas to the south west make this a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. Using dense planting to screen modifications is inappropriate as it is not a traditional feature of the landscape in this area. The proposed boundary supports York as a compact city with a contained concentric form of development.</p>		<p>The land to the east of the proposed boundary is comprised of Foxwood lane which contains the properties on Forrester's Walk, Otterwood lane and Askham Croft. The road presents the limit of high density dwellings of private housing built from the 1960s onwards. While there is an area of open space between Slessor Road and Askham Croft this forms part of the suburban context. Properties on Forrester's Walk do face the open countryside but are set back on this road rather than having direct access onto Foxwood Lane. In contrast the land to the west of the proposed boundary is agricultural in nature with large open fields. In terms of built form there is only one agricultural structure, Askham lane and the A1237 Outer Ring Road. Foxwood Lane provides the logical boundary between the existing urbanised areas and the more rural fringe of the countryside representing a definitive line which separates two distinct areas. The proposed boundary serves to protect areas of historic character and setting, while preventing encroachment into existing open countryside.</p>		
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city and protect the countryside from encroachment.</p>				

Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows a permanent and established feature by following Roads - Foxwood Lane and Askham Lane which are easily recognised on OS Maps and on the ground.</p> <p>While there is a small area of land to the south eastern edge of the proposed boundary which had its rural setting designation amended in 2013 (to follow the topography and contour lines of the area), the does not provide a recognisable or robust edge and therefore cannot be considered an alternative boundary.</p>	<p>A boundary line in the form of a road has been present in this location since the First Edition OS Mapping in 1852. While there was historically a property (Acomb House) and York and Ainsty kennels to the south of Foxwood Lane these have not been present for some time and the boundary has remained robust and successful in preventing encroachment. The boundary builds on historical demarkations of land to give a recognisable boundary which now represents the limit of built development inside the outer ring road at this point. If the proposed boundary is established as the Green Belt inner limit, there is no reason to think this clearly defined edge which represent a layering of existing urbanising features shouldn't offer resilience to encroachment and sprawl and enhance the regeneration of existing urban sites. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carrigeway	
<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</p>		

Section: 1	Boundary: 7	Boundary Name: Edge of Westfield Place
----------------------	-----------------------	--

The boundary then turns and follows the rear garden boundaries of properties on Westfield Place.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - The adjacent land is important to the historic character and setting of York. The identified "Area F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land functions in maintaining separation between the main urban area of York and the A1237 Outer Ring Road and the villages beyond.</p> <p>Purpose 1 - The adjacent land to the west of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - Adjacent to SINC Westfield Marsh (SE55-19YK) and within 250m of SINC Westfield School Field (SE55-18). There is a local green corridor to the north - adjacent to Local Corridor (13) Acomb</p>
	Nature Conservation	Adjacent to SINC Westfield Marsh (SE55-19YK) and within 250m of SINC Westfield School Field (SE55-18)	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor	

Section: 1	Boundary: 7	Boundary Name: Edge of Westfield Place
----------------------	-----------------------	--

Ancient Wood	N/A	Corridor
--------------	-----	----------

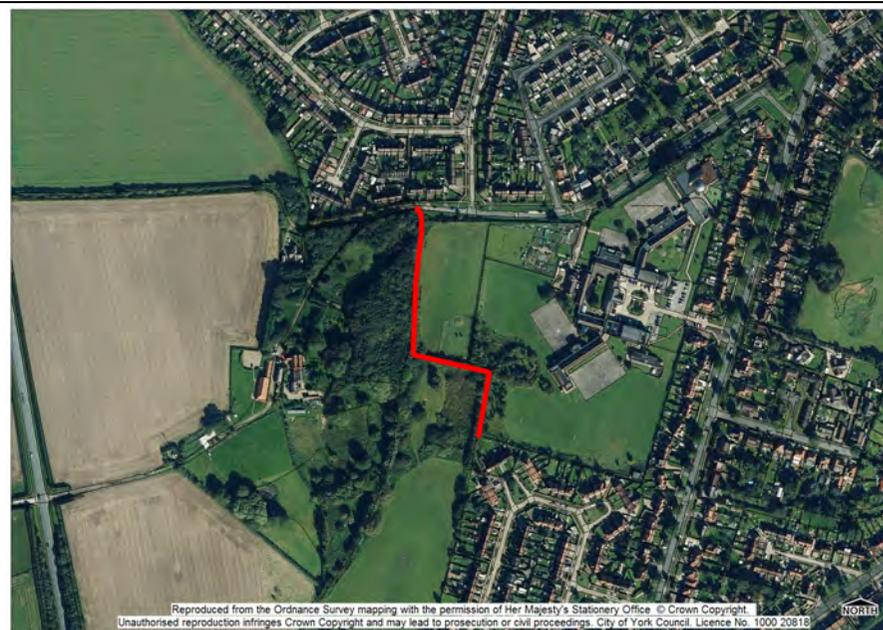
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 25 Acomb Post War development
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Off Westfield Place AGS & Natural Semi Natural - NSN off Westfield Place & Outdoor Sports Facility - Westfield Primary Community School
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Modern improved fields
	<p>The land to the west and south is comprised of large fields which are separated by hedgerows. These have experienced a high degree of boundary loss in modern times. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. However, the flat low lying land adjacent to the higher areas to the south west make this a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city</p>		<p>To the north and east of the proposed boundary is dense residential development set in a square formation around Westfield Place. To the west is amenity green space (640) which is open land with kick about goal posts on it. While this land is used to some extent as amenity space it has an open nature and while grass is cut back in the centre of the field, it is not maintained as formal amenity and does become overgrown. Access to the land is restricted by a narrow access path or over styles and the land has an open aspect over the surrounding countryside.</p>	

Section: 1	Boundary: 7	Boundary Name: Edge of Westfield Place
----------------------	-----------------------	--

	boundary. Using dense planting to screen modifications is inappropriate as it is not a traditional feature of the landscape in this area. The proposed boundary supports York as a compact city.	
	Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city and protecting the countryside from encroachment.	
Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a permanent and established feature by following the rear of the back gardens of properties on Westfield Place (fences/walls/hedges/trees) with the adjacent field which is an informal area of amenity open space. The proposed boundary is the most logical one, in that it separates the urban area with the adjacent open space.	Permanence - The proposed boundary follows a permanent and established feature by following the existing edge of built development (the rear boundary of properties on Westfield Place). The boundary to the rear of properties on Westfield Place is the more robust boundary as the edge of the urban area. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	Defined Property boundary	
The proposed boundary has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.		

Section: 1	Boundary: 8	Boundary Name: Westfield Primary Community School and Grange Lane
----------------------	-----------------------	---

The proposed boundary then follows the edge of the school playing fields of Westfield Primary Community School, the Children’s play area to the west and Grange Lane park until it meets Grange Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - The adjacent land is important to the historic character and setting of York. The identified "Area - F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land functions in maintaining separation between the main urban area of York and the A1237 Outer Ring Road and the villages beyond.</p> <p>Purpose 1 - The adjacent land to the west of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - Adjacent to SINC Sites Westfield School Field (SE55-18YK) and Westfield Marsh (SE55-19YK). There is a local green corridor to the north - No. (13) Acomb.</p>
	Nature Conservation	Adjacent to SINC Sites Westfield School Field (SE55-18YK) and Westfield Marsh (SE55-19YK)	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor	
	Ancient Wood	N/A	

Section: 1	Boundary: 8	Boundary Name: Westfield Primary Community School and Grange Lane
----------------------	-----------------------	---

--	--	--	--

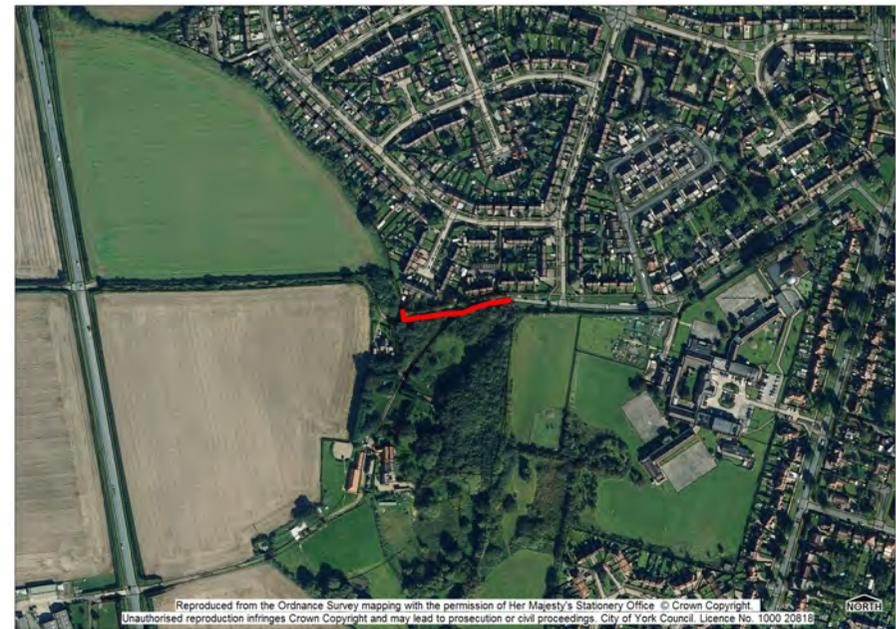
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 25 Acomb Post War development
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Grange Lane Park & Children's Play Area - Off Grange Lane & Natural Semi Natural - NSN off Westfield Place & Outdoor Sports Facility - Westfield Primary Community School
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
	The boundary reflects a number of field boundaries shown on the First Edition OS Survey Plan 1852 on land between Acomb Grange and 'Skew Balk Lane' (now Askham Lane) at West Field.		To the south of the proposed boundary is an area of natural semi natural openspace (ID 837) which is open scrub land and connects well to the surrounding countryside and access into this area from the urban environment is restricted. The area is therefore deemed to fit within the greenbelt rather than the urban context.	
Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city.				

Section: 1	Boundary: 8	Boundary Name: Westfield Primary Community School and Grange Lane
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a permanent and established feature by following a post and wire fence and a tree line forming the edge of a plantation of young and more mature trees between the field / playground west of Westfield Primary School and Acomb Grange. To the south, it includes an area of trees and natural/semi natural vegetation.	The boundary marks the original field pattern which can be distinguished from the First Edition OS Survey Plan 1852, forming an apparent boundary of Acomb Grange, and fields to the east. The southern part of the boundary separates an area of natural/semi natural land with the grounds of Westfield Primary School and also some properties on Westfield Place. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	Tree / hedge / fence line	
The proposed boundary has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.		

Section: 1	Boundary: 9	Boundary Name: Grange Lane
----------------------	-----------------------	--------------------------------------

The boundary meets Grange Lane which it follows westwards until it is level with the western edge of the main urban area.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area protecting Rural Setting (F3)	Purpose 4 & 2 - The adjacent land sits within an area identified by the "Approach to the Green Belt Appraisal" (2003 and subsequent updates) as important to the historic character and setting of York. The identified "Area retaining the rural setting of the City - F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land functions in maintaining separation between the main urban area of York and the A1237 Outer Ring Road and the villages beyond. The Outer ring road is on higher ground than the urban area itself and is an important approach to the city which offers views of the urban edge in its historic rural context.
	Nature Conservation	Within 50m of SINC Westfield School Field (SE55-18YK) and within 250m of SINC Westfield School Field	
	Green Corridor	Within 50m of Local Corridor (13) Acomb Corridor	

Section: 1	Boundary: 9	Boundary Name: Grange Lane
----------------------	-----------------------	--------------------------------------

Ancient Wood	N/A	<p>Purpose 1 - The adjacent land to the west of the proposed boundary has access to 2 or more services</p> <p>Purpose 3 - Within 50m of SINC Westfield School Field (SE55-18YK) and within 250m of SINC Westfield School Field. Adjacent to local green corridor to the south - No. (13) Acomb.</p>
--------------	-----	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	South of Character Area 1 Acomb Post War development
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Modern improved fields
	<p>The boundary marks the south western edge of an area of distinct field patterns to the north, known as 'Chapel Field', as shown on the First Edition OS Survey Plan 1852. To the south are a series of tracks leading to Acomb Grange, to the west of 'Grange Lane'.</p>		<p>The boundary currently forms a distinct physical separation between post-war social housing on 'The Wandle' (a small cul- de-sac) off Chapelfields Road, the wooded area close to Acomb Grange and an unmetalled access track to Grange Cottage. The boundary is formed by a mixture of fences, bushes and trees and marks a distinct difference between the residential area to the north and the more natural plantation and woodland area to the south. The dense planting of the Trees impedes access and views and out of the urban area while also providing a rural landscape edge when viewing the urban area. Beyond the boundary to the south west is Grange Cottage and open fields towards the A1237 outer ring road which are important to keep permanently open.</p> <p>To the east of the boundary, the school playing fields are considered to be a part of the urban context and therefore are not included within the green belt, the children's play area is also an urbanising feature and Grange Lane Park. While the park is of an open nature the boundary to the west is a dense hedge/shrub line which distupts views into the wider countryside and presents a sense of enclosure. This also provides a clear and defensible boundary. On the western side of the shrub line the land opens out into open countryside.</p>	
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city.</p>				

Section: 1	Boundary: 9	Boundary Name: Grange Lane
----------------------	-----------------------	--------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary is a recognisable mix of natural features and follows a permanent and established feature by following roads - Grange Lane and an area of trees and bushes forming a boundary with properties on 'The Wandle'.</p>	<p>The proposed boundary marks the original field pattern which can be distinguished from the First Edition OS Survey Plan 1852, marking the end of Grange Lane, close to Acomb Grange. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Road Carrigeway		
<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</p>		

Section: 1	Boundary: 10	Boundary Name: East of The Wandle, Chapelfields Road and The Burn
----------------------	------------------------	---

The proposed boundary follows the edge of built development (which is taken to be the rear boundaries of properties on The Wandle, Chapelfields Road and The Burn)



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area protecting Rural Setting (F3)	Purpose 4 & 2 - The adjacent land sits within an area identified by the "Approach to the Green Belt Appraisal" (2003 and subsequent updates) as important to the historic character and setting of York. The identified "Area retaining the rural setting of the City - F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land functions in maintaining separation between the main urban area of York and the A1237 Outer Ring Road and the villages beyond. The outer ring road is on higher ground than the urban area itself and is an important approach to the city which offers views of the urban edge in its historic rural context.
	Nature Conservation	Within 250m of SINC Westfield School Field (SE55-18YK) and within 250m of SINC Westfield School Fiel	
	Green Corridor	Within 50m of Local Corridor (13) Acomb Corridor & Within 250m of	

Section: 1	Boundary: 10	Boundary Name: East of The Wandle, Chapelfields Road and The Burn
----------------------	------------------------	---

	Local Corridor (12) Ring Rd Corridor	Purpose 1 - The adjacent land to the west of the proposed boundary has access to 2 or more services. Purpose 3 - Within 250m of SINC Westfield School Field (SE55-18YK) and within 250m of SINC Westfield School Field. This boundary is sandwiched between two prongs of local green corridor to the north and south - No. (13) Acomb.
Ancient Wood	N/A	

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 25 Acomb Post War development
	Historic Park & Garden	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Strategic Views	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
	Urban Historic Landscape Character	Settlement Planned estate	<p>The boundary marks the western edge of the urbanised Chapelfields estate (post-war Council housing estate). The actual boundary is formed by garden boundaries to properties on the western side of Chapelfields Road, which is post war Council housing, and 'The Burn', a very small development of early 21st Century housing.</p> <p>To the west of the boundary are two large fields, which are separated by a short length of hedge/tree boundary running from the apex at the western edge of gardens off 'The burn' to the A1237. These fields are large and provide a sense of of openness close to the urban area but are difficult to access from it.</p>	
	<p>The First Edition OS Survey Plan 1852 shows the boundary to follow a field boundary separating an area of open land known as 'Chapel Fields' with larger field patterns to west. This land has historically been used for agriculture. While only two large fields remain in this location these rise slightly to the A1237 (Outer Ring Road) making this a prominent edge to the urban area of York when viewed from the key route of the Outer Ring Road. These fields are important in giving a sense of York in its rural setting and make changes to this boundary visually sensitive to having an impact on the historic character and setting of the city.</p>			
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city.</p>				

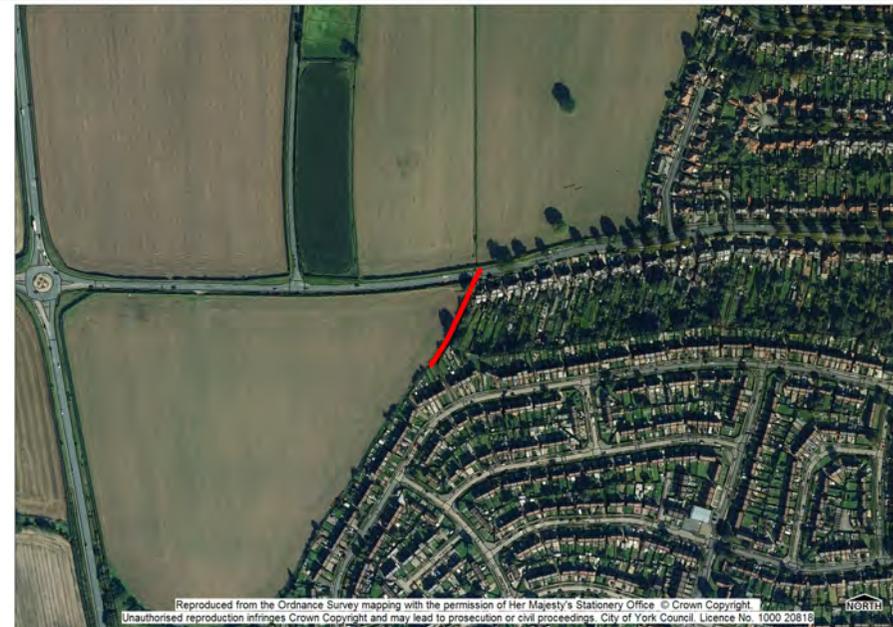
P	Strategic Permanence
---	-----------------------------

Section: 1	Boundary: 10	Boundary Name: East of The Wandle, Chapelfields Road and The Burn
----------------------	------------------------	---

<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
LOCAL Permanence	
Recognisability	Permanence
<p>The proposed boundary follows a permanent and established feature by following the existing edge of built development (the rear boundaries of properties on The Wandle, Chapelfields Road and The Burn).</p>	<p>The proposed boundary marks the original field pattern which can be distinguished on the First Edition OS Survey Plan 1852 and was further reinforced by the development of Post War Council housing. The layering of different boundary features in the form of built, natural and topographical offers strength and resilience to change, particularly as they mark the extent of the urban area where it meets less dense and more open land uses. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Defined Property boundary	
<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</p>	

Section: 1	Boundary: 11	Boundary Name: Western Edge of Properties to the South of Chaplefield
----------------------	------------------------	---

The boundary then follows the access path which linked Wetherby Road and comes out between 151 and 153 Chaplefields Road



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area preventing Coalescence (G4) and Area protecting Rural Setting (F3)	Purpose 4 & 2 - The adjacent land sits within an area identified by the "Approach to the Green Belt Appraisal" (2003 and subsequent updates) as important to the historic character and setting of York. The identified "Area retaining the rural setting of the City - F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land functions in maintaining separation between the main urban area of York and the A1237 Outer Ring Road and the villages beyond. The outer ring road is on higher ground
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor	

Section: 1	Boundary: 11	Boundary Name: Western Edge of Properties to the South of Chaplefield
----------------------	------------------------	---

Ancient Wood	N/A	<p>than the urban area itself and is an important approach to the city which offers views of the urban edge in its historic rural context.</p> <p>Purpose 1 - The adjacent land to the west of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - This boundary is sandwiched between two prongs of local green corridor to the north and south - No. (13) Acomb.</p>
--------------	-----	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 25 Acomb Post War development and Adjacent to Character Area 26 Acomb surrounds
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	The First Edition OS Survey Plan 1852 shows the boundary to follow a field boundary separating an area of open land known as 'Chapel Fields' with larger field patterns to west. This is an area of probable strip fields lying to the south of Knaption which consists of medium sized semi irregular fields defined by s curved hedges. This area has significant legibility with only a small amount of boundary loss, and is medieval		The boundary marks the north western edge of the urbanised Chapelfields estate (post-war Council housing) / Wetherby Road properties and open fields to the west. The actual boundary is formed by garden boundaries to properties to the south of Wetherby Road which are inter war private housing.	
Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city.				

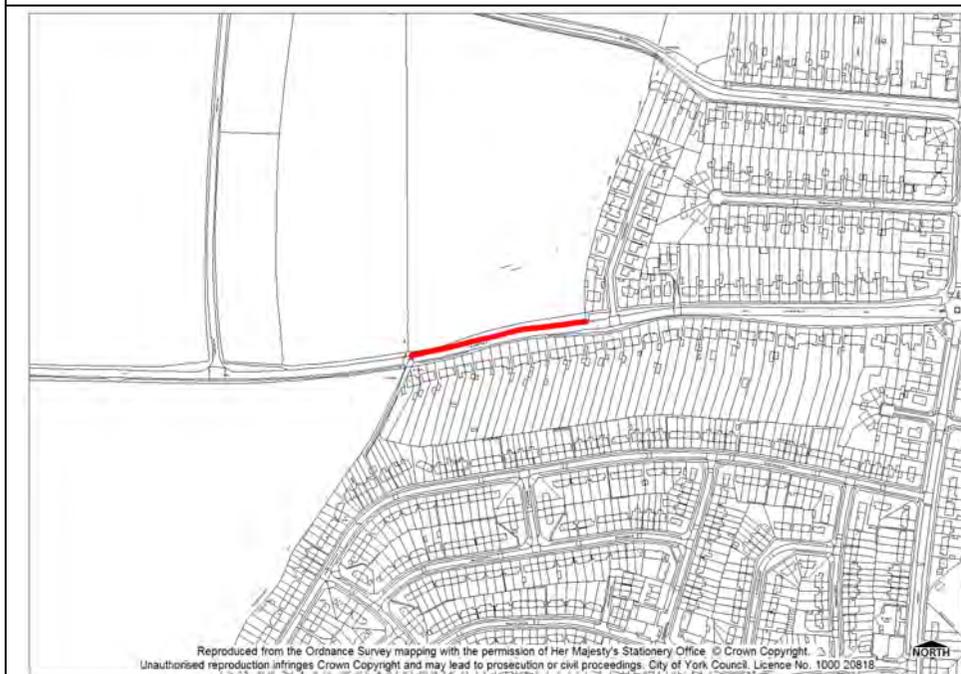
P	Strategic Permanence
---	-----------------------------

Section: 1	Boundary: 11	Boundary Name: Western Edge of Properties to the South of Chaplefield
----------------------	------------------------	---

<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
LOCAL Permanence	
Recognisability	Permanence
<p>The proposed boundary follows a permanent and established feature by following the existing edge of built development (the edge of properties to the South of Chaplefields).</p>	<p>The proposed boundary marks the original field pattern which can be distinguished on the First Edition OS Survey Plan 1852 and was further reinforced by the development of Post War Council housing. The layering of different boundary features in the form of built, natural and topographical offers strength and resilience to change, particularly as they mark the extent of the urban area where it meets less dense and more open land uses. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Defined Property boundary	
<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</p>	

Section: 1	Boundary: 12	Boundary Name: Wetherby Road
----------------------	------------------------	--

Once this path meets Wetherby Road, the proposed boundary follows this back east towards the city.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area preventing Coalescence (G4) and Area protecting Rural Setting (F3)	Purpose 4 & 2 - The adjacent land sits within an area identified by the "Approach to the Green Belt Appraisal" (2003 and subsequent updates) as important to the historic character and setting of York. The identified "Area retaining the rural setting of the City - F3" is described as open agricultural landscape which affords prominent views of the minster and contributes to giving an impression of an historic city within its rural setting. The land functions in maintaining separation between the main urban area of York and the A1237 Outer Ring Road and the villages beyond. The outer ring road is on higher ground
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor	

Section: 1	Boundary: 12	Boundary Name: Wetherby Road
----------------------	------------------------	--

Ancient Wood	N/A	<p>than the urban area itself and is an important approach to the city which offers views of the urban edge in its historic rural context.</p> <p>Purpose 1 - The adjacent land to the west of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - Adjacent to local green corridor to the north - No. (13) Acomb.</p>
--------------	-----	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	North of Character Area 2 Acomb surrounds
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	<p>The First Edition OS Survey Plan 1852 shows the boundary to follow the route of a lane connecting Acomb with New Gate (Collingham Lane?), which is now Wetherby Road (B1224), with land to the south of this known as 'Chapel Field' (now the Chapelfields Estate). This is an area of probable strip fields lying to the south of Knapton which consists of medium sized semi irregular fields defined by s curved hedges. This area has significant legibility with only a small amount of boundary loss, and is medieval</p>		<p>The boundary forms a distinct boundary between the urbanised inter-war Chapelfields estate to the south and Acomb to the east and open fields to the north. The fields to the north also form a physical break between the built up area and the free-standing village of Knapton to the north.</p>	
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the city.</p>				

P	Strategic Permanence
----------	-----------------------------

Section: 1	Boundary: 12	Boundary Name: Wetherby Road
----------------------	------------------------	--

The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.

LOCAL Permanence

Recognisability	Permanence
The proposed boundary follows a permanent and established feature by following Roads - Wetherby Road.	The proposed boundary marks the original field pattern and boundary with Wetherby Road, which can be distinguished on the First Edition OS Survey Plan 1852 and was further reinforced by the development of Post War Council housing. The layering of different boundary features in the form of built, natural and topographical offers strength and resilience to change, particularly as they mark the extent of the urban area where it meets less dense and more open land uses. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area

Road Carrigeway

The proposed boundary has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.

Section: 1	Boundary: 12	Boundary Name: Wetherby Road
----------------------	------------------------	--



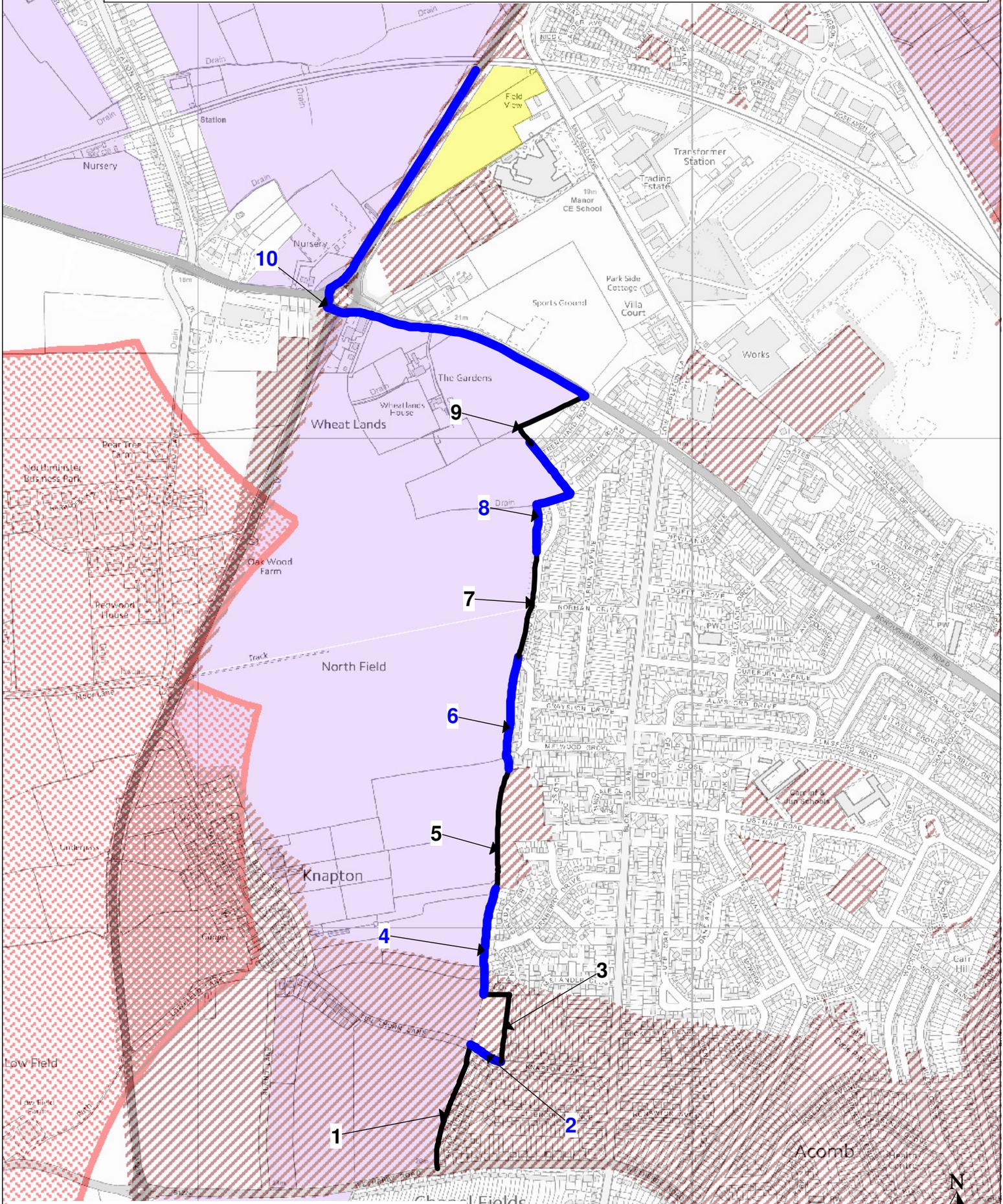
Areas without access to 2 or more services - Areas preventing Sprawl



Areas of open space and nature conservation Value - Protecting the countryside



Areas protecting Special Character and Setting (including coalescence)



INNER BOUNDARY SECTION 2



Section: 2	Boundary: 1	Boundary Name: Briar Avenue
----------------------	-----------------------	---------------------------------------

The boundary follows the rear property boundaries of Briar Avenue and side boundary of 52 Ten Thorn Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area preventing Coalescence (G4) and Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. It falls within the East of Knapton area of undeveloped land preventing coalescence and retaining the pattern of villages set within a rural setting.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary in part abuts a local green corridor (13). The primary function of the Acomb Corridor is nature conservation.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor	
	Ancient Wood	N/A	

Section: 2	Boundary: 1	Boundary Name: Briar Avenue
----------------------	-----------------------	---------------------------------------

Local Openness				
Historic Context		Openness and Urban Fabric		
Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland	
Listed Buildings	N/A			
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 26 Acomb surrounds	
Historic Park & Garden	N/A			
Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary	
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields	
Openness	<p>This is an area of probable strip fields lying to the south of Knapton which consists of medium sized semi irregular fields defined by s curved hedges. This area has significant legibility with only a small amount of boundary loss, and is medieval in origin. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. However, the flat low lying land adjacent to the higher areas to the south west make this a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. Using dense planting to screen modifications is inappropriate as it is not a traditional feature of the landscape</p>		<p>The boundary abuts an area preventing coalescence and retaining rural setting. This undeveloped open space retains the physical separation of Knapton from the main urban area, protecting the pattern of villages set within a rural setting.</p>	
	<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas, assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the city.</p>			

Section: 2	Boundary: 1	Boundary Name: Briar Avenue
----------------------	-----------------------	---------------------------------------

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the proposed boundary follows a fenced hedge line to the rear of residential properties on Briar Avenue and side boundary of 52 Ten Thorn Lane.	The boundary marks a clear distinction between the open fields preventing coalescence and protecting the city's rural setting and the main urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	Rear property boundaries	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 2	Boundary: 2	Boundary Name: Ten Thorn Lane
----------------------	-----------------------	---

The boundary continues along the route of Ten Thorn Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area preventing Coalescence (G4)	Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Purpose 1 - Land has access to 2 or more services. Purpose 3 - The proposed boundary abuts a local green corridor (13). The primary function of the Acomb Corridor is nature conservation.
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor	
	Ancient Wood	N/A	

Section: 2	Boundary: 2	Boundary Name: Ten Thorn Lane
----------------------	-----------------------	---

Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Character Area 2 Acomb surrounds
Historic Park & Garden	N/A		
Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
<p>The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. However, the flat low lying land adjacent to the higher areas to the south west make this a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. Using dense planting to screen modifications is inappropriate as it is not a traditional feature of the landscape in this area. The proposed boundary supports York as a compact city with a contained concentric form of development within the ring road which maintains views across the flat terrain and limits development within the identifiable compact district of woodthorpe</p>		<p>Land to the north of the boundary is open in nature, performing a nature conservation function.</p>	
<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment.</p>			

Openness

Section: 2	Boundary: 2	Boundary Name: Ten Thorn Lane
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the recognisable feature of Ten Thorn Lane.</p>	<p>The boundary marks a clear distinction between the open land to the north with a nature conservation function and the built urban area . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 2	Boundary: 3	Boundary Name: Knapton Lane
----------------------	-----------------------	---------------------------------------

Turning north the boundary follows the side boundary of 41 Knapton Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area preventing Coalescence (G4)	Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Purpose 1 - Land has access to 2 or more services. Purpose 3 - The proposed boundary abuts a local green corridor (13). The primary function of the Acomb Corridor is nature conservation.
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor	
	Ancient Wood	N/A	

Section: 2	Boundary: 3	Boundary Name: Knapton Lane
----------------------	-----------------------	---------------------------------------

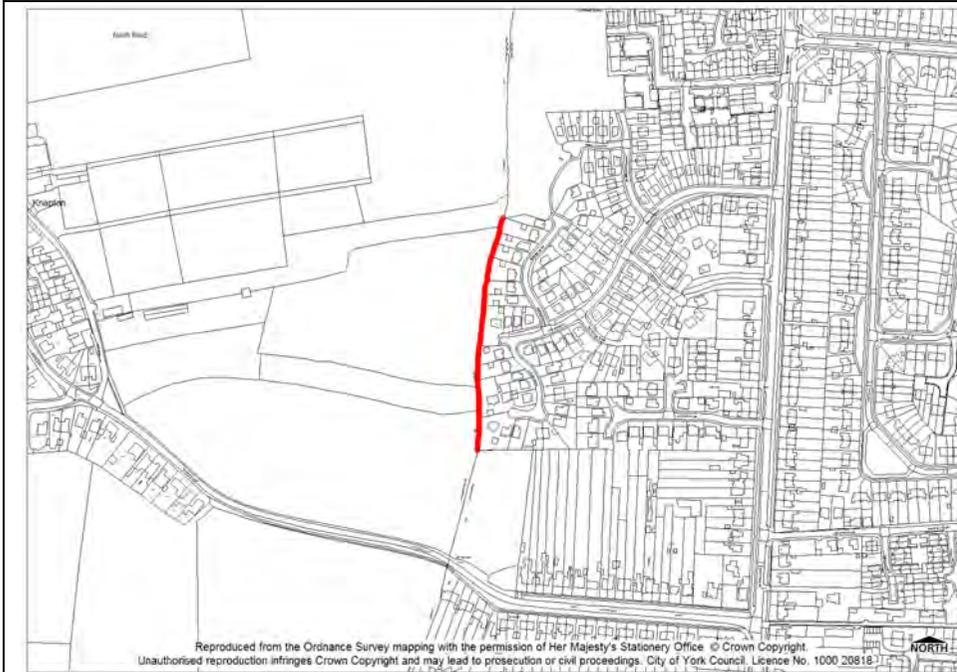
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 26 Acomb surrounds and Adjacent to Character Area 28 Post war expansion N of Acomb
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	The boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns.		Land to the west of the boundary is open in nature, performing a nature conservation function.	
Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment.				

Section: 2	Boundary: 3	Boundary Name: Knapton Lane
----------------------	-----------------------	---------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced hedge line to the side boundary of 41 Knapton Lane.</p>	<p>The boundary marks a clear distinction between the open land to the west with a nature conservation function and the built urban area . It reflects an historic field boundary dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Side property boundary		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 2	Boundary: 4	Boundary Name: Lochrin Place, Turnberry Drive and Birkdale Grove
----------------------	-----------------------	--

The boundary continues along the rear and side boundaries of properties on Lochrin Place, Turnberry Drive and Birkdale Grove.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area preventing Coalescence (G4)	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary in abuts a local green corridor (13).The primary function of the Acomb Corridor is nature conservation.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor	
	Ancient Wood	N/A	

Section: 2	Boundary: 4	Boundary Name: Lochrin Place, Turnberry Drive and Birkdale Grove
----------------------	-----------------------	--

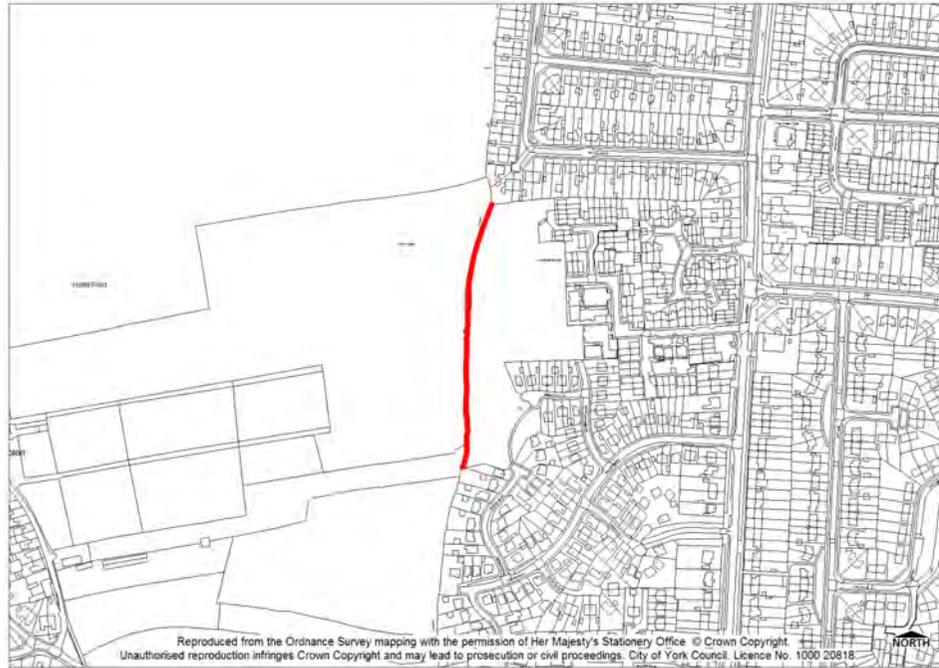
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 26 Acomb surrounds and Adjacent to Character Area 28 Post war expansion N of Acomb
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Land Off Prestwick Court
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	<p>This is an area of probable strip fields lying to the south of Knapton which consists of medium sized semi irregular fields defined by s curved hedges. This area has significant legibility with only a small amount of boundary loss, and is medieval in date. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. However, the flat low lying land adjacent to the higher areas to the south west make this a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. Using dense planting to screen modifications is inappropriate as it is not a traditional feature of the landscape in this area.</p>		<p>The east of the boundary forms the clearly identifiable built up extent of the York urban area. Which is in stark contrast to the open land to the west which is in agricultural use and offers separation between the city of York and the ring road enabling a compact concentric form to be created within the ring road.</p> <p>Land to the west of the boundary is open in nature, performing a nature conservation function as part of the Green Corridor.</p>	
Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment.				

Section: 2	Boundary: 4	Boundary Name: Lochrin Place, Turnberry Drive and Birkdale Grove
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the fence and hedge line to the rear and side boundaries of property on Lochrin Place, Turnberry Drive and Birkdale Grove.</p>	<p>The boundary marks a clear distinction between the open land to the west with a nature conservation function and the built urban area . It reflects an historic field boundary dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 2	Boundary: 5	Boundary Name: Prestwick Court/ Old School Walk
----------------------	-----------------------	---

Continuing north, the boundary follows the well established tree planting adjacent to open space off Prestwick Court and Old School Walk.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area preventing Coalescence (G4)	Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. It falls within the East of Knapton area of undeveloped land preventing coalescence and retaining the pattern of villages set within a rural setting. Purpose 1 - Land has access to 2 or more services. Purpose 3 - Adjacent land to the west of the proposed boundary is not designated as open space.
	Nature Conservation	N/A	
	Green Corridor	Within 250m of Local Corridor (13) Acomb Corridor	
	Ancient Wood	N/A	

Section: 2	Boundary: 5	Boundary Name: Prestwick Court/ Old School Walk
----------------------	-----------------------	---

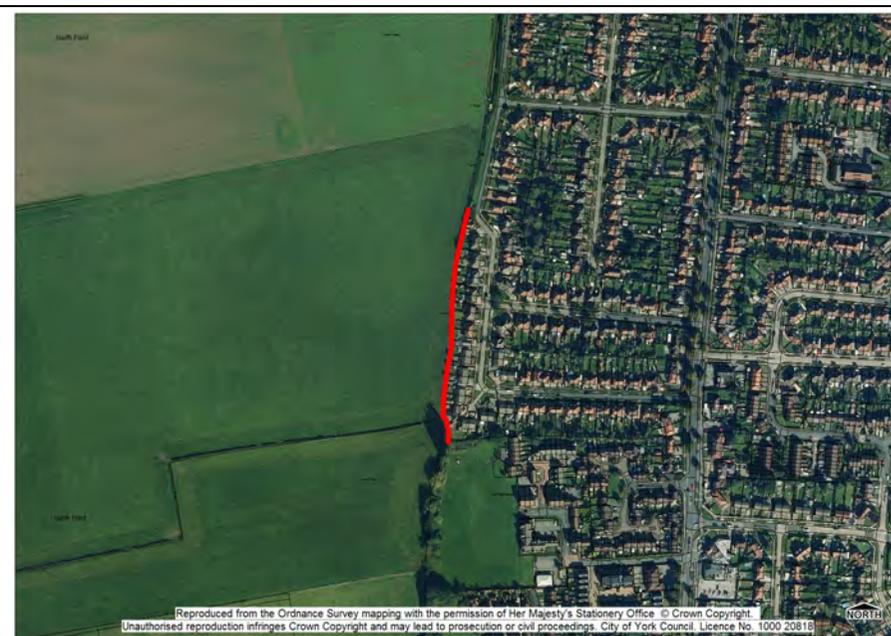
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 28 Post war expansion N of Acomb
	Historic Park & Garden	N/A	Open Space Typology	Amenity Greenspace - Land Off Prestwick Court & Outdoor Sports Facility - Northfield School
	Strategic Views	N/A		
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	<p>The adjacent land to the west is a small area of unknown planned enclosure close to Knapton which consists of small regular fields defined by straight hedges. This area is modern in character but the earlier parliamentary enclosure of the Acomb award is still partially visible. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. This a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. The land is most important in maintaining the separation and identity of Knapton village.</p>		<p>To the east of the boundary are two areas of well contained open space which are accessible from the urban area and have dense tree planting to the boundary indicated for the Green belt. The dense planting reduces views out of the area and the land is protected through other policy designations open space.</p> <p>To the west are open agricultural fields which need to be kept open in order to prevent coalescence with Knapton and also to protect the rural setting to this edge of York.</p>	
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas, and to preserve the setting and special character of the historic City of York.</p>				

Section: 2	Boundary: 5	Boundary Name: Prestwick Court/ Old School Walk
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows the well established tree planting that runs adjacent to the designated areas of open space off Prestwick Court and Old School Walk. The connects the existing built development to the north and south and can easily be identified on OS maps and on the ground. This boundary offers the most contiuous and clearly defined boudnary to the open area.</p>	<p>The boundary marks a clear distinction between the open agricultural fields and the main urban area . It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852. The areas of open space to the east of the proposed boundary are strongly bounded by well established tree planting and as such, are separate from the open agricultural fields and have a strong relationship with the main urban area. As such they have been excluded from the green belt, but are afforded protection as they are designated as open space. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Tree planting	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 2	Boundary: 6	Boundary Name: Sherwood Road 1
----------------------	-----------------------	--

The boundary continues along the rear boundaries of property on Sherwood Road.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area preventing Coalescence (G4)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. It falls within the East of Knapton area of undeveloped land preventing coalescence and retaining the pattern of villages set within a rural setting.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the west of the proposed boundary is not designated as open space.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 2	Boundary: 6	Boundary Name: Sherwood Road 1
----------------------	-----------------------	--

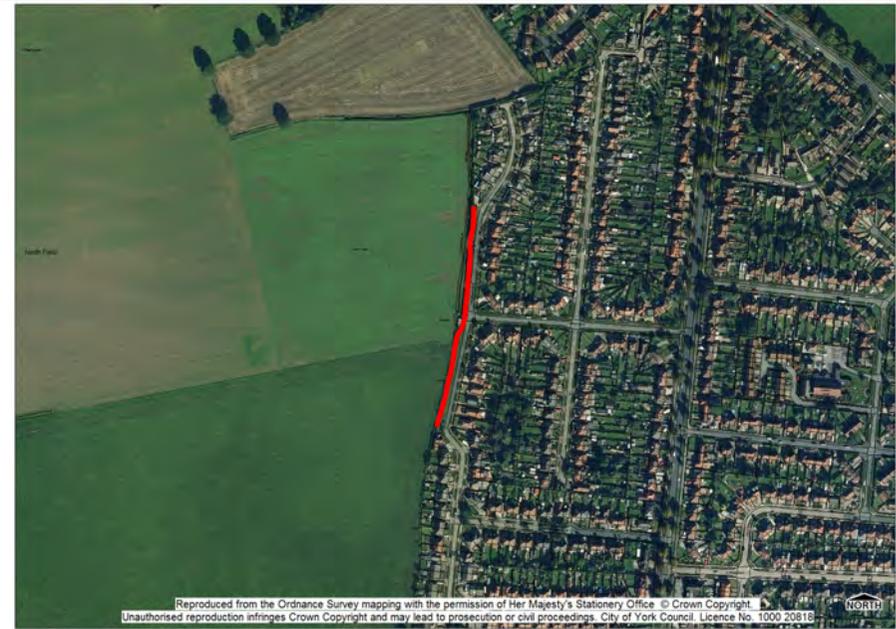
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 28 Post war expansion N of Acomb
	Historic Park & Garden	N/A	Open Space Typology	Outdoor Sports Facility - Northfield School
	Strategic Views	N/A		
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Modern improved fields
	<p>The land to the west of the boundary is an area of modern improved fields which consists of one large field defined externally by regular hedges. This area has lost all its internal boundaries and become one large field. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. This a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. The land is most important in maintaining the separation and identify of Knapton village.</p>		<p>The boundary abuts an area preventing coalescence and retaining rural setting. This undeveloped open space retains the physical separation of Knapton from the main urban area, protecting the pattern of villages set within a rural setting.</p>	
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas, and to preserve the setting and special character of the historic City of York.</p>				

Section: 2	Boundary: 6	Boundary Name: Sherwood Road 1
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the fence and hedge line to the rear boundaries of property on Sherwood Road</p>	<p>The boundary marks a clear distinction between the open fields preventing coalescence and protecting the city's rural setting and the main urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
----------------------	-----------------------	--

Continuing northwards, the boundary follows the route of Sherwood Road itself.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area preventing Coalescence (G4) and Area protecting Rural Setting ()	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. It falls in part within the East of Knapton area of undeveloped land preventing coalescence and retaining the pattern of villages set within a rural setting. Land adjacent to the north part of the boundary has been identified as an area of open countryside which provides an impression of a historic city set within a rural setting as an area of open countryside visible from a prominent location enabling views of the city, the historic character of which is particularly important.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the west of the proposed boundary is not designated as open space.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 28 Post war expansion N of Acomb
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Modern improved fields
	<p>The land to the west is an area of modern improved fields which consists of one large field defined externally by regular hedges. This area has lost all its internal boundaries and become one large field. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. This a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary.</p>		<p>The boundary abuts an area preventing coalescence and retaining rural setting. This undeveloped open space retains the physical separation of Upper Poppleton and Nether Poppleton from the main urban area, protecting the pattern of villages set within a rural setting. 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>Evidence shows that land to the west of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas, and to preserve the setting and special character of the historic City of York.</p>				

Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the route of Sherwood Road.</p>	<p>The boundary marks a clear distinction between the open fields preventing coalescence and protecting the city's rural setting and the main urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 2	Boundary: 8	Boundary Name: Sherwood Grove/ Portal Road/ Trenchard Road
----------------------	-----------------------	--

The boundary then follows the rear and side boundaries of property off Sherwood Grove, Portal Road and Trenchard Road.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area protecting Rural Setting ()	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. It has been identified as an area of open countryside which provides an impression of a historic city set within a rural setting as an area of open countryside visible from a prominent location enabling views of the city, the historic character of which is particularly important.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the west of the proposed boundary is not designated as open space.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 2	Boundary: 8	Boundary Name: Sherwood Grove/ Portal Road/ Trenchard Road
----------------------	-----------------------	--

Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 28 Post war expansion N of Acomb
Historic Park & Garden	N/A		
Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Modern improved fields
<p>The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. This a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. This is an area of modern improved fields which consists of one large field defined externally by regular hedges. This area has lost all its internal boundaries and become one large field. This area was previously, mainly planned enclosure</p>		<p>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>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the setting and special character of the historic City of York.</p>			

Openness

Section: 2	Boundary: 8	Boundary Name: Sherwood Grove/ Portal Road/ Trenchard Road
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the fence and hedge line to the rear and side boundaries of property on Sherwood Road, Portal Road and Trenchard Road.</p>	<p>The boundary marks a clear distinction between the open fields considered important to retain the rural setting of the city. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear and side property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 2	Boundary: 9	Boundary Name: North of Trenchard Road
----------------------	-----------------------	--

The boundary continues along the field boundary to the east to the north of Trenchard Road.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area protecting Rural Setting ()	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. It has been identified as an area of open countryside which provides an impression of a historic city set within a rural setting as an area of open countryside visible from a prominent location enabling views of the city, the historic character of which is particularly important.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the north of the proposed boundary is not designated as open space.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 2	Boundary: 9	Boundary Name: North of Trenchard Road
----------------------	-----------------------	--

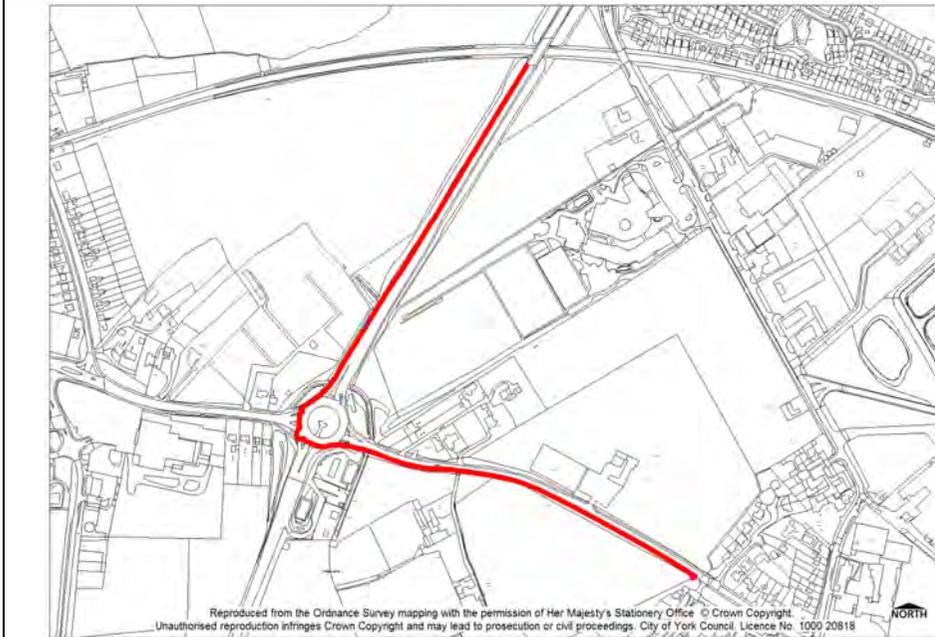
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 28 Post war expansion N of Acomb
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point of York/Minster see next section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	N/A		
	Rural Historic Landscape Character		Enclosed land Planned large scale parliamentary enclosure	
<p>The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Human influences have already damaged some of the historic context with the introduction of the ring road and the building of housing in large estates which have a tenuous link to the city and its history. This a prominent edge to York's urban area where structures can be seen against the skyline (which holds the minster in its context) and therefore changes to it can have an impact on the setting of the city, both through local views from the ring road and key strategic city wide views from outside the city boundary. The fields are large scale parliamentary enclosure which consists of medium sized semi irregular fields defined by straight hedgerows. This area has seen a fairly high degree of boundary loss and has partial legibility.</p>		<p>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>Evidence shows that land to the north of the proposed boundary should be kept open in order to preserve the setting and special character of the historic City of York.</p>				

Section: 2	Boundary: 9	Boundary Name: North of Trenchard Road
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows the recognisable feature of the hedgerow that form the field boundary to the north of Trenchard Road.</p>	<p>The boundary reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852. This historical field boundary as defined by hedgerows represents a strong defensible boundary, offering a distinction between the open agricultural fields to the north and the built up urban area to the south. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Hedgerow	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 2	Boundary: 10	Boundary Name: Boroughbridge Road/A1237
----------------------	------------------------	---

Turning west the boundary follows the route of Boroughbridge Road before continuing north along the outer ring road.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area preventing Coalescence (G5) and Area protecting Rural Setting ()	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. It falls within the Upper Poppleton and Nether Poppleton area of undeveloped land preventing coalescence and retaining the pattern of villages set within a rural setting. Land to the South of the proposed boundary has also been identified as an area of open countryside which provides an impression of a historic city set within a rural setting as an area of open countryside visible from a prominent location enabling views of the city, the historic character of which is particularly important.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary in part abuts a local green corridor (12). The primary function of the Ring Road Corridor is transport and nature conservation.</p>
	Nature Conservation	Within 50m of SINC Ring Rd Embankment Millfield Lane A1237 (SE55-04YK)	
	Green Corridor	Adjacent to Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 2	Boundary: 10	Boundary Name: Boroughbridge Road/A1237
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	North west of Character Area 4 Post war expansion north of Acomb
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Fixed View (No 1) with Focal Point of York /Minster from Green Hammerton	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Cutting through Settlement Planned Estate		
	Whilst the context of this area has changed as a result of post war suburban development, the land adjacent to the proposed boundary has remained open. The southern section of this boundary following the route of Boroughbridge Road does follow a historic track, recognisable as a feature on the First Edition OS Survey Plan 1852. The fields are large scale parliamentary enclosure which consists of medium sized semi irregular fields defined by straight hedgerows. This area has seen a fairly high degree of boundary loss and has partial legibility		The boundary abuts an area preventing coalescence and retaining rural setting. This undeveloped open space retains the physical separation of Upper Poppleton and Nether Poppleton from the main urban area, protecting the pattern of villages set within a rural setting. 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.	
Evidence shows that land to the north west of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas and assist in safeguarding the countryside from encroachment. Land to the south should be kept open to preserve the special character and setting of the historic city of York				

Section: 2	Boundary: 10	Boundary Name: Boroughbridge Road/A1237
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the proposed boundary follows the recognisable feature of Boroughbridge Road and the A1237.	The boundary marks a clear distinction between the open fields preventing coalescence and protecting the city's rural setting and the main urban area. The southern part of the boundary is recognisable as an historic track on the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Road carriageway		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 3	Boundary: 1	Boundary Name: Outer Ring Road
----------------------	-----------------------	--

The boundary follows the Outer Ring Road past the new Manor School and proposed playing fields as well as York Business Park until the ring road meets the East Coast Main Line to the north of York.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area preventing Coalescence (G5) Green Wedge (C6) and Extend Green Wedge (D5)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York; the Area Preventing Coalescence between the outer edge of York and Upper/Nether Poppleton is important in order to retain the physical separation of settlements with a separate identity and physical character and the retain the pattern of villages within a rural setting.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - York's Outer Ring Road is a designated Local Green Corridor; land on either side of the Ring Road has no open space designation.</p>
	Nature Conservation/ Openspace	Within 50m of SINC Ring Rd Embankment Millfield Lane (SE55-04YK) and 250m of Candidate Sinc	
	Green Corridor	Adjacent to Local Corridor (12) & Within 50m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 1	Boundary Name: Outer Ring Road
----------------------	-----------------------	--

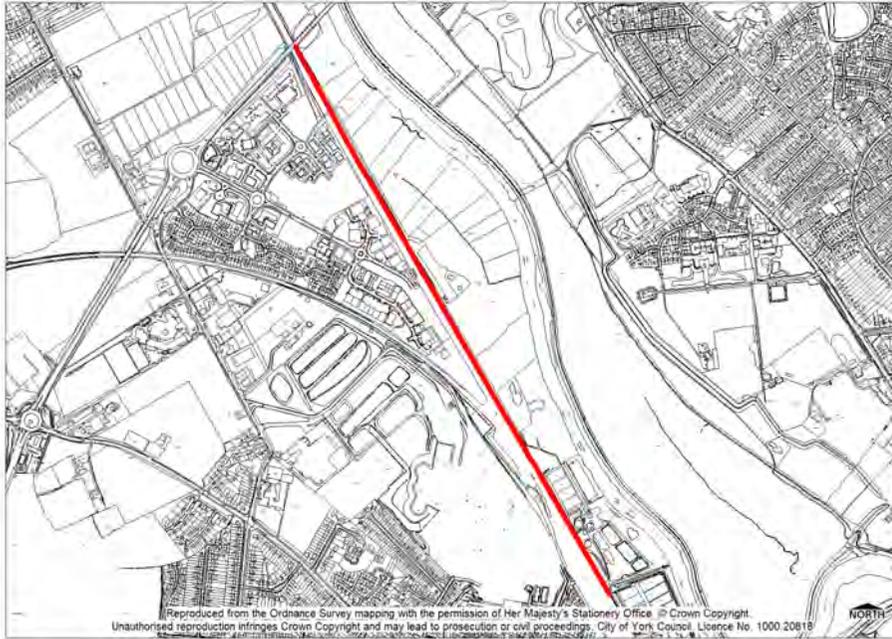
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 1 Flat Open Arable Farmland & Character 9
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 31 Railway
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from South of Boroughbridge	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	This section of the boundary holds no relationship with features shown on the First Edition OS Survey 1852, given that it sits within the context of York's Outer Ring Road. The Fields which do remain consists of small regular fields defined by straight fences. The previous HLC seems to be a post medieval planned enclosure which has partial legibility		This provides physical separation between areas of a different character. Land to the south is characterised by urban land uses (York Business Park) while land to the north remains open (agricultural land running alongside the ORR). The presence of the ORR provides a substantial buffer maintaining separation between York and open land to the north.	
Evidence shows that land to the north of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.				

Section: 3	Boundary: 1	Boundary Name: Outer Ring Road
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built feature of the A1237, following the northern edge of the highway where this abuts the grass verge.</p>	<p>The boundary marks the extent of the urban area where it meets open land. The ring-road has been established since 1986/87. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carridgeway	
<p>The proposed boundary has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 2	Boundary Name: Poppleton Ings
----------------------	-----------------------	---

The boundary follows the edge of the railway line southwards back towards York until it meets the built structures associated with the Water Works north of Landing Lane (roughly opposite Hardwick Close).



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area preventing Coalescence (G5), Green Wedge (C6) Extended Green Wedge (D5)	<p>Purpose 4 & 2 - Adjacent land to the northeast is important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 250m of Clifton Ings SSSI, Poppleton Glassworks (SINC) and Candidates SINCs	
	Green Corridor	Adjacent to Regional Corridor (1) Local Corridor (12) & 250m of Local Corridor (13)	
	Ancient Wood	N/A	

Section: 3	Boundary: 2	Boundary Name: Poppleton Ings
----------------------	-----------------------	---

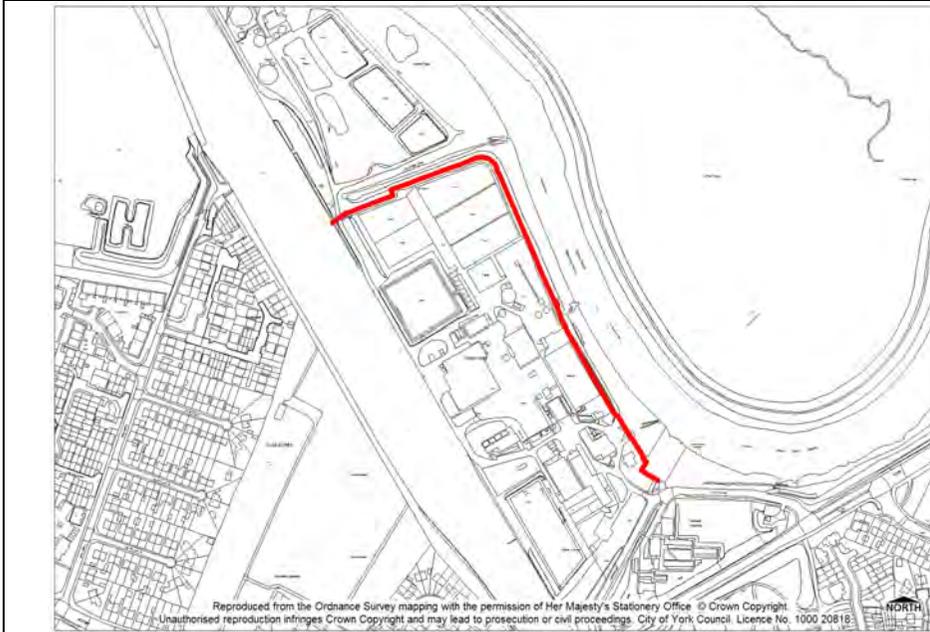
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 31 Railway
	Historic Park & Garden	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Strategic Views	Key Long Distance View (No 1) with Focal Point of York /Minster from Green Hammerton & Long Distance from South of Boroughbridge		
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852; the route of the York, Newcastle and Berwick Railway is visible and, while 'Sidings' are a more recent addition, the route remains substantially unchanged. The land to the north east of the boundary is part of the ouse meadows which are thought to have thier origins in river side forest. These lands became part of the 'Ings' land which is characteristic of the floodplains and has been grazed and hay harvested since the 2nd century. In the medieval period these became Lamma Lands and divided into strip fields. There are other fields adjacent to this boudnary that are thought to be part of the Skelton award which would date them to 1809-1815.</p>		<p>This boundary provides physical separation between areas of a different character. Land to the south west is characterised by urban land uses (York Business Park/ST1 British Sugar-Manor School) while land to the east remains open (Poppleton and Acomb Ings, with the River Ouse, Rawcliffe and Clifton Ings beyond). The open land is characterised by agricultural uses and crossed by drains which are a key feature of this landscape. The Floodplain is noted for its high conservation area value, which is supported by keeping large tracts of connective land like this open as corridors.</p>	
<p>Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.</p>				

Section: 3	Boundary: 2	Boundary Name: Poppleton Ings
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built feature of the main line Railway, following the northern edge of the line where this abuts the grass verge.</p>	<p>The boundary marks the extent of the urban area where it meets open land. This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, following the route of the York, Newcastle and Berwick Railway. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Railway Line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 3	Boundary Name: Landing Lane Water Works
----------------------	-----------------------	---

The boundary follows the slope surrounding the urbanised development of the water works encasing it within the urban area up to the point where it meets Landing Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green Wedge (C6) & River corridor (B2)	<p>Purpose 4 & 2 - Adjacent land to the north is important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 50m of Candidate SINC R.Ouse (SE64-23YK) and within 250m of Clifton Ings SSSI & SINC Holgate Millenium Green (SE55-14YK)	
	Green Corridor	Adjacent to Regional Corridor (1) and Adjacent to Local Corridor (13) Acomb Corridor	

Section: 3	Boundary: 3	Boundary Name: Landing Lane Water Works
----------------------	-----------------------	---

Ancient Wood	N/A
--------------	-----

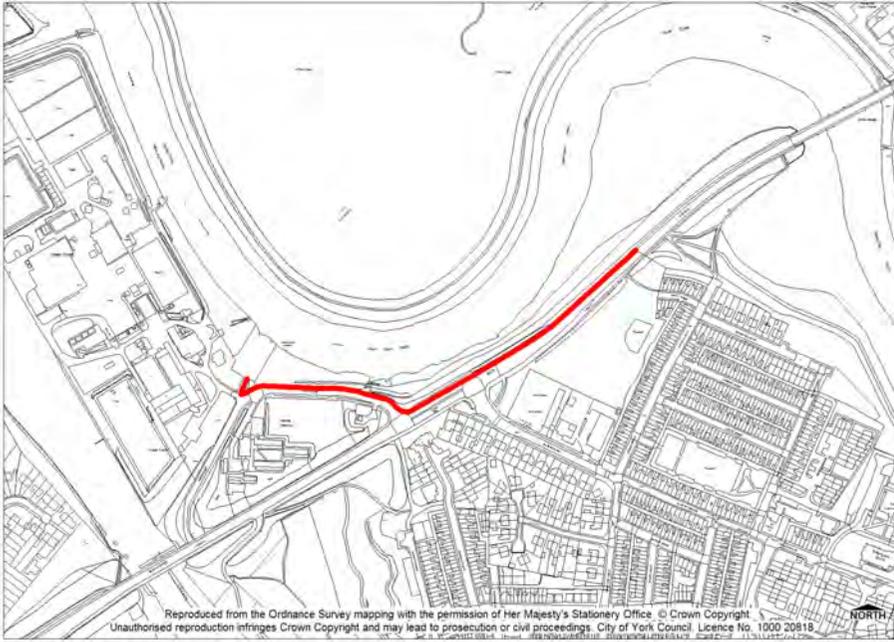
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 34 Poppleton & Clifton Ings and Adjacent to Character Area 31 Railway
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Fixed View (No 1) with Focal Point of York /Minster from Green Hammerton & General City Wide Fixed View with Focal Point of Minster View from Railway line/Acomb Water Works	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Sewerage Treatment Centre	Rural Historic Landscape Character	Enclosed land Modern improved fields
	This section of the boundary has some connection with features shown on the First Edition OS Survey 1852. The Waterworks are shown on plan, although the site has been extended north and the boundary wall is a more recent addition.		This provides physical separation between areas of a different character. Land to the south and west is characterised by urban land uses (York Waterworks, noting that the reservoirs and sluices are included in Green Belt as they maintain a sense of openness) while land to the north and east remains open (Poppleton and Acomb Ings, with the River Ouse, Rawcliffe and Clifton Ings beyond).	
Evidence shows that land to the north east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.				

Section: 3	Boundary: 3	Boundary Name: Landing Lane Water Works
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built feature of the northern and eastern boundary wall of the York Waterworks.</p>	<p>This section of the boundary has some connection with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Boundary wall/rear boundary		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 4	Boundary Name: Landing Lane and Water End
----------------------	-----------------------	---

The boundary follows the edge of Landing Lane - north of the RSPCA Kennels and continues west along the edge of Water End past the war memorial and Salisbury Road Amenity Green Space until it is level with the rear Boundary of No. 20 Fourth Street.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge(C6) and River corridor (B2)	<p>Purpose 4 & 2 - Adjacent land to the north is important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC) and forms part of the district green infrastructure corridor.</p>
	Nature Conservation	Within 50m of Candidate SINC R.Ouse (SE-23YK) and within 250m of Clifton Ings SSSI & SINC Holgate Millenium Green (SE55-	
	Green Corridor	Adjacent to Local Corridor (13) Acomb Corridor & Within 50m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 4	Boundary Name: Landing Lane and Water End
----------------------	-----------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 34 Poppleton & Clifton Ings and Adjacent to Character Area 33 Leeman Road
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Fixed View (No 1) with Focal Point of York /Minster from Green Hammerton & General City Wide Fixed View with Focal Point of Minster View from Railway line/Acomb Water Works	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate		
	This section of the boundary has some connection with features shown on the First Edition OS Survey 1852; Landing Lane is a visible feature, and the footpath connecting to it marks the current route of Landing Lane. The land to the north is immediately taken up by the river and 'Ings' land which is characteristic of the floodplains and has been grazed and hay harvested since the 2 nd century beyond that .		This provides physical separation between areas of a different character. Land to the south is characterised by urban land uses (including the RSPCA shelter, Water End and the residential area of Leeman Road) while land to the north and east remains open (Poppleton and Acomb Ings, with the River Ouse, Rawcliffe and Clifton Ings beyond).	
Evidence shows that land to the north east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.				

Section: 3	Boundary: 4	Boundary Name: Landing Lane and Water End
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built feature of the northern and edge of the highway (Landing Lane) and the boundary wall along the northern edge of the footpath/cycle path on Water End.</p>	<p>This section of the boundary has some connection with features shown on the First Edition OS Survey 1852; Landing Lane is a visible feature, and the footpath connecting to it marks the current route of Landing Lane. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carridgeway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 5	Boundary Name: Forth Street to r/o St Barnabas Primary School
----------------------	-----------------------	---

From the metal railings to the rear of 2 to 20 Forth Street and 93 Lincoln Street which links up to the end of Lincoln Street the boundary follows the urban area to the rear of Swinnerton Ave, Balfour Street and the rear of St Barnabas School, and the Vicarage.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1- Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 250m of Clifton Ings SSSI & Clifton Bridge SINC (SE55-13YK) & Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 250m of Local Corridor (13)	
	Ancient Wood	N/A	

Section: 3	Boundary: 5	Boundary Name: Forth Street to r/o St Barnabas Primary School
----------------------	-----------------------	---

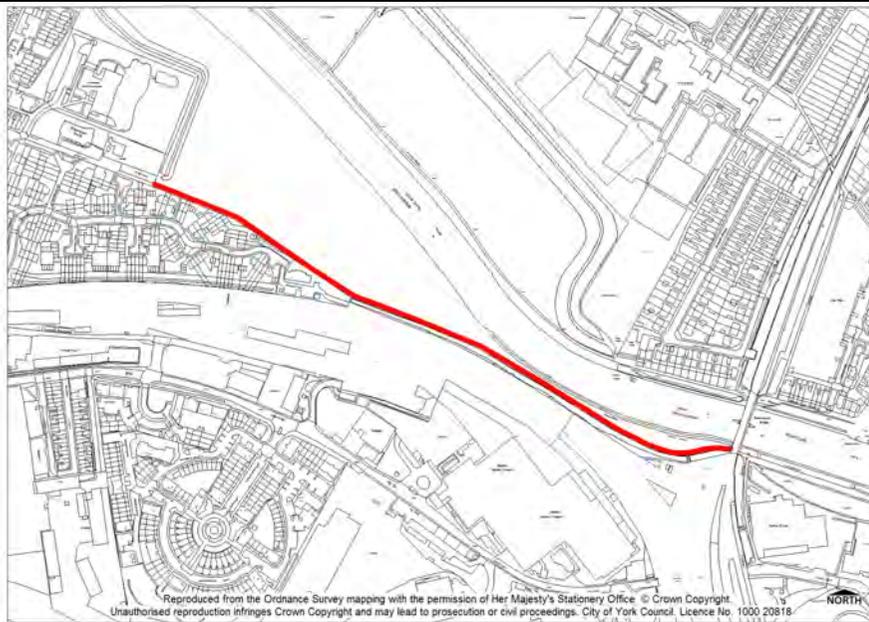
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 250m of Clifton Conservation Area No 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 33 Leeman Road
	Historic Park & Garden	N/A		
	Strategic Views	General City Wide Fixed View of Minster from Railway line/Acomb Water Works, Key City Wide Panorama View (No 10) of York Central from Water End & Key Long Distance Fixed View (No 1) of York Minster from Green Hammerton	Open Space Typology	Amenity Greenspace - Water End & Salisbury Road AGS & Outdoor Sports Facility - St Barnabas C of E Primary School
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Piecemeal enclosure
<p>This section of the boundary holds no relationship with features shown on the First Edition OS Survey 1852, given that it sits within the context of the contemporary route of Water End and early 20th C residential development at Leeman Road. The land to the north east is on the banks of the river ouse, the floodpalins of which have been grazed and hay harvested since the 2nd century and these ancient land uses are important to understanding the historic setting and character of York.</p>		<p>The first part of the boundary has been drawn as a link, connecting both sides of the Water End. Beyond this, the boundary provides physical separation between areas of a different character. Land to the southwest is characterised by urban land uses (residential development along Lincoln Street and Swinerton Avenue, Balfour Street, Stephenson Way and St Barnabas Primary School)) while land to the northeast remains open (Poppleton and Acomb Ings, with the River Ouse, Rawcliffe and Clifton Ings beyond). The open land is characterised by recreational uses which connect to give an intemate sense of countryside close to the urban area. The Floodplain is noted for its high conservation area value, which is supported by keeping large tracts of connective land like this open as corridors.</p>		
<p>Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.</p>				

Section: 3	Boundary: 5	Boundary Name: Forth Street to r/o St Barnabas Primary School
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The first part of the boundary has been drawn as a link, connecting both sides of Water End. As such, there is little on the ground to determine the precise extent of Green Belt at this point; it's path is determined by the adjacent boundaries on both sides of the road. Beyond this, the boundary follows the fenced/walled rear property boundaries on Forth Street and Swinerton Avenue (noting that it follows the fenced northern edge of the footpath on Swinerton Avenue where this fronts no's 1-15, thereby excluding Swinerton Road from Green Belt). The boundary continues east along the fenced northern edge of the path running alongside 50 Balfour Street, then around the northern and eastern boundary of homes on Stephenson Way and around the fenced perimeter of St Barnabas Primary School to where it meets Cinder Lane.</p>	<p>The first part of the boundary has been drawn as a link, connecting both sides of the Water End. As such, there is little on the ground to determine the precise extent of Green Belt at this point; it's path is determined by the adjacent boundaries on both sides of the road. This section of the boundary holds no relationship with features shown on the First Edition OS Survey 1852, given that it sits within the context of the contemporary route of Water End and early 20th Century residential development at Leeman Road. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Salisbury Road AGS to 20 Forth Street	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 6	Boundary Name: Cinder Lane
----------------------	-----------------------	--------------------------------------

When it leaves Jubilee Terrace the boundary follows the cycle/footway of Cinder Lane until it reaches Scarborough Bridge.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the north sits within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 50m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 250m of District Corridor (11) City Walls	
	Ancient Wood	N/A	

Section: 3	Boundary: 6	Boundary Name: Cinder Lane
----------------------	-----------------------	--------------------------------------

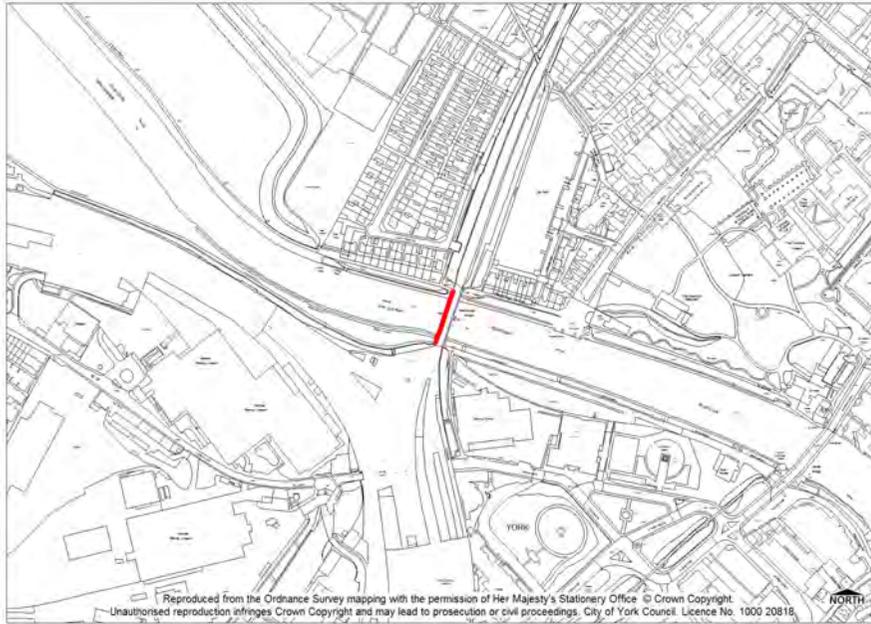
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of Central Historic Core Conservation Area No 9 and 250m of Clifton no 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 250m Grade 2 : Royal York Hotel And Railings Station Rd; Grade 2*: Railway Station Station Rd; Grade 2: Former North Eastern Railway Goods Station Leeman Rd; Grade 1: Water Tower Part Of St Mary's Abbey Ruins; Grade 2*: Hospitium And Watergate Museum Gardens.		
	Scheduled Monument	Within 250m of SMR No. 26618 Fulford Cross 200m SW Of The Barracks SE608650 & Within 250m of SMR 12A St Mary's Abbey Precinct Walls SE 597520	Urban Characterisation	Adjacent to Character Area 31 Railway and Adjacent to Character Area 33 Leeman Road
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View from South of Boroughbridge as well as key city wide view of minster (11 & 12) Key City Wide Fixed View (No 8) of Minster from Beckfield Lane,	Open Space Typology	Amenity Greenspace - Water End
	Urban Historic Landscape Character	Settlement Through terraces - Communications Railway	Rural Historic Landscape Character	Enclosed land Piecemeal enclosure
	This section of the boundary has some connection with features shown on the First Edition OS Survey 1852. The footpath of Cinder Lane is visible and much of it's route is consistent with it's contemporary path until it's southern extent towards Scarborough Bridge		This provides physical separation between areas of a different character. Land to the south is characterised by urban land uses (residential development at Aldborough Way, with the railyway line and National Railway Museum beyond) while land to the north and east remains open (Clifton Reach with the River Ouse, Rawcliffe and Clifton lngs beyond). The open land is characterised by recreational uses which connect to give an intimate setting of countryside close to the urban area. The Floodplain is noted for its high conservation area value, which is supported by keeping large tracts of connective land like this open as corridors.	
	Evidence shows that land to the north of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.			

Section: 3	Boundary: 6	Boundary Name: Cinder Lane
----------------------	-----------------------	--------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built and natural features of the path (Cinder Lane) where it abuts land at Clifton Reach.</p>	<p>This section of the boundary has some connection with features shown on the First Edition OS Survey 1852. The footpath of Cinder Lane is visible and much of it's route is consistent with it's contemporary path until it's southern extent towards Scarborough Bridge. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Footpath		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 7	Boundary Name: Scarborough Bridge
----------------------	-----------------------	---

At Scarborough Bridge the boundary cuts across the River Ouse before turning to follow the northern bank of the river.



Strategic Openness			
Openness	Green Belt Appraisal	Within 100m of Green Wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the west is important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 50m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 250m of District Corridor (11) City Walls	
	Ancient Wood	N/A	

Section: 3	Boundary: 7	Boundary Name: Scarborough Bridge
----------------------	-----------------------	---

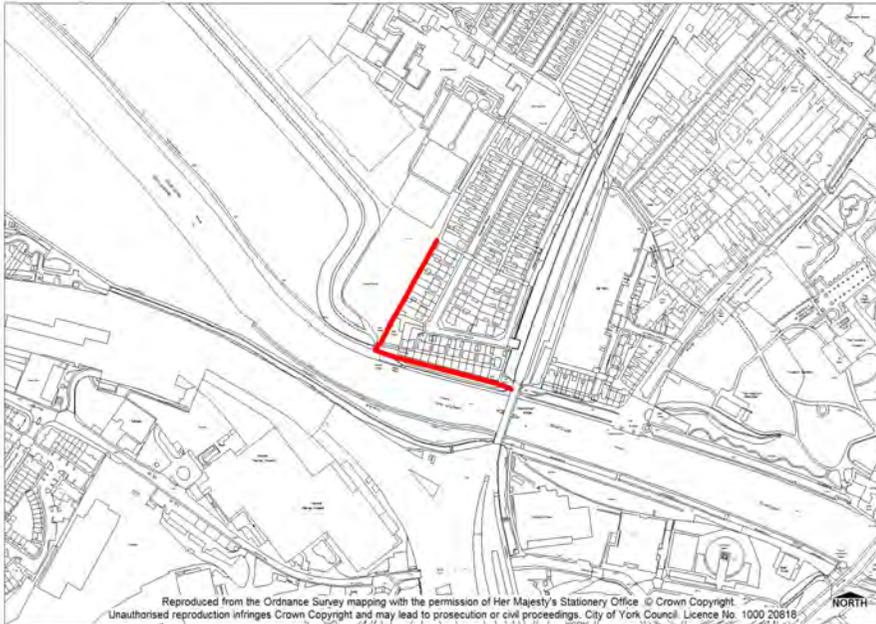
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of Central Historic Core Conservation Area No 9 and 250m of Clifton no 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 250m Grade 2 : Royal York Hotel And Railings Station Rd; Grade 2*: Railway Station Station Rd; Grade 2: Former North Eastern Railway Goods Station Leeman Rd; Grade 1: Water Tower Part Of St Mary's Abbey Ruins; Grade 2*: Hospitium And Watergate Museum Gardens.		
	Scheduled Monument	Within 250m of SAM (23) SMR No. 26618 Fulford Cross 200m SW Of The Barracks SE608650 & Within 250m of SAM (24) SMR 12A St Mary's Abbey Precinct Walls SE 597520	Urban Characterisation	Adjacent to UCharacter Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from South of Boroughbridge & Key City Wide Fixed View with Focal Point (No 12) of Minster from South of Boroughbridge	Open Space Typology	Amenity Greenspace - Water End & The Esplanade
	Urban Historic Landscape Character	Settlement Historic town core	Rural Historic Landscape Character	N/A
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852; Scarborough Bridge carries the York and North Midland Railway line across the River Ouse.		While the River Ouse continues south east beyond Scarborough Bridge, this is the point at which the adjoining lngs give way to built development - as the Ouse flows through York it's development abuts it's banks. The bridge provides a recognisable built form across the River Ouse.	
	Evidence shows that land to the west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.			

Section: 3	Boundary: 7	Boundary Name: Scarborough Bridge
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built feature of Scarborough Bridge, crossing the Ouse between points at the end of Cinder Lane to the south and Almerly Terrace to the north.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852; Scarborough Bridge carries the York and North Midland Railway line across the River Ouse. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Bridge		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 8	Boundary Name: Front of Almerly Terrace and Rear of Sycamore terrace. R/o St Olave's School.
----------------------	-----------------------	--

Mirroring the opposite river bank by following the line of the path, this takes the boundary west, parallel to the front of properties on Almerly Terrace and Archbishop Holgate's boathouse before turning north along the rear property boundaries of 24-36 Sycamore Terrace.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the west is important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as Outdoor Sports Facilities associated with St Peter's and St Olave's School. Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 50m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 250m of District Corridor (11) City Walls	
	Ancient Wood	N/A	

Section: 3	Boundary: 8	Boundary Name: Front of Almery Terrace and Rear of Sycamore terrace. R/o St Olave's School.
----------------------	-----------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of Central Historic Core Conservation Area Clifton Conservation Area No 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	N/A		
	Scheduled Monument	Within 250m of SAM (23) SMR No. 26618 Fulford Cross 200m SW Of The Barracks SE608650 & Within 250m of SAM (24) SMR 12A St Mary's Abbey Precinct Walls SE 597520	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View & Key City Wide view (No 11) of Minster from South of Boroughbridge	Open Space Typology	Amenity Greenspace - The Esplanade & Outdoor Sports Facility - Queen Anne School
	Urban Historic Landscape Character	Settlement Through terraces	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852, following historic hedged plot boundaries (albeit that the adjacent residential development is more recently built). The fields adjacent to through terraces of 1850-1900 which represent intensive remodelling of the area, are planned enclosure which consists of medium sized regular fields defined by straight hedges. These fields have partial legibility with very little change since the first edition OS. This maybe part of the Clifton award		This provides physical separation between areas of a different character. Land to the north and east is characterised by urban land uses (residential development at Almery Terrace and Sycamore Road) while land to the south and west remains open (Clifton Long Reach, including St Olave's and St Peter's School Sports fields, with the River Ouse, Rawcliffe and Clifton Ings beyond).	
	Evidence shows that land to the west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.			

Section: 3	Boundary: 8	Boundary Name: Front of Almerly Terrace and Rear of Sycamore terrace. R/o St Olave's School.
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built feature of front boundary walls of properties on Almerly Terrace, turning north to continue along the rear fenced/walled boundary of Sycamore Terrace. However, from this point the boundary appears to cut across fenced tennis courts to the rear of St Olave's school, including part within the green belt. This does not provide a strong/recognisable boundary and reflects outdated features on the ground, the site having been recently developed. Although the changes to the layout of the sports provision at St Peters School are deemed appropriate uses within the Green Belt they have had an urbanising influence on the area which needs to be reflected.</p>	<p>This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852, following historic hedged plot boundaries (albeit that the adjacent residential development is more recently built). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear boundary of properties with path or openland	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 9	Boundary Name: Rear of St Peter's School
----------------------	-----------------------	--

The boundary follows the line of sports provision implemented by planning consents at St Olaves School



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the west is important in preserving the setting and special character of York; the Green Wedge extends the lngs of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the River Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1- Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as Outdoor Sports Facilities associated with St Peter's and Clifton School. Land within the lngs and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 250m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Within 250m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 9	Boundary Name: Rear of St Peter's School
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton Conservation Area No 31 and 250m of Central Historic Core no 9	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 50m of Grade 2; Former Queen Anne's School Queen Anne's Road		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	Key City Wide Fixed View (No 8) with Focal Point of Minster from Beckfield Lane, general city wide fixed view of minster from clifton ings,Railway Line and Water works also long distance fixed view no 1 from Green Hammerton	Open Space Typology	Outdoor Sports Facility - Queen Anne School
	Urban Historic Landscape Character	Settlement Through terraces	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852; The Royal School of St Peter is a visible feature, and it's southern boundary is consistent with the contemporary hedge/fence line. The adjacent grounds of Clifton School are a more recent extension to the site. This is an area of planned enclosure which consists of medium sized regular fields defined by straight hedges. This area has partial legibility with very little change since the first edition OS. This maybe part of the Clifton ward		While land on both sides of this section of the boundary could be described as open, the grassed cricket pitches to the north of the boundary are read in the context of the school and residential development beyond, and are set back from the wider extent of open space; the tracks and pitches included in green belt at this point form a more substantial swathe of open space, consistent with the wider Green Wedge.	
Evidence shows that land to the south west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.				

Section: 3	Boundary: 9	Boundary Name: Rear of St Peter's School
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable feature of the hedged and fenced southern perimeter of Clifton and St Peter's School.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	hedge/fence line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 10	Boundary Name: St Olaves School
----------------------	------------------------	---

The boundary then closely follows the path and hedge which divide the more open aspects of sports provision and provides access to the school from Westminster Road



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the south sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3- Adjacent land is allocated as open space, as Outdoor Sports Facilities associated with St Peter's and Clifton School. Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 250m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Within 250m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 10	Boundary Name: St Olaves School
----------------------	------------------------	---

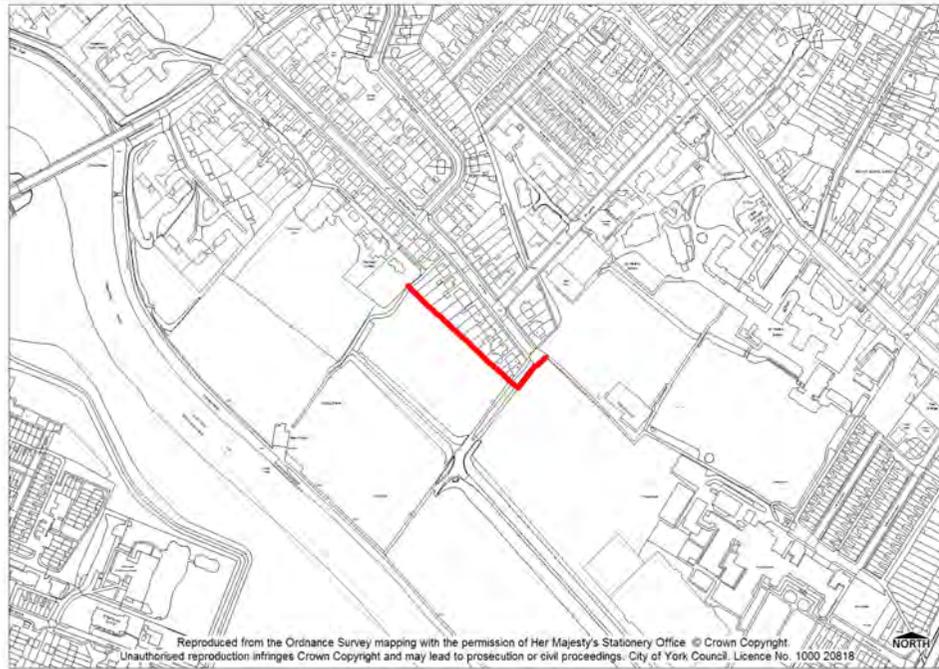
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton Conservation Area No 31 and 250m of Central Historic Core no 9	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A	Open Space Typology	Outdoor Sports Facility - Queen Anne School
	Strategic Views	Key City Wide Fixed View (No 9) with Focal Point of Minster and Urban Fringe from River Ouse		
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>This section of the boundary has a relationship with features shown on the First Edition OS Survey 1852. The fields are planned enclosure which consists of medium sized regular fields defined by straight hedges. These fields have partial legibility with very little change since the first edition OS. This maybe part of the Clifton award</p>		<p>While land on both sides of this section of the boundary could be decribed as open, the grassed cricket pitches to the north of the boundary are read in the context of the school and residential development beyond, and are set back from the wider extent of open space; the tracks and pitches included in green belt at this point form a more substantial swathe of open space, consistent with the wider Green Wedge.</p>	
<p>Evidence shows that land to the south of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.</p>				

Section: 3	Boundary: 10	Boundary Name: St Olaves School
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built feature of the hedged and fenced southern perimeter of Clifton School.</p>	<p>This section of the boundary has a relationship with features shown on the First Edition OS Survey 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	fence/hedge line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 11	Boundary Name: Rear of Westminster Road
----------------------	------------------------	---

The boundary follows the property boundaries of Westminster Road



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the south is important in preserving the setting and special character of York; the Green Wedge extends the lngs of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1- Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as Outdoor Sports Facilities associated with St Peter's and Clifton School. Land within the lngs and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 250m of SINC Clifton Bridge (SE55-13YK) and Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Within 250m of Regional Corridor (1)& Local Corridor (17) Kingsway North	
	Ancient Wood	N/A	

Section: 3	Boundary: 11	Boundary Name: Rear of Westminster Road
----------------------	------------------------	---

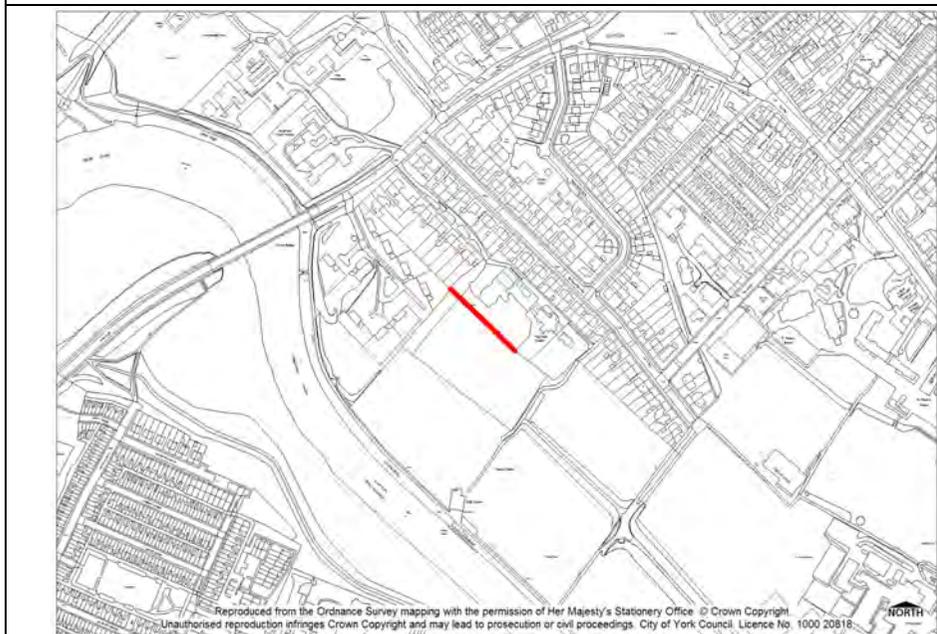
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of Clifton Conservation Area No 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 50m of Grade 2; Clifton Holme Ousecliffe Gardens York YO30 6LX		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	Key City Wide Fixed View of Minster (No 9) and Urban Fringe from River Ouse & Key City Wide Panorama View (No 10) of York Central from Water End	Open Space Typology	Outdoor Sports Facility - Queen Anne School & St Peters School
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852, following hedged plot boundaries, although adjacent residential development at Westminster Road is of 20th C design. The fields are planned enclosure which consists of medium sized regular fields defined by straight hedges. These fields have partial legibility with very little change since the first edition OS. This may be part of the Clifton award		This provides physical separation between areas of a different character. Land to the north is characterised by urban land uses (residential development at Westminster Road) while land to the south and east remains open (sports pitches leading to the River Ouse and Clifton Long Reach beyond).	
Evidence shows that land to the south of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.				

Section: 3	Boundary: 11	Boundary Name: Rear of Westminster Road
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built feature of the hedge and fence line running to the side and rear of properties on Westminster Road.</p>	<p>This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	fence/hedge line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 12	Boundary Name: Clifton Holme Ousecliffe Gardens
----------------------	------------------------	---

The boundary follows the rear garden boundary of "The Glen" Ousecliffe Gardens and edge of the amenity space associated with Clifton Holme - Ousecliffe Gardens



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the south sits within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1- Adjacent land has access to 2 or more services.</p> <p>Purpose 2 - Adjacent land is allocated as open space, as Outdoor Sports Facilities associated with St Peter's and Clifton School. Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 250m of SINC Clifton Bridge (SE55-13YK) and Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Within 50m of Local Corridor (17) Kingsway North & Within 250m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 12	Boundary Name: Clifton Holme Ousecliffe Gardens
----------------------	------------------------	---

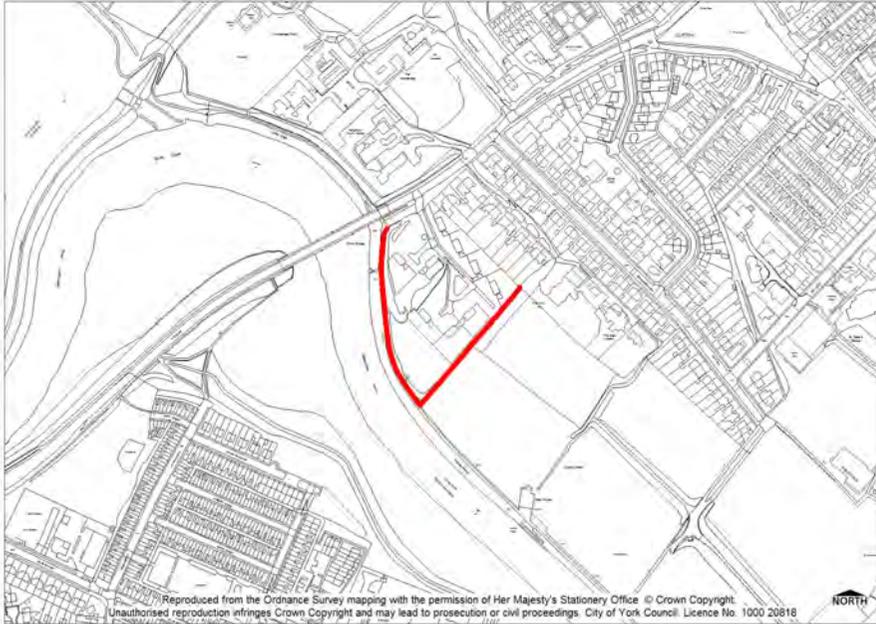
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of Clifton Conservation Area No 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 50m of Grade 2; Clifton Holme Ousecliffe Gardens York YO30 6LX		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	Key City Wide Fixed View of Minster (No 9) and Urban Fringe from River Ouse & Key City Wide Panorama View (No 10) of York Central from Water End	Open Space Typology	Outdoor Sports Facility - St Peters School
	Urban Historic Landscape Character	N/A		
	<p>This section of the boundary has little relationship with features shown on the First Edition OS Survey 1852, although Clifton Holme and it's curtilage are visible. The fields are planned enclosure which consists of medium sized regular fields defined by straight hedges. These fields have partial legibility with very little change since the first edition OS. This maybe part of the Clifton award</p>		<p>This provides physical separation between areas of a different character. Land to the north is characterised by urban land uses (residential development at Ousecliffe Gardens) while land to the south and east remains open (sports pitches leading to the River Ouse and Clifton Long Reach beyond).</p>	
<p>Evidence shows that land to the south of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.</p>				

Section: 3	Boundary: 12	Boundary Name: Clifton Holme Ousecliffe Gardens
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built feature of the hedge and fence line running to the side and rear of properties on Ousecliffe Gardens.</p>	<p>This section of the boundary has little relationship with features shown on the First Edition OS Survey 1852, although Clifton Holme and it's curtilage are visible. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	fence/hedge line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 13	Boundary Name: Government House Road
----------------------	------------------------	--

The boundary turns south west and then north west following the brick wall to the bottom of the slope which marks the limit of the Government House Road properties.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6)	<p>Purpose 4 & 2 - Adjacent land on both sides of the boundary is important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1- Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the southeast is allocated as open space, as Outdoor Sports Facilities associated with St Peter's and Clifton School. Land within the Ings and wider Green Wedge is allocated as open space. The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC).</p>
	Nature Conservation	Within 50m of SINC Clifton Bridge (SE55-13YK), Candidate SINC R. Ouse (SE-23YK) & within 250m of Clifton Ings SSSI	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 50m of Local Corridor (17) Kingsway North	
	Ancient Wood	N/A	

Section: 3	Boundary: 13	Boundary Name: Government House Road
----------------------	------------------------	--

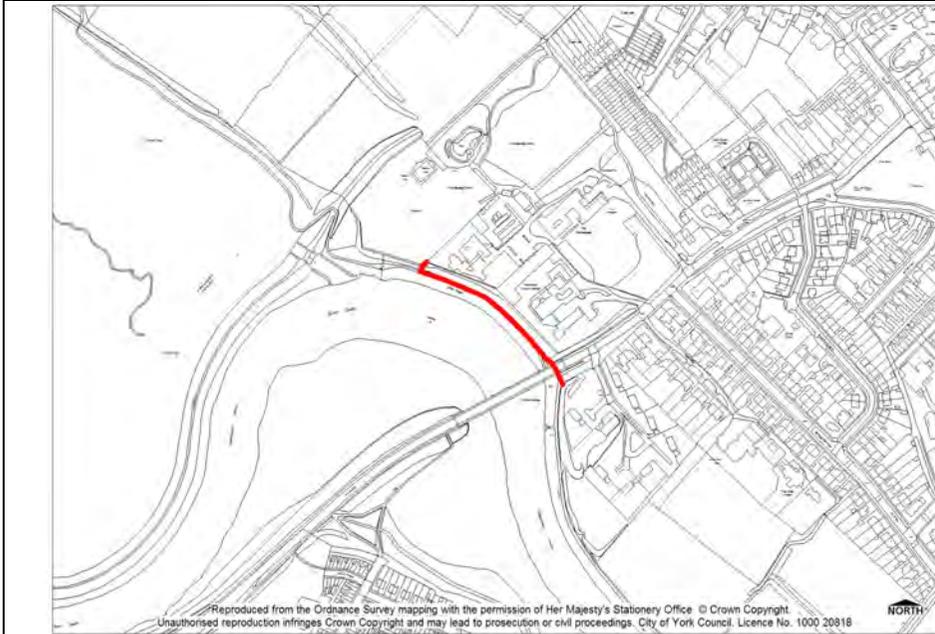
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton Conservation Area No 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 50m of Grade 2; Clifton Holme Ousecliffe Gardens York YO30 6LX		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	Key City Wide Fixed View (No 9) with Focal Point of Minster and Urban Fringe from River Ouse	Open Space Typology	Outdoor Sports Facility - St Peters School
	Urban Historic Landscape Character	Settlement Planned estate		
	This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852, following the route of a historic path running alongside Clifton Holme to the river. The fields are planned enclosure which consists of medium sized regular fields defined by straight hedges. These fields have partial legibility with very little change since the first edition OS. This maybe part of the Clifton award		This provides physical separation between areas of a different character. Land to the north is characterised by urban land uses (residential development at Government House Road and Ousecliffe Gardens) while land to the south and east remains open (sports pitches leading to the River Ouse and Clifton Long Reach beyond).	
Evidence shows that land to the south and east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.				

Section: 3	Boundary: 13	Boundary Name: Government House Road
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built features of the trees and wall running to the side and rear of properties on Government House Road.</p>	<p>This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
wall		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 14	Boundary Name: South of Youth Hostel
----------------------	------------------------	--

This brick wall also becomes a shared boundary with the tarmaced cycle and pedestrian path which runs along the northern bank of the river. The boundary continues to follow the northern side of this path as it passes underneath the road at Water End.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6) and River Corridor (B2)	<p>Purpose 4 & 2 - Adjacent land to the west is important in preserving the setting and special character of York; the Green Wedge extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC). The Youth Hostel sits within a Local Green Infrastructure Corridor (2013).</p>
	Nature Conservation	Within 50m of Clifton Ings SSSI, SINC Clifton Bridge (SE55-13YK) & Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) and Adjacent to Local Corridor (17) Kingsway North	
	Ancient Wood	N/A	

Section: 3	Boundary: 14	Boundary Name: South of Youth Hostel
----------------------	------------------------	--

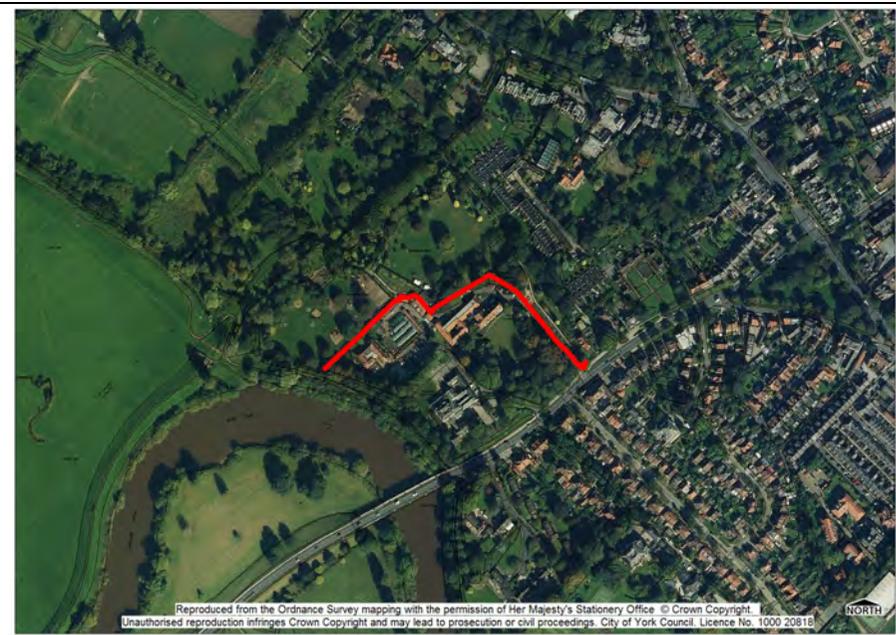
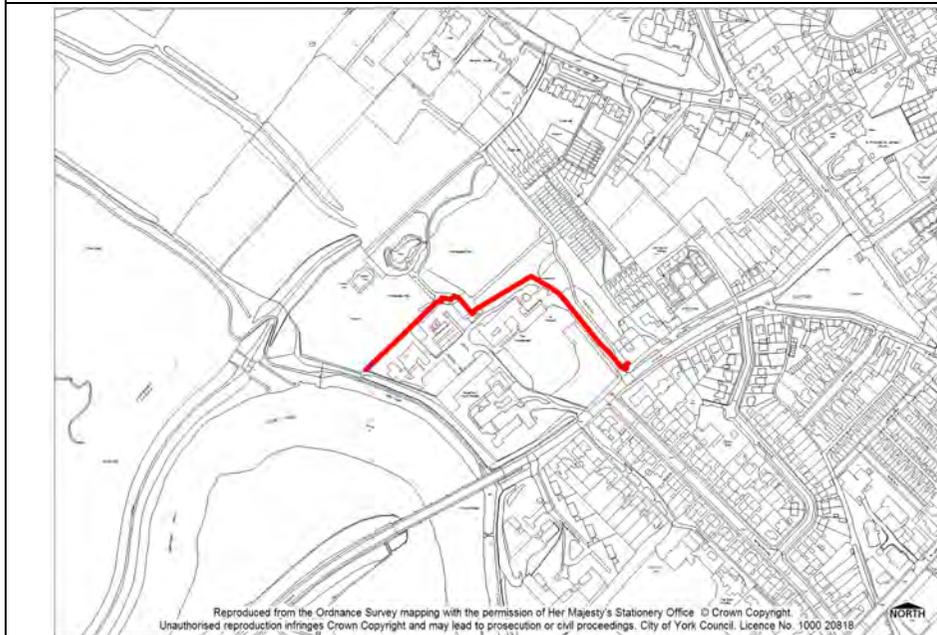
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton Conservation Area No 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point of Minster and Urban Fringe see previous description & Adjacent to Identified View with Focal Point see next section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	N/A		
	<p>This is the parkland which is known as the Homestead and was established in 1904 by the Rowntree family. This area has fragmentary legibility of the previous HLC. This has ponds and a pavilion, and formal garden elements. This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852; The large detached property 'Cliff Villa' (now the York Hostel) is visible and while some of it's land was sold to create Homestead Park, it's southern boundary is consistent with the contemporary hedge/fence line.</p>		<p>This provides physical separation between areas of a different character. Land to the south is characterised by urban land uses (residential/office development at Haverhill and Joseph Rowntree Foundation) while land to the north and west remains open to the River Ouse and Clifton Long Reach beyond. To the northwest is Homestead Park.</p>	
<p>Evidence shows that land to the south and west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.</p>				

Section: 3	Boundary: 14	Boundary Name: South of Youth Hostel
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable built features of the hedge/fence line running to the side of Haverhill.</p>	<p>This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	fence/hedge line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 15	Boundary Name: Homestead Park Buildings
----------------------	------------------------	---

The boundary turns north east to follow closely the building line of the buildings associated with the Joseph Rowntree Foundation Trust and Homestead Park, before turning east to follow the access drive to the park.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the north does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates). Land further north forms part of the Green Wedge which extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - The River Ouse itself is designated as a Site of Importance for Nature Conservation (SINC). The Youth Hostel sits within a Local Green Infrastructure Corridor (2013), and land to the north (Homestead Park) is allocated as open space (as a City Park and Children's playspace)</p>
	Nature Conservation	Within 50m of Clifton Ings SSSI & Candidate SINC R. Ouse (SE-23YK) & 250m of SINC Clifton Bridge	
	Green Corridor	Within 50m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 15	Boundary Name: Homestead Park Buildings
----------------------	------------------------	---

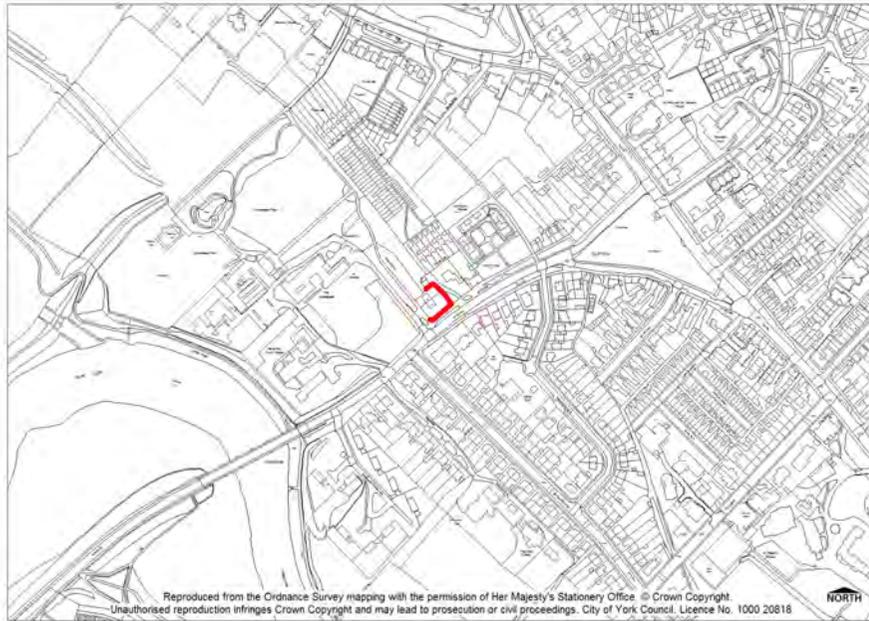
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton Conservation Area No 31	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from South of Boroughbridge	Open Space Typology	Children's Play Area - The Homestead (Playground) & City Park -The Homestead
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Designed landscape Public park
	This is the parkland which is known as the Homestead and was established in 1904 by the Rowntree family. This area has fragmentary legibility of the previous HLC. This has ponds and a pavilion, and formal garden elements. This section of the boundary has no relationship with features shown on the First Edition OS Survey 1852 but does have parity with the next edition between 1888-1914.		This provides physical separation between areas of a different character. Land to the south is characterised by urban land uses (residential/office development at Haverhill and Joseph Rowntree Foundation) while land to the north and west remains open to the River Ouse and Clifton Long Reach beyond. To the northwest is Homestead Park.	
Evidence shows that land to the north and west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.				

Section: 3	Boundary: 15	Boundary Name: Homestead Park Buildings
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the proposed boundary follows recognisable built features along the property boundary of the Joseph Rowntree Foundation site. Some of the site abuts Rowntree Park, and there is a broken building line at this point interspersed with fencing. The boundary excludes the access road to the Joseph Rowntree site from Green Belt, but includes no's 36 and 38 Water End.	This section of the boundary has no relationship with features shown on the First Edition OS Survey 1852 but does have parity with the next edition between 1888-1914. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	rear fence/property boundary with path or openland	
The proposed boundary has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of current built and natural features offers strength and resilience to change.		

Section: 3	Boundary: 16	Boundary Name: 36-38 Water End
----------------------	------------------------	--

The boundary follows the brick wall which surrounds 36-38 Water End



Strategic Openness			
Openness	Green Belt Appraisal	Within 100m of Green Wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the north does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land further north forms part of the Green Wedge which extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land to the north (Homestead Park) is allocated as open space (as a City Park and Children's playspace)</p>
	Nature Conservation	Within 250m of SINC Clifton Bridge (SE55-13YK) and Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Local Corridor (17) Kingsway North & Within 250m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 16	Boundary Name: 36-38 Water End
----------------------	------------------------	--

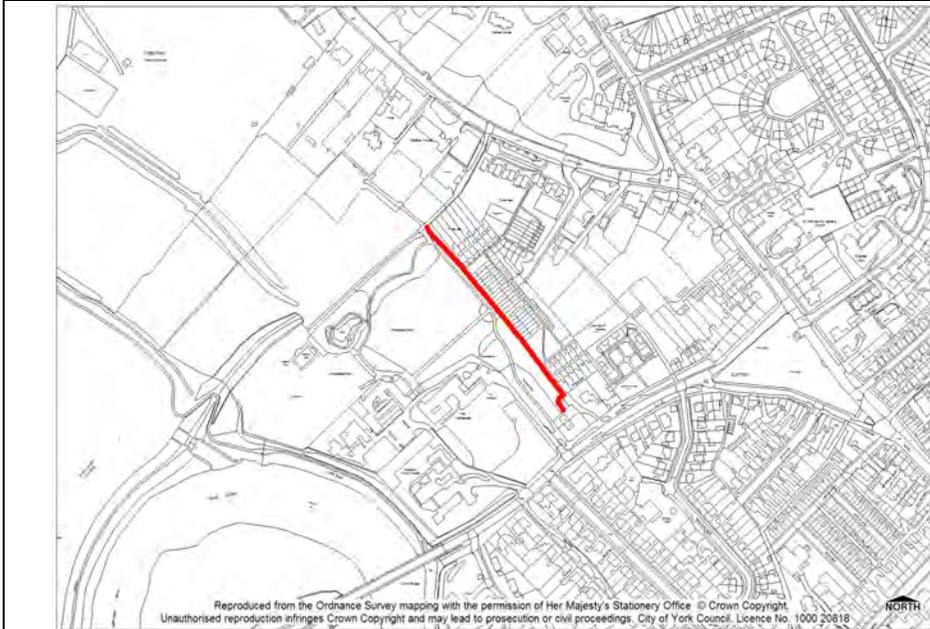
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton Conservation Area No 31	ECUS Landscape Appraisal	Land not Evaluated
	Listed Buildings	Within 50m of Grade 2; 2 John Burrill Homes Water End York YO3 6LR & Grade 2; 1 John Burrill Homes Water End York YO3 6LR & Grade 2; Garden Wall & Gates 25m SE John Burrill Homes & Grade 2; 28 Water End York YO3 6LP		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	City Park - The Homestead
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852, following the boundary of a long strip plot running north from Water End.		This provides physical separation between areas of a different character; while the Green Belt boundary has been drawn to include properties 36 and 38 Water End, these are considered to be isolate buildings within the wider setting of the park.	
	Evidence shows that land to the north and west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.			

Section: 3	Boundary: 16	Boundary Name: 36-38 Water End
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5..</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows recognisable built features in the form of the fenced boundary along the northern extent of Homestead Park.</p>	<p>This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852 and maps dating to 1888-1914. The boundary marks the extent of the urban area (Ouse Lea residential development) where it meets open land (Homestead Park). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	fenced/tree lined property boundary	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 17	Boundary Name: Properties off Ouse Lea - Homestead Park
----------------------	------------------------	---

The boundary turns to closely follow the edge of Homestead Park where it borders the path and properties off Ouse Lea and the associated amenity land as well as the car park for Homestead Park.



Strategic Openness			
Openness	Green Belt Appraisal	Within 100m of Green Wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the southwest does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land further north forms part of the Green Wedge which extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land to the southwest (Homestead Park) is allocated as open space (as a City Park and Children's playspace). It is also within 250m of a regional corridor.</p>
	Nature Conservation	Within 250m of SINC Clifton Bridge (SE55-13YK) and Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Within 250m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 17	Boundary Name: Properties off Ouse Lea - Homestead Park
----------------------	------------------------	---

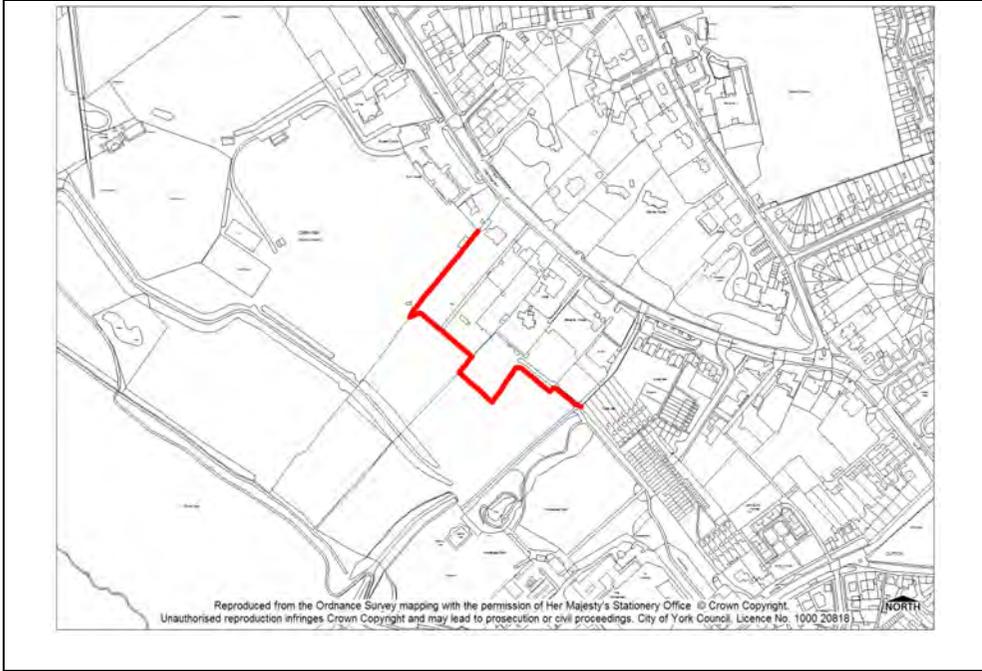
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton Conservation Area No 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 50m of Grade 2; 2 John Burrill Homes Water End York YO3 6LR & Grade 2; 1 John Burrill Homes Water End York YO3 6LR & Grade 2; 28 Water End York YO3 6LP		
	Scheduled Monument	N/A		
	Historic Park & Garden	N/A	Urban Characterisation	Adjacent to Character Area 35 Clifton
	Strategic Views	N/A	Open Space Typology	City Park - The Homestead
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Designed landscape Public park
	<p>This is the parkland which is known as the Homestead and was established in 1904 by the Rowntree family. This area has fragmentary legibility of the previous HLC. This has ponds and a pavilion, and formal garden elements. This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852, following the boundary of a long strip plot running north from Water End.</p>		<p>This provides physical separation between areas of a different character; while the Green Belt boundary has been drawn to include properties 36 and 38 Water End, these are considered to be isolated buildings within the wider setting of the park.</p>	
	<p>Evidence shows that land to the north and west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.</p>			

Section: 3	Boundary: 17	Boundary Name: Properties off Ouse Lea - Homestead Park
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows recognisable built features in the form of the fenced boundary along the northern extent of Homestead Park.</p>	<p>This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852 and maps from 1888-1914. The boundary marks the extent of the urban area (Ouse Lea residential development) where it meets open land (Homestead Park). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	fenced/tree lined property boundary	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 3	Boundary: 18	Boundary Name: Rear of Properties off Shipton Road
----------------------	------------------------	--

The boundary of Homestead Park meets with the rear boundaries of properties on Shipton Road and continues along this line until it meets Clifton Park Outdoor Sports Pitches.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C6) and River Corridor (B2)	<p>Purpose 4 & 2 - Adjacent land to the southwest does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land further west and northwest forms part of the Green Wedge which extends the Ings of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land to the southwest (Homestead Park) is allocated as open space (as a City Park and Children's playspace)</p>
	Nature Conservation	Within 250m of Clifton Ings SSSI and Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Within 250m of Local Corridor (17) Kingsway North & Within 50m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 18	Boundary Name: Rear of Properties off Shipton Road
----------------------	------------------------	--

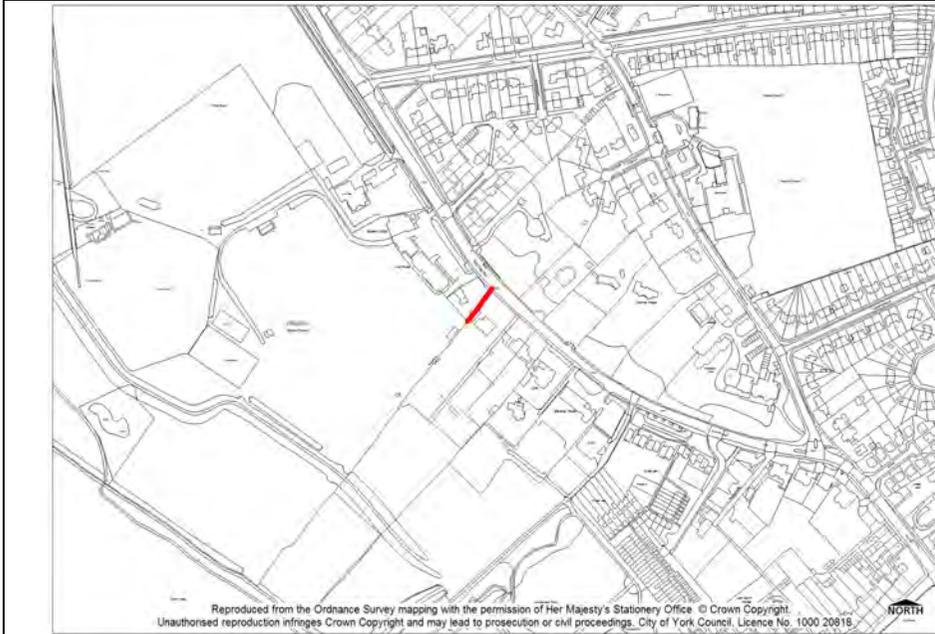
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton Conservation Area No 31 and within 50m of Shipton Rd No 18	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	Within 50m of Grade 2; 23 Shipton Road York YO3 6RE & Grade 2; 25 Shipton Road York YO3 6RE & Grade 2; Former Coach House To No 25 Shipton Road		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 34 Poppleton & Clifton Ings and Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	General City Wide Fixed View with Focal Point of Minster from A1270 over River Ouse	Open Space Typology	City Park - The Homestead & Outdoor Sports Facility - Clifton Park
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Designed landscape Public park
	This is the parkland which is known as the Homestead and was established in 1904 by the Rowntree family. This area has fragmentary legibility of the previous HLC. This has ponds and a pavilion, and formal garden elements. This section of the boundary has no relationship with features shown on the First Edition OS Survey 1852 but does have parity with the next edition between 1888-1914.		This provides physical separation between areas of a different character. Land to the north is characterised by urban land uses (residential/hotel uses) while land to the south and west remains open to the River Ouse and Clifton Long Reach beyond. To the southwest is Homestead Park.	
	Evidence shows that land to the north and west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.			

Section: 3	Boundary: 18	Boundary Name: Rear of Properties off Shipton Road
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the proposed boundary follows recognisable built and natural features in the form of the fenced/hedged boundary along the northern extent of Homestead Park where it abuts rear property boundaries on Shipton Road. The boundary excludes from Green Belt land in use as a service yard to the rear of Beechwood Close Hotel; the boundary follows the hedged extent of hardstanding, continuing northwest along the hedged/walled rear curtilage boundary, then north east along the boundary wall abutting Clifton Park Sports Ground.	This section of the boundary has no relationship with features shown on the First Edition OS Survey 1852 but does have parity with the next edition between 1888-1914. The boundary marks the extent of the urban area (residential development off Shipton Road) where it meets open land (Homestead Park and adjacent pitches). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	rear and side curtilage boundaries	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 3	Boundary: 19	Boundary Name: Between properties on Shipton Road
----------------------	------------------------	---

The boundary then cuts back to Shipton Road along the side boundary of properties 25 and 27 Shipton Road.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6)	<p>Purpose 4 & 2 - Adjacent land to the west/southwest sits is important in preserving the setting and special character of York. Land forms part of the Green Wedge which extends the lngs of Rawcliffe Meadows and Clifton, retaining a broad area of undeveloped land extending up to the Ring Road. It retains open agricultural grassland adjacent to the river Ouse between residential Rawcliffe and York Business Park, providing an open setting to the city. It also affords views of the Minster.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land to the west/southwest is allocated as open space (Clifton Park Sports Pitches)</p>
	Nature Conservation	N/A	
	Green Corridor	Within 50m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 3	Boundary: 19	Boundary Name: Between properties on Shipton Road
----------------------	------------------------	---

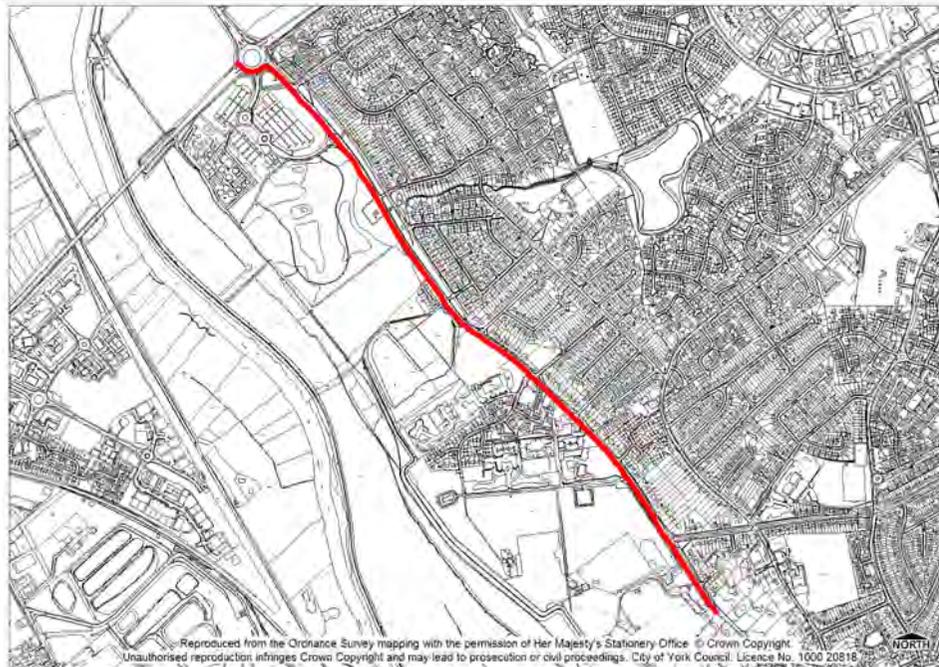
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton (Shipton Rd) Conservation Area No 18 and 31	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Adjacent to Grade 2; Former Coach House To No 25 Shipton Road & Within 50m of Grade 2; 23 Shipton Road York YO3 6RE, Grade 2; 25 Shipton Road York YO3 6RE & Grade 2; Former Coach House To No 25 Shipton Road		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 34 Poppleton & Clifton Ings and Adjacent to Character Area 35 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point of Minster see previous section description	Open Space Typology	Outdoor Sports Facility - Clifton Park
	Urban Historic Landscape Character	Settlement Detached housing	Rural Historic Landscape Character	N/A
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a clear field boundary to it's junction with Shipton Road.		This provides physical separation between areas of a different character; while the Green Belt boundary has been drawn to include 27 Shipton Road and the adjacent York Sports Club, these are considered to be isolated buildings within the wider setting of the sports ground.	
	Evidence shows that land to the west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and to assist in safeguarding the countryside from encroachment.			

Section: 3	Boundary: 19	Boundary Name: Between properties on Shipton Road
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows recognisable built features in the form of the boundary wall between 25 and 27 Shipton Road. 27 Shipton Road is included in Green Belt.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Side curtilage boundary	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 4	Boundary: 1	Boundary Name: Shipton Road
----------------------	-----------------------	---------------------------------------

The boundary moves north along the route of Shipton Road towards the outer ring road at the A19/A1237.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C6) and Extended green wedge (D5)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. It falls within a green wedge which allows an open aspect and important views, provides a physical separation between urban form and builds upon the presence of the strays to form a more pronounced separation. This area offers a corridor of open agricultural and semi-improved grassland between residential Rawcliffe and York Business Park which provides an open setting to the city and affords views of the Minster.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to part of the proposed boundary falls within a district and local green corridor both of which hold a nature conservation function.</p>
	Nature Conservation	Within 250m of SINC Rawcliffe meadows (SE55-10YK)	
	Green Corridor	Adjacent to Local Corridor (12) Ring Rd Corridor & Within 50m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 4	Boundary: 1	Boundary Name: Shipton Road
----------------------	-----------------------	---------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Clifton (Shipton Rd) Conservation Area No 19 and Clifton (No. 32)	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 50m; 25 Shipton Rd and Coach House & Milepost Approx 250m NW Blue Bridge A19; (All Grade 2)		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 34 Poppleton & Clifton Ings
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Panorama and fixed View of the Minster and Urban Fringe	Open Space Typology	Amenity Greenspace - Shipton Road AGS
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	Land to the south west of this boundary has largely remained open as small semi irregular fields defined by straight hedges which maintain fragmentary legibility to historic strip fields. These fields are within the flood plans of the river ouse which have historically been grazed and used to harvest hay as part of the fertile Ings farmland and Lamas field system which has existed for centuries. Within this type of landscape Halls and manor house traditionally provide historical interest. In this area the former Clifton Park hospital was an isolated building in extensive ground. The closure of the hospital has lead to the need to redevelop the previously developed land into a variety of uses but as the redevelopment of an isolated site in the context of an important strategic historical corridor which connects the population of York to its historical activities and the wider countryside as well as allowing important views to the central historic core of York and the Minster. The land needs to maintain a sense of openness in its context and the views it supports. The land here is also in proximity to two conservation areas and a number of Listed buildings.		The boundary abuts a green wedge which brings a sense of the countryside to the populations of the urban area to the north east. This openness is intimate scale in contrast to the wider countryside but the undeveloped open space has a rural feel reaching close to the centre of the city, providing an open aspect. Development to the west of the proposed boundary is detached from the main urban area.	
Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 4	Boundary: 1	Boundary Name: Shipton Road
----------------------	-----------------------	---------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the recognisable feature of Shipton Road.</p>	<p>The boundary marks a clear distinction between the open green wedge and built urban area and follows the historic route of a carriageway dating back to the First Edition OS Survey Plan 1852. Development to the west of Shipton Road is detached from the main urban area and has therefore been included in the green belt. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 4	Boundary: 2	Boundary Name: Outer Ring Road
----------------------	-----------------------	--

The boundary continues east along the route of the A1237 until the A1237/B1363 roundabout.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area preventing Coalescence (G6) and Extended green wedges (D1 and D5) and within 50m of Green Wedges (C1 & C6)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. To the North land is designated as important in preventing coalescence with Skelton and retaining the pattern of villages set within a rural setting. This area of coalescence is sandwiched between green wedges either side which radiate out from the centre of York.</p> <p>Purpose 1- Land has access to 2 or more services.</p> <p>Purpose 3 -The proposed boundary follows a local green corridor (12) .The primary function of the Ring Road Corridor is transport and nature conservation.</p>
	Nature Conservation	N/A	
	Green Corridor	Adj to Local Corridor (12) & Within 50m of District Corridor (09) & Within 250m of District Corridor 24	
	Ancient Wood	N/A	

Section: 4	Boundary: 2	Boundary Name: Outer Ring Road
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 8 Flat Diverse Arable Farmland & Character 9 & 10
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	North of Character Area 14 Clifton Moor
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Panorama View (No 2) of Minster and Urban Fringe from Sutton Bank/ White Horse & Key Long Distance Fixed View (No 3) with Focal Point of York /Minster from Crayke	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement/Industrial Estate		
	The context of this area has changed significantly as a result of post war suburban development at Clifton Moor Industrial and Retail Park. The land to the north provides an important function in maintaining the separation of settlements. It has remained open and these fields are are enclosed farmed land which can trace their origins and legibility back to 1806 - 1807. There is also relict evidence of the airfield which once covered the area in the land to the North ad south of the Road. The area to the south represents the modern planned expansion of York.		To the North of the proposed boundary, the undeveloped area retains the physical separation of Skelton and Clifton, protecting the pattern of villages set within a rural setting. This area is characterised as arable farmland and is still used for agriculture. The area views from the urban extent of York towards its neighbouring villages.	
Evidence shows that land to the north of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas, assist in safeguarding the countryside from encroachment				

Section: 4	Boundary: 2	Boundary Name: Outer Ring Road
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the recognisable feature of the A1237 carriageway which can easily be identified on OS maps and on the ground. The carridgeway is landscaped by trees in place and contains the built urban form to one side in contrast to the open nature of the landscape to the north.</p>	<p>The boundary has been established over a number of years. The road was first constructed in 1986-1987.</p>
	Road Carriageway	
<p>The proposed boundary has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of current built and natural features offers strength and resilience to change.</p>		

Section: 4	Boundary: 3	Boundary Name: Clifton Moor 1
----------------------	-----------------------	---

Boundary follows the eastern edge of Roko sports developments and turns southwards following the rear boundary of Clifton Moor industrial estate (excluding planning permission at Whitehall Grange)



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1) and Extended green wedge (D1) and within 50m of Green Wedge (C1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. The identified Bootham Stray area and its associated green wedge is to the east of the boundary. It retains, reinforces and extends the pattern of the historic green wedges. It is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster.</p> <p>Purpose 1- Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the proposed boundary falls within a district green corridor (9). The primary function of the Bootham Stray Corridor is nature conservation and open space.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor (09) Bootham Stray and Adjacent to Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 4	Boundary: 3	Boundary Name: Clifton Moor 1
----------------------	-----------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	Within 50m of Grade 2 Milepost 100m N Whitehall On B1363		
	Scheduled Monument	Within 250m SMR No.30152 Roman Camp On Clifton Moor 275m NNE Moor Farm & SMR No.30127; Roman Camp On Bootham Stray, 450m NE Moor Farm	Urban Characterisation	Seperated from but to the east of Character Area 14 Clifton Moor
	Historic Park & Garden	N/A		
	Strategic Views	General Fixed View of Minster View from from A1279 North (Roko Roundabout & Bumper Castle	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>The context of this area has changed significantly as a result of post war suburban development at Clifton Moor Industrial estate. The Stray and its associated Green wedge have however maintained their legibility. The fields adjacent to the industrial estate date back to round 1763-1764. In mixed fringe farmland such as this much of the agricultural value is degraded and it is important to protect the few remaining strong and distinct field patterns which are threatened by encroaching development.</p> <p>The Minster is visible across the fields from both the roundabout to the north and bumper castle. Keeping the city within a countryside foreground setting is an important aspect of this. Given the extremely lowlying and flat nature of this landscape it is particularly vulnerable to the visual impacts of development. It is important the the Approach road of the B1363 retains the context of an open approach road where the experience of entering the city of York from a countryside setting is maintained.</p>		<p>The boundary marks the clear contrast between the urbanising development of the Roko development, Clifton Moor Industrial and retail estate with the more open land of Bootham Stray. The Roko development to the North was built as an acceptable use within the Green Belt for sports provision but the flood lighting and caged pitches have had a negative urbanising influence over the area which has resulted in some encroachment. This encroachment is sought to be contained by presenting a defensible limit to the development. Whilst the Bumper Castle Pub, White hall Grange, the golf driving range and the B1363 offer some urbanising influences the context of them is not overly built up and they represent the nature of occasional rural development in this setting. The boundary to the Clifton Moor Industrial Park is the most dominant and urbanising feature in the vicinity and the proposed boundary seeks to contain this. The Stray in general maintains an open feel with recreational opportunities which connect the urban population to the countryside within the ring road.</p>	
	<p>Evidence shows that land to the east and south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>			

Section: 4	Boundary: 3	Boundary Name: Clifton Moor 1
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the alignment of the Wigginton Road roundabout before returning southwards to follow the hedgeline around the boundary of Roko Health Club (Carpark and caged pitches) and continues along a fenced tree and hedge line south to the rear of properties on Clifton Moor Industrial Estate until reaching Clifton Moor Gate (road).</p>	<p>The boundary marks a clear distinction between the open green wedge and the built urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 and the boundary of the existing health club.</p> <p>See Annex 5 for allocation ST37.</p>
	Fence and hedgerow	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 4	Boundary: 4	Boundary Name: Clifton Moor 2
----------------------	-----------------------	---

The boundary continues along the southern boundary of units at Clifton Moor.



Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. City of York Council. Licence No. 1000 20818

Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. City of York Council. Licence No. 1000 20818

Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1) and within 50m of Bootham Stray (A1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. The Bootham Stray and extension area, which retains, reinforces and extends the pattern of the historic green wedges is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster. It has historical importance including long established grazing rights.</p> <p>Purpose 1 -Land has access to 2 or more services.</p> <p>Purpose 3 -Adjacent land to the proposed boundary falls within a district green corridor (9) .The primary function of the Bootham Stray Corridor is nature conservation and open space.</p>
	Nature Conservation	Within 250m of Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK)	
	Green Corridor	Adjacent to District Corridor (09) Bootham Stray	
	Ancient Wood	N/A	

Section: 4	Boundary: 4	Boundary Name: Clifton Moor 2
----------------------	-----------------------	---

Local Openness					
Openness	Historic Context		Openness and Urban Fabric		
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland	
	Listed Buildings	N/A			
	Scheduled Monument	Adjacent to SMR No.30152 Roman Camp On Clifton Moor 275m NNE Moor Farm & Within 50m of) SMR No.30127; Roman Camp On Bootham Stray, 450m NE Moor Farm	Urban Characterisation	Adjacent to Character Area 38 Clifton Moor	
	Historic Park & Garden	N/A			
	Strategic Views	General City Wide Fixed View with Focal Point of Minster from A1279 North (Roko Roundabout)	Open Space Typology	Natural and Semi Natural - Roman Camp	
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure	
	The context of this area has changed significantly as a result of post war suburban development. The land to the south and east of the proposed boundary has remained open and is adjacent to a Roman military training camp (scheduled monument SMR No.30152). The view through the stray from the roko roundabout to the centre of York is recognised as an important one. The Minster is visible, presumably the Roman fortress (Eboracum) would have also been within sight. The fields in this area are thought to be part of the Clifton award and consists of medium sized regular fields defined by straight overgrown hedges. This area has significant legibility back to around 1763-1764.		The boundary offers separation between the urbanising feature of Clifton industrial estate and the undeveloped open space of Bootham Stray which has a rural feel reaching close to the centre of the city, providing an open aspect.		
Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.					

Section: 4	Boundary: 4	Boundary Name: Clifton Moor 2
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the south of Clifton Moor.</p>	<p>The boundary marks a clear distinction between the open green wedge and the built urban area. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Limit of urban area/ fence and hedgerow	
<p>The proposed boundary has been established for a significant period of time as a result of development. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features offers strength and resilience to change.</p>		

Section: 4	Boundary: 5	Boundary Name: Inset to Clifton Moor
----------------------	-----------------------	--

The boundary continues along the southern boundary of units at Clifton Moor.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1) and within 50m of Bootham Stray (A1)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Bootham Stray and extension area, which retains, reinforces and extends the pattern of the historic green wedges is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster. It has historical importance including long established grazing rights.</p> <p>Purpose 1 -Land has access to 2 or more services.</p> <p>Purpose 3 -Adjacent land to the proposed boundary falls within a district green corridor (9) .The primary function of the Bootham Stray Corridor is nature conservation and open space.</p>
	Nature Conservation	Within 250m of Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK)	
	Green Corridor	Adjacent to District Corridor (09) Bootham Stray	
	Ancient Wood	N/A	

Section: 4	Boundary: 5	Boundary Name: Inset to Clifton Moor
----------------------	-----------------------	--

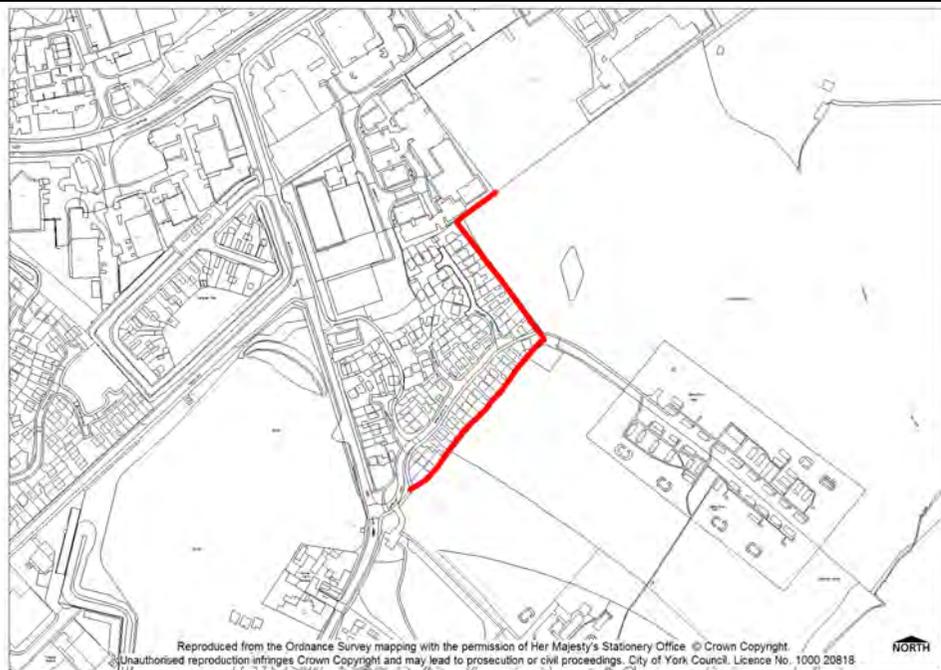
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	Adjacent to SMR No.30152 Roman Camp On Clifton Moor 275m NNE Moor Farm & Within 50m of SMR No.30127; Roman Camp On Bootham Stray, 450m NE Moor Farm	Urban Characterisation	Adjacent to Character Area 38 Clifton Moor
	Historic Park & Garden	N/A		
	Strategic Views	Long Distance Fixed View of York Minster from Crayke	Open Space Typology	N/A
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	N/A
	<p>The land to the south of the proposed boundary has remained open, as it is the sites of a Roman military training camp (scheduled monument - SMR No.30152). The Minster is visible across the fields from the site of the camp, presumably the Roman fortress (Eboracum) would have also been within sight. There is also another Roman Camp and Scheduled monument in close proximity on Bootham Stray. It is important to preserve this site for its historic interest. The fields in this vicinity generally has been eroded and it is important to protect the few remaining distinct field patterns.</p>		<p>The boundary separates the densely urbanising modern development of Clifton Moor Industrial and Retail estate to the north from this fields which links into the wider undeveloped open space of Bootham Stray. While the industrial estate has a very urbanising impact on this land there is still a sense of connection to the wider bootham stray. The agricultural value of the stray has been degraded by the influence of urbanising development and there are many negative human influences in the form of roads, and development. However, these influences do not outweigh the benefit of bringing a sense of open countryside close to the urban population and core of York. The stray itself has a rural feel reaching close to the centre of the city, providing an open aspect.</p>	
	<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>			

Section: 4	Boundary: 5	Boundary Name: Inset to Clifton Moor
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows the rear of established development. While this area is inset from the most continuous line it could follow this is important to do in protecting the openness and the historic character and setting of York.</p>	<p>The boundary marks a clear distinction between the built urban area and open field. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Limit of urban area/ fence and hedgerow	
<p>The proposed boundary has been established for a significant period of time as a result of development. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features offers strength and resilience to change.</p>		

Section: 4	Boundary: 6	Boundary Name: Hornbeam Close/Woodland Chase
----------------------	-----------------------	--

The boundary turns south along rear boundaries of properties on Hornbeam Close, continuing round along boundaries of properties on Woodland Chase.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1) and Stray (Bootham Stray A1)	Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Bootham Stray and its associated Green Wedge retains, reinforces and extends the pattern of the historic green wedges. It is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster. It has historical importance including long established grazing rights.
	Nature Conservation	Adjacent to Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK)	
	Green Corridor	Adjacent to District Corridor (09) Bootham Stray	Purpose 1 - Land has access to 2 or more services. Purpose 3 - Adjacent land to the proposed boundary falls within a district green corridor (9). The primary function of the Bootham Stray Corridor is nature conservation and open space. The boundary is also adjacent to Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK)
	Ancient Wood	N/A	

Section: 4	Boundary: 6	Boundary Name: Hornbeam Close/Woodland Chase
----------------------	-----------------------	--

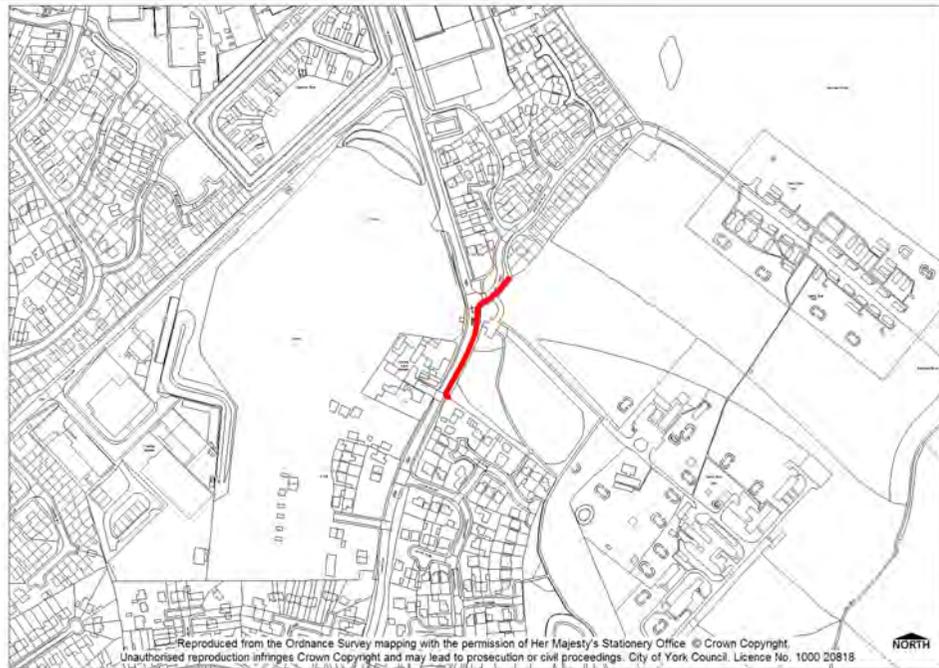
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	Adjacent to SMR No.30152 Roman Camp On Clifton Moor 275m NNE Moor Farm	Urban Characterisation	Adjacent to Character Area 38 Clifton Moor
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Fixed View (No 3) with Focal Point of York /Minster from Crayke	Open Space Typology	Natural and Semi Natural - Roman Camp & Bootham Stray
	Urban Historic Landscape Character	Industrial Estate		
	Rural Historic Landscape Character		Rural Historic Landscape Character	N/A
	Whilst the context of this area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns.		The boundary abuts the undeveloped open space of Bootham Stray and extension area and has a rural feel reaching close to the centre of the city, providing an open aspect.	
	Evidence shows that land to the east and south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.			

Section: 4	Boundary: 6	Boundary Name: Hornbeam Close/Woodland Chase
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential properties on Hornbeam Close and rear, side and front boundaries of property on Woodland Chase.</p>	<p>The boundary marks a clear distinction between the open fields of Bootham Stray and the built urban area . It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 4	Boundary: 7	Boundary Name: Water Lane
----------------------	-----------------------	-------------------------------------

The boundary follows the carriageway of Woodland Chase and south along Water Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1) and Stray (Bootham - A1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Bootham Stray and its associated Green Wedge retains, reinforces and extends the pattern of the historic green wedges. It is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the proposed boundary falls within a district green corridor (9). The primary function of the Bootham Stray Corridor is nature conservation and open space.</p>
	Nature Conservation	Adjacent to Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK)	
	Green Corridor	Adjacent to District Corridor (09) Bootham Stray	
	Ancient Wood	N/A	

Section: 4	Boundary: 7	Boundary Name: Water Lane
----------------------	-----------------------	-------------------------------------

Local Openness					
Openness	Historic Context		Openness and Urban Fabric		
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland	
	Listed Buildings	N/A			
	Scheduled Monument	Within 50m of SMR No.30152 Roman Camp On Clifton Moor 275m NNE Moor Farm & Within 250m of SMR No.30127; Roman Camp On Bootham Stray, 450m NE Moor Farm	Urban Characterisation	Adjacent to Character Area 38 Clifton Moor	
	Historic Park & Garden	N/A			
	Strategic Views	Key Long Distance Panorama View (No 2) with Focal Point of Minster and Urban Fringe from Sutton Bank/ White Horse	Open Space Typology	Natural and Semi Natural - Roman Camp & Bootham Stray & Clifton Backies	
	Urban Historic Landscape Character	Settlement/Industrial Estate	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure	
	Whilst the context of this area has changed significantly as a result of post war suburban development, Water Lane is recognisable as a feature on the First Edition OS Survey Plan 1852. This is probably part of the Clifton award and consists of medium sized regular fields defined by straight overgrown hedges. The Land to the south has significant legibility and appears to be part of the Clifton award which dates it around 1763-1764		The boundary abuts a green wedge. This undeveloped open space has a rural feel reaching close to the centre of the city, providing an open aspect.		
Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.					

Section: 4	Boundary: 7	Boundary Name: Water Lane
----------------------	-----------------------	-------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the recognisable feature of Woodland Chase and Water Lane.</p>	<p>The boundary marks a clear distinction between the open green wedge and built urban area and in the case of the Water Lane, follows the historic route of a carriageway dating back to the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 4	Boundary: 8	Boundary Name: Tatton Close/ Herdwick Close/ Headley Close/Minchin Close/Blatchford Court
----------------------	-----------------------	---

Turning south east the boundary follows the side and rear boundaries of properties on Tatton Close, and continues along the carriageway of Tatton Close itself and the side of garages, and carriageways, side and rear boundaries of properties.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Bootham Stray and extension area, which retains, reinforces and extends the pattern of the historic green wedges is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the proposed boundary falls within a district green corridor (9). The primary function of the Bootham Stray Corridor is nature conservation and open space. The boundary is also adjacent to Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK)</p>
	Nature Conservation	Adjacent to Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK)	
	Green Corridor	Within 50m of District Corridor (09) Bootham Stray & Within 50m of Local Corridor (17) Kingsway North	
	Ancient Wood	N/A	

Section: 4	Boundary: 8	Boundary Name: Tatton Close/ Herdwick Close/ Headley Close/Minchin Close/Blatchford Court
----------------------	-----------------------	---

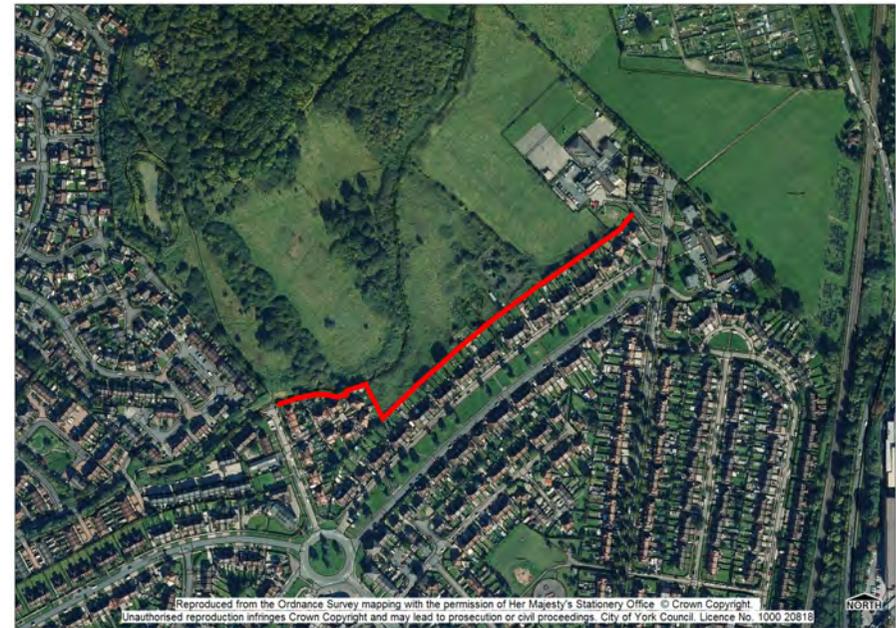
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 38 Clifton Moor
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified Panorama View with Focal Point of Minster and Urban Fringe see previous section description	Open Space Typology	Natural and Semi Natural - Clifton Backies
	Urban Historic Landscape Character	Settlement Planned estate		
	The context of this area has changed significantly as a result of post war suburban development. Whilst the land adjacent to the proposed boundary has remained open, this section of the boundary itself does not follow historic features. This is probably part of the Clifton award and consists of medium sized regular fields defined by straight overgrown hedges. This area has significant legibility and appears to be part of the Clifton award which dates it around 1763-1764		The boundary abuts a green wedge (to the east). This undeveloped open space has a rural feel reaching close to the centre of the city, providing an open aspect. The the west is established residential development.	
Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 4	Boundary: 8	Boundary Name: Tatton Close/ Herdwick Close/ Headley Close/Minchin Close/Blatchford Court
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the recognisable feature of carriageways and rear and side boundaries of properties of Tatton Close, Herdwick Close, Headley Close, Minchin Close and Blatchford Court. It continues to follow a short section of the cycle path until it meets Sutton Way. These are easily distinguishable on OS maps and on the ground.</p>	<p>The boundary marks a clear distinction between the open green wedge and built urban area. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road carriageways/Rear property boundaries/ Cycle Path	
<p>The proposed boundary has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features offers strength and resilience to change.</p>		

Section: 4	Boundary: 9	Boundary Name: Sutton Way/ Little Avenue/ Burton Green
----------------------	-----------------------	--

The boundary follows along to the rear of properties at Sutton Way, Little Avenue and Burton Green.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Bootham Stray is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster. It has historical importance including long established grazing rights.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the north of the proposed boundary is not designated as open space. It is close proximity to district and local green corridors.</p>
	Nature Conservation	Western boundary is adjacent to Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK); remainder is within 250m of the same.	
	Green Corridor	Within 50m of District Corridor (09) Bootham Stray & Within 250m of Local Corridor (17) Kingsway North	
	Ancient Wood	N/A	

Section: 4	Boundary: 9	Boundary Name: Sutton Way/ Little Avenue/ Burton Green
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 37 Clifton Residential and Adjacent to Character Area 39 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point and Panorama of Minster and Urban Fringe see next section description	Open Space Typology	Natural and Semi Natural - Clifton Backies
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	The context of this area has changed significantly as a result of post war suburban development. Whilst the land adjacent to the proposed boundary has remained open, this section of the boundary itself does not follow historic features. This is probably part of the Clifton ward and consists of medium sized regular fields defined by straight overgrown hedges. This area has significant legibility and appears to be part of the Clifton award which dates it around 1763-1764		The boundary abuts a green wedge. This undeveloped open space has a rural feel reaching close to the centre of the city, providing an open aspect.	
Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 4	Boundary: 9	Boundary Name: Sutton Way/ Little Avenue/ Burton Green
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential properties on Sutton Way, Little Avenue and Burton Green.</p>	<p>The boundary marks a clear distinction between the open fields to the north and the built urban area . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 4	Boundary: 10	Boundary Name: Burton Green School
----------------------	------------------------	--

The boundary follows the perimeter of Burton Green School.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Bootham Stray is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster. It has historical importance including long established grazing rights.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the proposed boundary falls within a district green corridor (9) .The primary function of the Bootham Stray Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	Within 250m of Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK)	
	Green Corridor	Within 50m of District Corridor (09) Bootham Stray & Within 50m of Local Corridor (17) Kingsway North	
	Ancient Wood	N/A	

Section: 4	Boundary: 10	Boundary Name: Burton Green School
----------------------	------------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 39 Clifton
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Panorama View (No 2) with Focal Point of Minster and Urban Fringe from Sutton Bank/White Horse as well as from Crayke. Also General Fixed View of Minster from A1279 North (Roko Roundabout) and Bumper Castle	Open Space Typology	Natural and Semi Natural - Bootham Stray & Clifton Backies
	Urban Historic Landscape Character	Settlement Planned estate		
	<p>Whilst the context of this area has changed significantly as a result of post war suburban development, the boundary, in part, is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. This is probably part of the Clifton award and consists of medium sized regular fields defined by straight overgrown hedges. This area has significant legibility and appears to be part of the Clifton award which dates it around 1763-1764.</p>		<p>The boundary abuts the undeveloped open space of the extension to Bootham Stray green wedge and has a rural feel reaching close to the centre of the city, providing an open aspect. The strong boundary to the school continues around the playing fields and as such there is a strong relationship between the playing fields and the school buildings.</p>	
<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 4	Boundary: 10	Boundary Name: Burton Green School
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the proposed boundary follows a fenced line and hedgerows around the boundary of Burton Green School.	The boundary marks a clear distinction between the open fields of Bootham Stray and the built urban area . It reflects, in part, historic field boundaries dating back to the First Edition OS Survey Plan 1852 The school's playing fields have a strong boundary and as such have a strong relationship with the school buildings and area therefore excluded from the green belt. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	Fence line and hedgerows	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 4	Boundary: 11	Boundary Name: Saint Joseph's Court/ Burton Stone Lane/ Rowntree Avenue
----------------------	------------------------	---

The boundary continues south east along the rear boundaries of properties on Saint Joseph's Court, the blocks of flats on Burton Stone Lane and Rowntree Avenue.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1) and within 50m of Bootham Stray (A1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Bootham Stray is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster. It has historical importance including long established grazing rights.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the proposed boundary falls within a district green corridor (9). The primary function of the Bootham Stray Corridor is nature conservation and open space.</p>
	Nature Conservation	Within 250m of Local Nature Reserve and SINC Site Clifton Backies (SE55-09YK)	
	Green Corridor	Adjacent to District Corridor (09) Bootham Stray & Within 50m of Local Corridor (17) Kingsway North	
	Ancient Wood	N/A	

Section: 4	Boundary: 11	Boundary Name: Saint Joseph's Court/ Burton Stone Lane/ Rowntree Avenue
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 39 Clifton council
	Historic Park & Garden	N/A		
	Strategic Views	General City Wide Fixed View with Focal Point of Minster View from Bumper Castle	Open Space Typology	Natural and Semi Natural - Bootham Stray & Outdoor Sports Facility - Burdyke County Infants School
	Urban Historic Landscape Character	N/A Urban Context has changed since surveyed	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>Whilst the context of this area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. The area to the north east as well as being part of Bootham stray is thought to have been part of the Clifton award and consists of medium sized regular fields defined by straight overgrown hedges. This area has significant legibility dating to around 1763-1764</p>		<p>The boundary follows the rear boundary of properties which back onto the open land of Bootham Stay and therefore identifies the clear division between rural urban contexts. Whilst the residential development does have an urbanising influence the area is clearly used for recreational access by the nearby populations with playing pitches and access to allotments within the open Green Wedge. While these recreational activities link to the urban population the facilities themselves are not urbanising in nature and the allotments are separated from the main development line to appear isolated within the wider stay context. Whilst the railway cuts across this land and is an urbanising feature is is also densely bordered by established trees. This undeveloped open area to the North is in stark contrast to the urbanising devleopment to the south.</p>	
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 4	Boundary: 11	Boundary Name: Saint Joseph's Court/ Burton Stone Lane/ Rowntree Avenue
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the proposed boundary follows a fenced line and hedgerows to the rear of property boundaries and contains the urban area of York. It is easily recognisable both on OS maps and on the ground.	The boundary reflects, in part, historic field boundaries dating back to the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear property boundaries		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 4	Boundary: 12	Boundary Name: Railway Line
----------------------	------------------------	---------------------------------------

The boundary crosses over the rail line turning north east along the edge of the mature tree planting until it meets Wigginton Road.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1) and Bootham Stray (A1)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Bootham Stray is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster. It has historical importance including long established grazing rights.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the proposed boundary falls within a district green corridor (9). The primary function of the Bootham Stray Corridor is nature conservation and open space.</p>
	Nature Conservation	Outdoor Sports Provision	
	Green Corridor	Adjacent to District Corridor (09) Bootham Stray and Adjacent to Local Corridor (17) Kingsway North	
	Ancient Wood	N/A	

Section: 4	Boundary: 12	Boundary Name: Railway Line
----------------------	------------------------	---------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 39 Clifton council
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from Brandsby	Open Space Typology	Natural and Semi Natural - Bootham Stray
	Urban Historic Landscape Character	Industrial Food Processing	Rural Historic Landscape Character	Unenclosed Land Greens
	<p>The land to the north of the proposed boundary has remained generally free from built development as part of the historical Bootham Stray and Green Wedge which connects the people of York with the countryside and is an important feature of the city. Bootham stray is an unenclosed greens and this area has complete legibility and consists of a fairly extensive area covered in what appears to be rough grassland. There is an argument to include land to the south of the proposed boundary within the Green belt as it is heavily tree lined and acts to seperate an area of residential character from the industrial character of the factory. However, the strip is too narrow and already urbanised by the railway which already provides the function of separation. open open, this section of the boundary itself does not follow historic features. This is</p>		<p>The boundary links features which represent the division between the urbanising development of the rowntree factory and the wider open Green Wedge of Bootham Stray to the North. Whilst the railway cuts across this land and is an urbanising feature is is also densely bordered to the south by established trees. This undeveloped open area to the North is in stark contrast to the urbanising devleopment to the south.</p>	
<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 4	Boundary: 12	Boundary Name: Railway Line
----------------------	------------------------	---------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the edge of mature tree planting.</p>	<p>The boundary follows the recognisable line of tree planting to join up the built up areas either side of the railway line.</p> <p>All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Tree planting	
This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses.		



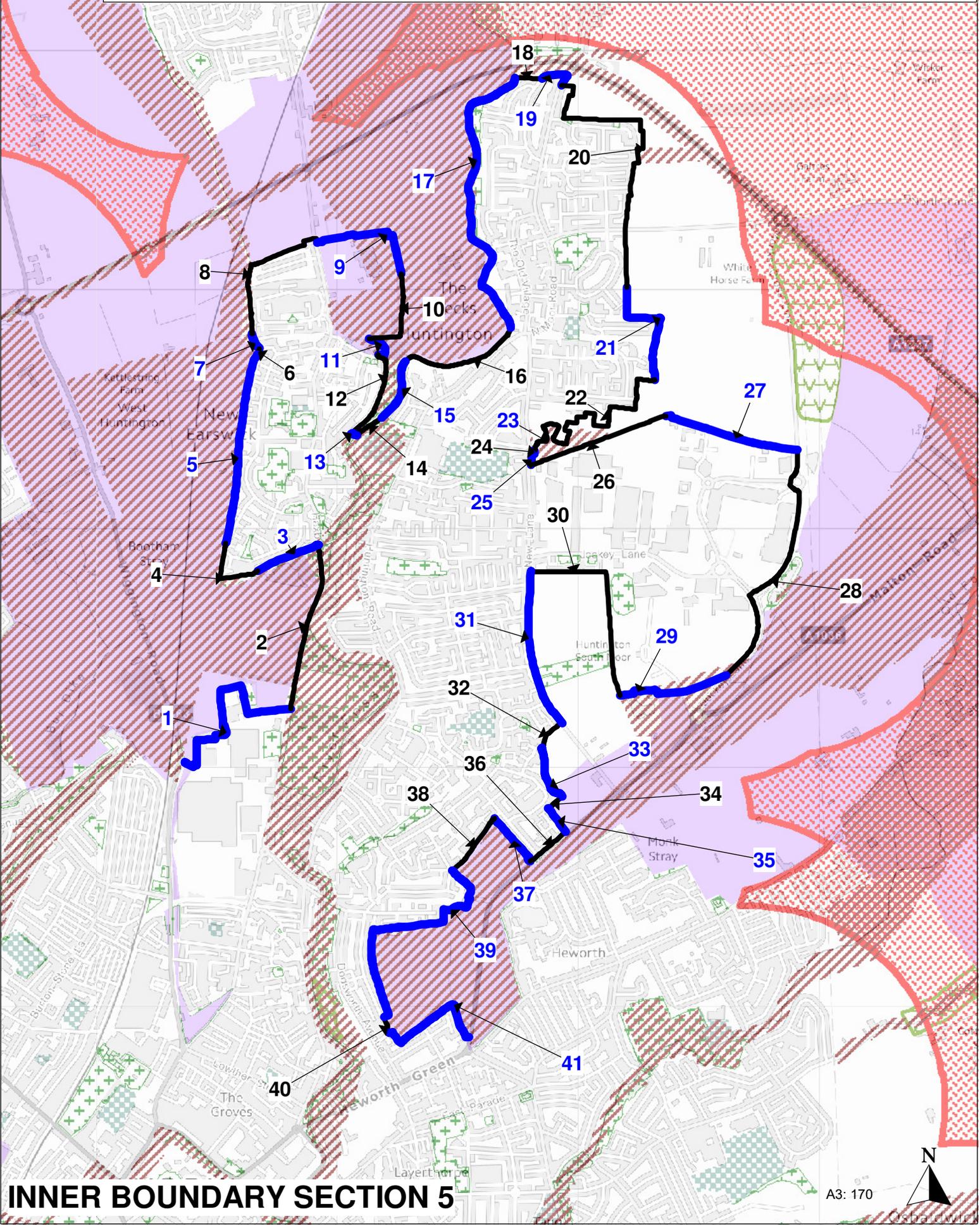
Areas without access to 2 or more services - Areas preventing Sprawl



Areas of open space and nature conservation Value - Protecting the countryside



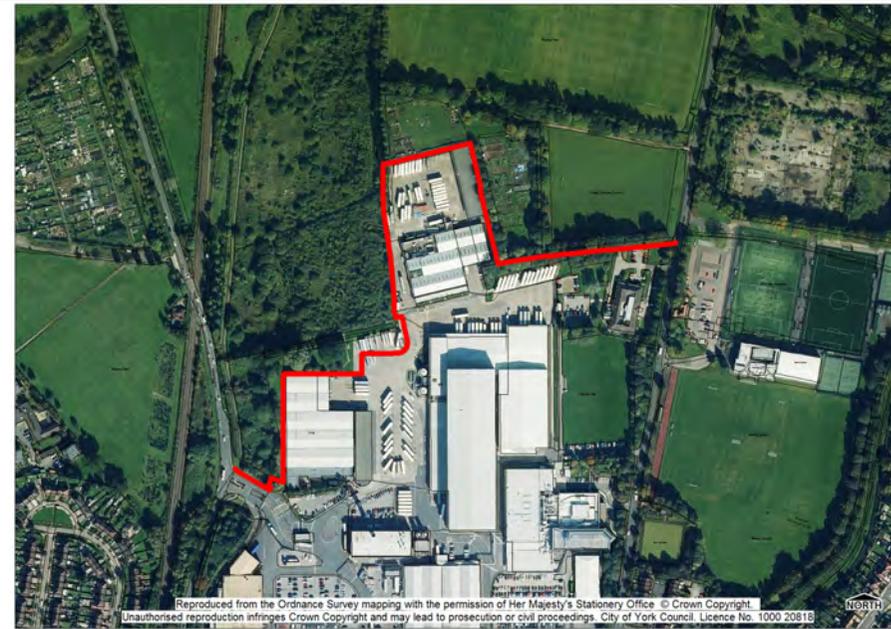
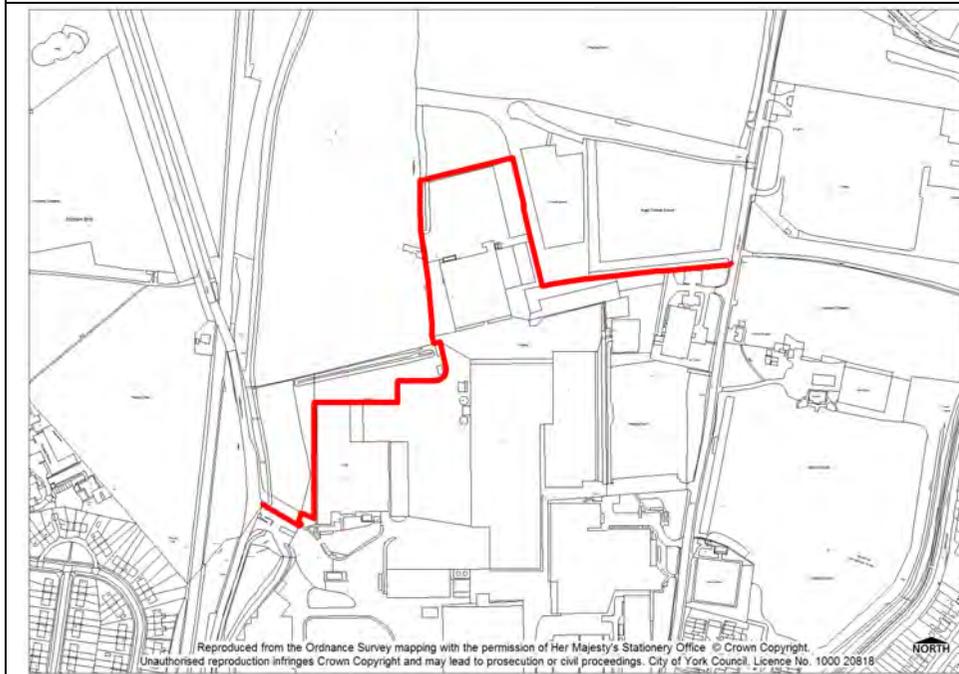
Areas protecting Special Character and Setting (including coalescence)



INNER BOUNDARY SECTION 5

Section: 5	Boundary: 1	Boundary Name: Nestle Factory
----------------------	-----------------------	---

The boundary surrounds the Nestle Factory buildings until Haxby Road.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Bootham Stray (A1) within 50m of Green Wedge (C1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. The ancient Strays and Ings (the City's "green wedges") extend from the open countryside into the heart of the main urban area and have provided and will continue to provide , spatial constraints for development. They are a significant part of the City's landscape and setting, and penetrate into the heart of the urban area, breaking up the city's built form. Bootham Stray, has historical importance including long established grazing rights; it is managed for open space in perpetuity.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space (natural and semi-natural greenspace). Land to the north and adjacent to Haxby Road is allocated as allotments and Outdoor Sports facilities associated with the Nestle Works; this also forms part of a Regional level Green Corridor.</p>
	Nature Conservation/ Openspace	Natural and semi-natural greenspace, Allotments and Outdoor Sports	
	Green Corridor	Adjacent to District Corridor (09) & Within 250m of Local Corridor (17)	
	Ancient Wood	N/A	

Section: 5	Boundary: 1	Boundary Name: Nestle Factory
----------------------	-----------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 39 Clifton council and Adjacent to Character Area 44 Chocolate Factory
	Historic Park & Garden	N/A	Open Space Typology	Natural and Semi Natural - Bootham Stray
	Strategic Views	Adjacent to Identified Views with Focal of the Minster		
	Urban Historic Landscape Character	Industrial Food Processing	Rural Historic Landscape Character	Unenclosed land Greens
	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852. The complex of buildings which together make up the Nestle site is a notable feature on one of York's main arterial routes, Haxby Road. The factory buildings to the south of the site, including some of the oldest and most prominent, have been vacated and conversion to residential use is underway. This is Bootham stray which forms one of the unenclosed greens which runs into York. This area has complete legibility and consists of a fairly extensive area covered in what appears to be rough grassland		The boundary runs adjacent to the Nestle Works to the south and Haxby Road to the east.	
Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 1	Boundary Name: Nestle Factory
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable built and natural features, along the southern extent of the access road to the Nestle site, including the road itself within Green Belt; the boundary crosses the road then continues around the fenced northern periphery of the Nestle Works until it's junction with Haxby Road.</p>	<p>The Nestle Works is a long established feature in this part of York. The Factory buildings originate from the establishment of the site in 1890; by 1979 the Rowntree site had grown to 149 acres, of which 71 acres were occupied by factory buildings and car parks, 55 acres were agricultural land, and 23 acres were sports fields. The current northern site boundary includes within the developed site land formerly in use as sports pitches associated with the factory. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road / tree and fence line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 2	Boundary Name: Haxby Road
----------------------	-----------------------	-------------------------------------

The boundary begins with Haxby Road and goes north until the crossroads at Link Road.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1) and Bootham Stray (A1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. The City's "green wedges" extend from the open countryside into the heart of the main urban area and have provided and will continue to provide, spatial constraints for development. They are a significant part of the City's landscape and setting, and penetrate into the heart of the urban area, breaking up the city's built form.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space (natural and semi-natural greenspace). Land is allocated as allotments and Outdoor Sports facilities (playing fields and pitches) associated with the Nestle Works; this also forms part of a Regional level Green Corridor.</p>
	Nature Conservation/ Openspace	Natural and semi-natural greenspace, Allotments and Outdoor Sports	
	Green Corridor	Adjacent to Regional Corridor (3) & Within 50m of District Corridor (09) Bootham Stray & Within 250m of Local Corridor (17)	
	Ancient Wood	N/A	

Section: 5	Boundary: 2	Boundary Name: Haxby Road
----------------------	-----------------------	-------------------------------------

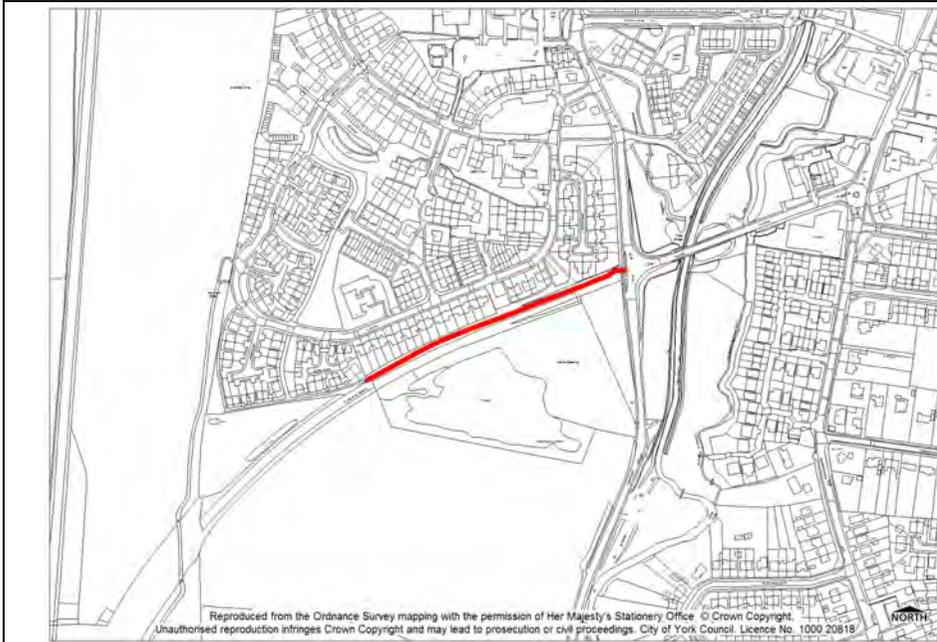
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 44 Chocolate Factory
	Historic Park & Garden	N/A		
	Strategic Views	General City Wide Fixed View with Focal Point of Minster from A1279 North & General Long Distance Fixed View with Focal Point from Skewsby	Open Space Typology	Natural and Semi Natural - Bootham Stray & Outdoor Sports Facility - Rugby Ground, West of Haxby Road
	Urban Historic Landscape Character	Industrial Food Processing	Rural Historic Landscape Character	Woodland and strip fields / Bootham Stray
	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852. Haxby Road is a historic route linking York with the village of Haxby. The area to the west is an area of modern plantation which consists of broad-leaved species defined externally by regular ditches and has fragmentary legibility of the previous HLC which was possible strip fields. The area to the south is the former Nestle Factory.		Land to the east of Haxby Road was formerly developed (Vickers Factory), and is allocated in the Local Plan (HC2) for the relocation of services previously provided at Bootham Hospital; as such, it can be characterised as 'built-up'. Land to the west, while in part in use as sports fields, is predominately open.	
Evidence shows that land to the west of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 2	Boundary Name: Haxby Road
----------------------	-----------------------	-------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable built and natural features along the route of Haxby Road, excluding the road itself from Green Belt.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852. Haxby Road is a historic route linking York with the village of Haxby. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carridgeway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 3	Boundary Name: Rear of Alder Way South
----------------------	-----------------------	--

The boundary heads west to the rear of properties at Alder Way.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. The City's "green wedges" extend from the open countryside into the heart of the main urban area and have provided and will continue to provide, spatial constraints for development. They are a significant part of the City's landscape and setting, and penetrate into the heart of the urban area, breaking up the city's built form.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space (natural and semi-natural greenspace); this also forms part of a Regional level Green Corridor.</p>
	Nature Conservation/ Openspace	natural and semi-natural greenspace)	
	Green Corridor	Adjacent to Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 3	Boundary Name: Rear of Alder Way South
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	West of Character Area 20 Chocolate Factory
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point of the Minster previous section description & Adjacent to Identified View with Focal Point see next section description	Open Space Typology	Outdoor Sports Facility - Rugby Ground, West of Haxby Road
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed Land Strip Fields with Broad leaf plantatation and Bootham Stray
	The boundary follows an established path to the rear of properties on Alder Way. The path follows the route of the fomer York-Beverley railway line,		The boundary follows an established path to the rear of properties on Alder Way.	
Evidence shows that land to the south of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 3	Boundary Name: Rear of Alder Way South
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the boundary follows recognisable built and natural features along an established path to the rear of properties on Alder Way. The path follows the route of the former York-Beverley railway line.	The boundary follows an established path to the rear of properties on Alder Way. The path follows the route of the former York-Beverley railway line. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties with path or openland		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 5	Boundary: 4	Boundary Name: Rear of Alder Way West
----------------------	-----------------------	---

The boundary follows the rear of the properties to the south west of Alder Way.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Bootham Stray has historical importance, including long established grazing rights. It provides an open approach to the City from B1363 and Scarborough railway line, providing views of the City within rural surroundings. It is situated next to the New Earswick Conservation Area, the setting of which is enhanced by the setting of the Stray. The City's "green wedges" extend from the open countryside into the heart of the main urban area as a significant part of the City's landscape and setting, breaking up the city's built form and acting as a constraints for development.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3- Adjacent land is natural and semi-natural greenspace and designated SINC (2012).</p>
	Nature Conservation	Within 50m of SINC site New Earswick Meadow (SE65-06YK) & natural and semi-natural greenspace	
	Green Corridor	Adjacent to Regional Corridor (3) & Within 250m of District Corridor (09) Bootham Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 4	Boundary Name: Rear of Alder Way West
----------------------	-----------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	South of Character Area 22 New Earswick
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from Skewsby	Open Space Typology	Natural and Semi Natural - Link Road Nature Reserve
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Woodland Broad-leaved plantation and Bootham Stray
	Adjacent land to the west forms part of Bootham Stray. Bootham Stray has historic importance as undeveloped space with a rural feel, reaching close to the centre of the City. The City's strays and ings reinforce the existing patterns of development and retain this special pattern for the future. This is an area of modern plantation which consists of broad-leaved species defined externally by regular ditches. This area has fragmentary legibility of the previous HLC which was possible strip fields		The boundary follows an established path to the rear of properties on Alder Way; this provides physical separation between areas of a different character.	
Evidence shows that land to the west of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 4	Boundary Name: Rear of Alder Way West
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the boundary follows recognisable built and natural features along an established path to the rear of properties on Alder Way.	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham Stray. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	rear boundary of properties with path or openland	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 5	Boundary: 5	Boundary Name: Rear of properties from Alder Way to Rowan Avenue
----------------------	-----------------------	--

The boundary carries on towards north from the rear of properties at Alder Way until the approach to Rowan Avenue.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Bootham Stray (A1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Bootham Stray has historical importance, including long established grazing rights. It provides an open approach to the City from B1363 and Scarborough railway line, providing views of the City within rural surroundings. It is situated next to the New Earswick Conservation Area, the setting of which is enhanced by the setting of the Stray. The City's "green wedges" extend from the open countryside into the heart of the main urban area as a significant part of the City's landscape and setting, breaking up the city's built form and acting as a constraints for development.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the west is allocated as open space (natural and semi-natural greenspace), including outdoor sports provision (New Earswick Sports Club).</p>
	Nature Conservation	Adjacent to SINC Site New Earswick Meadow (SE65-06YK) & natural and semi-natural greenspace	
	Green Corridor	Adjacent to District Corridor (09) Bootham Stray & Within 50m of Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 5	Boundary Name: Rear of properties from Alder Way to Rowan Avenue
----------------------	-----------------------	--

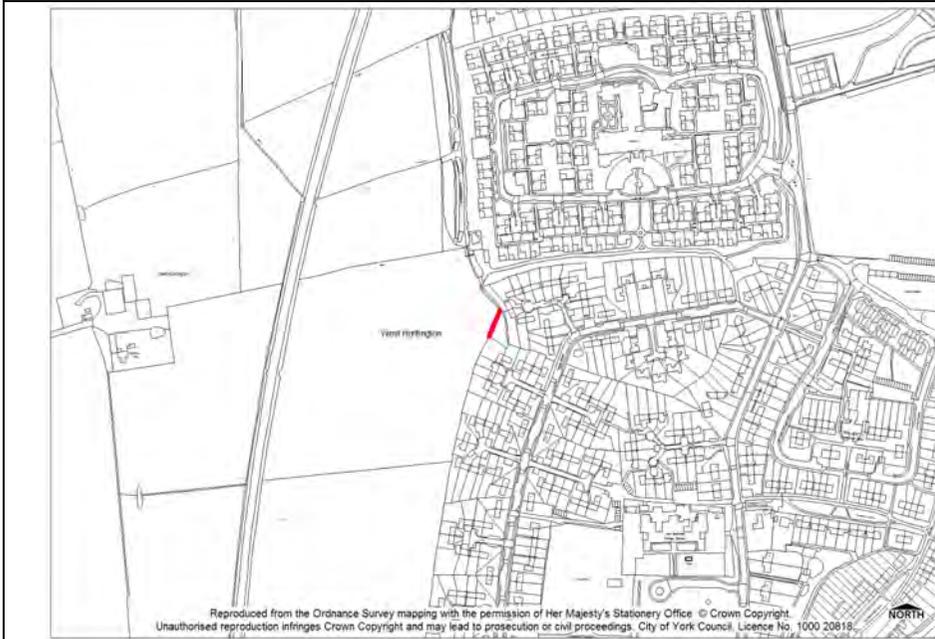
Local Openness					
Openness	Historic Context		Openness and Urban Fabric		
	Conservation Area	and 250m of New Eatswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland	
	Listed Buildings	N/A	Urban Characterisation		
	Scheduled Monument	N/A			
	Historic Park & Garden	N/A			
	Strategic Views	Adjacent to Identified View with Focal Point see previous section description	Open Space Typology	Natural and Semi Natural - Bootham Stray & Link Road Nature Reserve	
	Urban Historic Landscape Character	Settlement Planned estate to east	Rural Historic Landscape Character	Unenclosed Land Greens Enclosed land Strip fields and Bootham Stray	
	Adjacent land to the west forms part of Bootham Stray. Bootham Stray has historic importance as undeveloped space with a rural feel, reaching close to the centre of the City. The City's strays and ings reinforce the existing patterns of development and retain this special pattern for the future. New Earswick village to the east of the boundary line is a designated Conservation area; the village was established as a garden village to provide clean, well designed housing for families working for the Rowntree company and is the first community in which the ideals of the Garden Cities movement were tried out. The boundary between the western limit of the village and agricultural land (Bootham Stray) may be medieval in date.		The boundary follows an established tree/hedge line to the rear of properties on White Rose Avenue/Rowan Avenue (and the Groves leading off it); this provides physical separation between areas of a different character.		
Evidence shows that land to the west of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.					

Section: 5	Boundary: 5	Boundary Name: Rear of properties from Alder Way to Rowan Avenue
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable built and natural features along an established tree/hedge line to the rear of properties on White Rose Avenue/Rowan Avenue; this provides physical separation between areas of a different character.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham Stray. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 6	Boundary Name: Boundary West of Rowan Avenue
----------------------	-----------------------	--

The boundary extends to further rear of properties, west of Rowan Avenue.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Bootham Stray (A1)	<p>Purpose 4 & 2 - Adjacent land is as important in preserving the setting and special character of York. The City's "green wedges" extend from the open countryside into the heart of the main urban area and have provided and will continue to provide , spatial constraints for development. They are a significant part of the City's landscape and setting, and penetrate into the heart of the urban area, breaking up the city's built form. It is situated next to the New Earswick Conservation Area, the setting of which is enhanced by the setting of the Stray.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the west forms part of a District level Green Corridor.</p>
	Nature Conservation	Within 250m of SINC New Earswick Meadow (SE65-06YK)	
	Green Corridor	Within 50m of District Corridor (09) Bootham Stray & Within 50m of Local Corridor (21) Wigginton Corridor	
	Ancient Wood	N/A	

Section: 5	Boundary: 6	Boundary Name: Boundary West of Rowan Avenue
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A	Urban Characterisation	Adjacent to Character Area 46 New Earswick
	Scheduled Monument	N/A	Open Space Typology	Natural and Semi Natural - Bootham Stray & Outdoor Sports Facility - New Earswick Sports Club
	Historic Park & Garden	N/A	Rural Historic Landscape Character	Unenclosed Land Greens and Bootham Stray to West
	Strategic Views	N/A	<p>The boundary follows an established tree/hedge line to the rear of properties on Rowan Avenue/Rowan Place; this provides physical separation between areas of a different character.</p>	
	Urban Historic Landscape Character	Settlement Planned estate to east		
	<p>Adjacent land to the west forms part of a Green Wedge extending Bootham Stray to the north. Bootham Stray has historic importance as undeveloped space with a rural feel, reaching close to the centre of the City. The City's strays and ings reinforce the existing patterns of development and retain this special pattern for the future. New Earswick village to the east of the boundary line is a designated Conservation area; the village was established as a garden village to provide clean, well designed housing for families working for the Rowntree company and is the first community in which the ideals of the Garden Cities movement were tried out. The boundary between the western limit of the village and agricultural land (Bootham Stray) may be medieval in date.</p>			
<p>Evidence shows that land to the west of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 5	Boundary: 6	Boundary Name: Boundary West of Rowan Avenue
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows an established tree/hedge line to the rear of properties on Rose Tree Grove; this provides physical separation between areas of a different character.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham Stray. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 7	Boundary Name: Boundary West of Rowan Place
----------------------	-----------------------	---



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. The City's "green wedges" extend from the open countryside into the heart of the main urban area and have provided and will continue to provide, spatial constraints for development. They are a significant part of the City's landscape and setting, and penetrate into the heart of the urban area, breaking up the city's built form. It is situated next to the New Earswick Conservation Area, the setting of which is enhanced by the setting of the Stray.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the west forms part of a District level Green Corridor.</p>
	Nature Conservation	N/A	
	Green Corridor	Within 50m of District Corridor (09) Bootham Stray & Within 50m of Local Corridor (21) Wigginton Corridor	
	Ancient Wood	N/A	

Openness	Local Openness
-----------------	-----------------------

Section: 5	Boundary: 7	Boundary Name: Boundary West of Rowan Place
----------------------	-----------------------	---

Historic Context		Openness and Urban Fabric	
Conservation Area	Adjacent New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 46 New Earswick
Historic Park & Garden	N/A		
Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure & Bootham Stray
<p>Adjacent land to the west forms part of a Green Wedge extending Bootham Stray to the north. Bootham Stray has historic importance as undeveloped space with a rural feel, reaching close to the centre of the City. The City's strays and ings reinforce the existing patterns of development and retain this special pattern for the future. New Earswick village to the east of the boundary line is a designated Conservation Area; the village was established as a garden village to provide clean, well designed housing for families working for the Rowntree company and is the first community in which the ideals of the Garden Cities movement were tried out. The boundary between the western limit of the village and agricultural land (Bootham Stray) may be medieval in date.</p>		<p>The boundary follows an established tree/hedge line to the rear of properties on Rowan Place; this provides physical separation between areas of a different character.</p>	
<p>Evidence shows that land to the west of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>			

Section: 5	Boundary: 7	Boundary Name: Boundary West of Rowan Place
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the boundary follows recognisable built and natural features along an established tree/hedge line to the rear of properties on Rowan Place; this provides physical separation between areas of a different character.	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham Stray. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	rear boundary of properties with path or openland	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 5	Boundary: 8	Boundary Name: Rear of Lumcombe Way and Park Avenue New Earswick
----------------------	-----------------------	--

The boundary follows the rear of properties of Lumcombe Way and Park Avenue, New Earswick.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green Wedge (C1) (west) and adjacent to Area Preventing Coalescence (G1) (north)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. The City's "green wedges" extend from the open countryside into the heart of the main urban area and have provided and will continue to provide, spatial constraints for development. They are a significant part of the City's landscape and setting, and penetrate into the heart of the urban area, breaking up the city's built form. Land to the north of the boundary forms part of an area preventing coalescence, to retain the individual identity of settlements and retain the historic pattern of villages set within a rural setting.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the west forms part of a District level Green Corridor.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Local Corridor (21) Wigginton Corridor & Within 50m of District Corridor (09) Bootham Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 8	Boundary Name: Rear of Lumcombe Way and Park Avenue New Earswick
----------------------	-----------------------	--

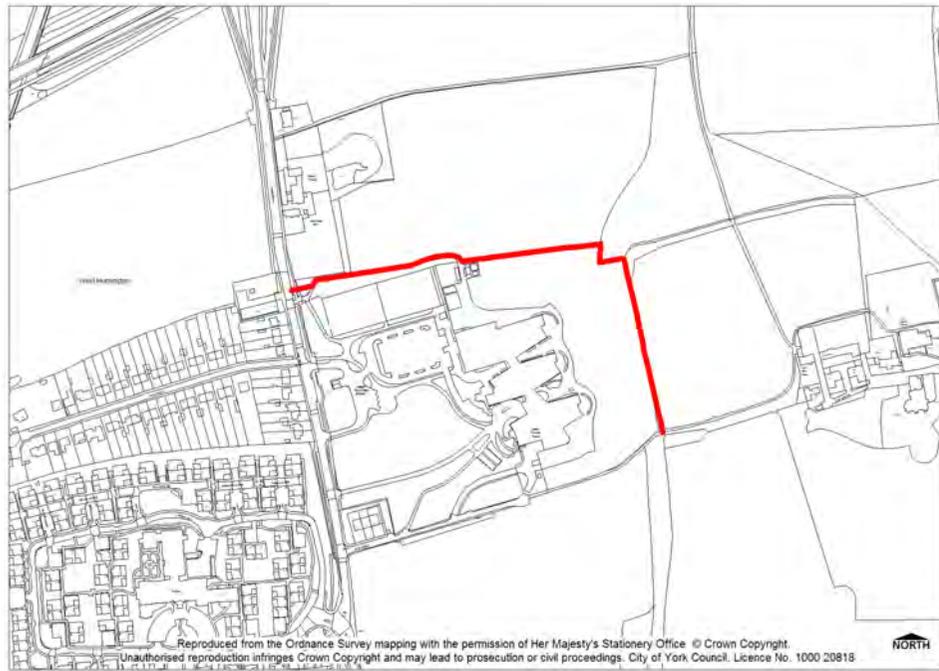
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 46 New Earswick
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure and Bootham Stray
	Adjacent land to the west forms part of a Green Wedge extending Bootham Stray to the north. Bootham Stray has historic importance as undeveloped space with a rural feel, reaching close to the centre of the City. The City's strays and ings reinforce the existing patterns of development and retain this special pattern for the future. This northern section of New Earswick includes Hatrigg Oaks retirement village and some pre-war housing not under the concern of the Joseph Rowntree Housing Trust; this area does not form part of the Conservation Area.		The boundary follows an established tree/hedge line to the rear of properties on Lucombe Way/Darbie Close and Park Avenue; this provides physical separation between areas of a different character.	
Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 8	Boundary Name: Rear of Lumcombe Way and Park Avenue New Earswick
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the boundary follows recognisable built and natural features along an established tree/hedge/fence line to the rear of properties on Lucombe Way/Darbie Close/Park Avenue until the junction with Haxby Road; this provides physical separation between areas of a different character.	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham Stray, and an established historic field boundary to the north. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	rear boundary of properties	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
----------------------	-----------------------	---

The boundary surrounds the Joseph Rowntree School until the end boundary of the playing fields.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area Preventing Coalescence (G1) and Within 50m of Green Wedge (C1)	<p>Purpose 4 & 2 - The Joseph Rowntree School site and adjacent land to the north and east is important in preserving the setting and special character of York; land forms part of an area preventing coalescence, to retain the individual identity of settlements and retain the historic pattern of villages set within a rural setting.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the north and east is allocated as open space for outdoor sports provision.</p>
	Nature Conservation/ Openspace	Within 250m of Candidate SINC Joseph Rowntree School Pond (SE65-04YK) & Outdoor Sports Provision	
	Green Corridor	Adjacent to Local Corridor (21)	

Section: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
----------------------	-----------------------	---

	Wigginton & Within 50m of District Corridor (09) & Within 250m of Local Corridor (12) & Within 250m of Regional (3)	
Ancient Wood	N/A	

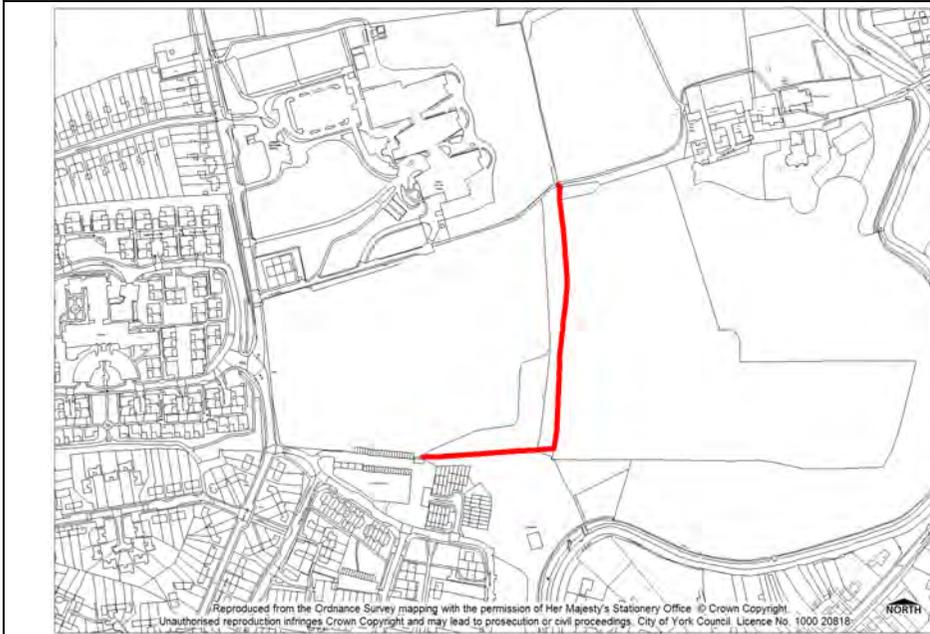
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland & Character 12
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Character Area 46 New Earswick
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see next section description	Open Space Typology	Outdoor Sports Provision
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a historic field boundary along its northern extent, and turning south along a former bridleway/path. Much of the history of the landscape has been disrupted by the railway although evidence of strip fields in a fragmentary format can still be found. A school was founded in this location in 1942 and was remodelled in 2010.		The boundary follows a tree/fence line which marks the 'developed' edge of the Joseph Rowntree School site; this provides physical separation between areas of a different character. Land to the north is in use as outdoor sports provision, but maintains an open feel.	
Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable natural features along a tree/fence line which marks the 'developed' edge of the Joseph Rowntree School site; this provides physical separation between areas of a different character. Land to the north is in use as outdoor sports provision, but maintains an open feel.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a historic field boundary along its northern extent, and turning south along a former bridleway/path. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Fenced school boundary.	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 10	Boundary Name: Boundary of H46
----------------------	------------------------	--

The boundary follows along the site of H46 until Woodland Place.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area Preventing Coalescence (G1)	<p>Purpose 4 & 2 - Land to the south of the Joseph Rowntree School site, and adjacent land to the north and east, is important in preserving the setting and special character of York; land forms part of an area preventing coalescence, to retain the individual identity of settlements and retain the historic pattern of villages set within a rural setting.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as natural and semi-natural greenspace (and Site of Local Interest for Nature Conservation) and forms part of a local green infrastructure corridor linking New Earswick with Huntington along the River Foss.</p>
	Nature Conservation	Within 250m of Candidate SINC Joseph Rowntree School Pond (SE65-04YK)	
	Green Corridor	Adjacent to Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 10	Boundary Name: Boundary of H46
----------------------	------------------------	--

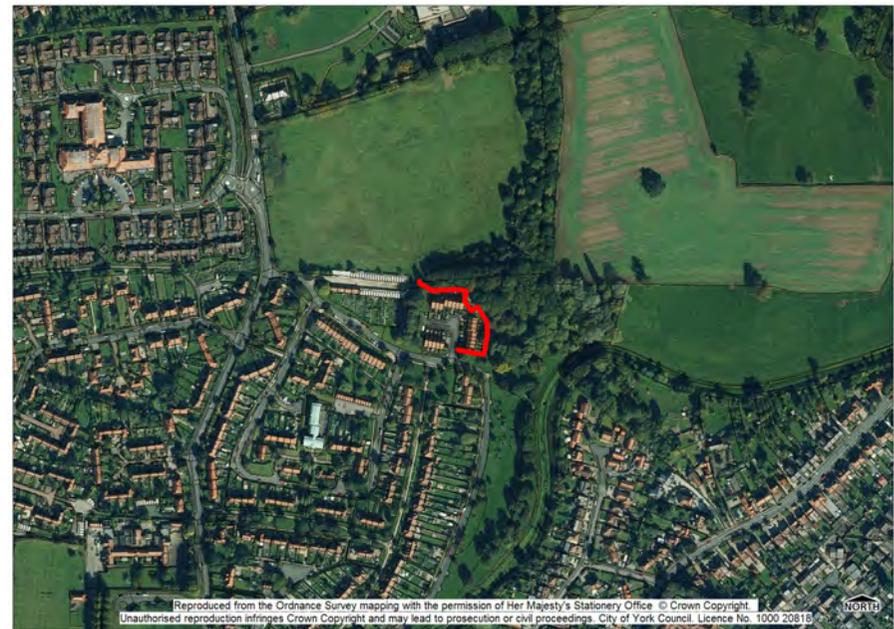
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	and 250m of Huntington No 1	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 46 New Earswick
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from Skewsby	Open Space Typology	Natural and Semi Natural - Land between Woodland Place and River Foss & Outdoor Sports Facility - Joseph Rowntree School
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Strip fields
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a historic field boundary along its eastern and southern extent defined by hederow. Much of the history of the landscape has been disrupted by the railway although evidence of stip fields in a fragmentary format can still be found.		The boundary follows a tree lined path linking Willow Bank with the Joseph Rowntree School site. Note that land contained by the boundary and Haxby Road to the west is allocated in the emerging Local Plan as a potential housing site.	
Evidence shows that land to the east of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 10	Boundary Name: Boundary of H46
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable and established natural features along a path and mature tree belt separating New Earswick and the fields west of Huntington Old Village.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a historic field boundary along its eastern and southern extent. Land contained by the boundary and Haxby Road to the west is allocated in the emerging Local Plan as a potential housing site. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Tree lined path	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 11	Boundary Name: North East of Woodland Place
----------------------	------------------------	---

The boundary follows along the rear of properties north east of Woodland Place.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area Preventing Coalescence (G1)	<p>Purpose 4 & 2 - Land to the south of the Joseph Rowntree School site, and adjacent land to the north and east, is important in preserving the setting and special character of York; land forms part of an area preventing coalescence, to retain the individual identity of settlements and retain the historic pattern of villages set within a rural setting.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as natural and semi-natural greenspace (and Site of Local Interest for Nature Conservation) and forms part of a local green infrastructure corridor linking New Earswick with Huntington along the River Foss.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 11	Boundary Name: North East of Woodland Place
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of New Earswick Conservation Area No 19 and 250m of Huntington No 1	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 46 New Earswick
	Historic Park & Garden	N/A	Open Space Typology	Natural and Semi Natural - Land between Woodland Place and River Foss
	Strategic Views	Adjacent to Identified View with Focal Point see previous section description		
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Strip fields
	<p>The adjacent area does not form part of the wider New Earswick Conservation Area. This is the settlement of New Earswick which is an early 20th century garden village on the outskirts of York. It consists of medium density housing with front and back gardens, with public space defined by (in a simplified way) by playing fields. Much of the history of the landscape has been disrupted by the railway although evidence of strip fields in a fragmentary format can still be found.</p>		<p>The boundary has been drawn to follow the rear property boundaries of homes on Woodland Place.</p>	
<p>Evidence shows that land to the east of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 5	Boundary: 11	Boundary Name: North East of Woodland Place
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the boundary follows recognisable built and natural features along the hedged and tree lined rear/side property boundary of homes on Woodland Place.	The boundary marks a clear distinction between the built urban area and open space. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	rear and side boundary of properties	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 5	Boundary: 12	Boundary Name: Willow Bank
----------------------	------------------------	--------------------------------------

The boundary continues along the road carriageway of Willow Bank until Willow Bank Road towards the River Foss.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area Preventing Coalescence (G1)	<p>Purpose 4 & 2 – Adjacent land to the north is identified as preventing coalescence. Land adjacent to east does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space (amenity greenspace) and forms part of a local green infrastructure corridor linking New Earswick with Huntington along the River Foss.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 12	Boundary Name: Willow Bank
----------------------	------------------------	--------------------------------------

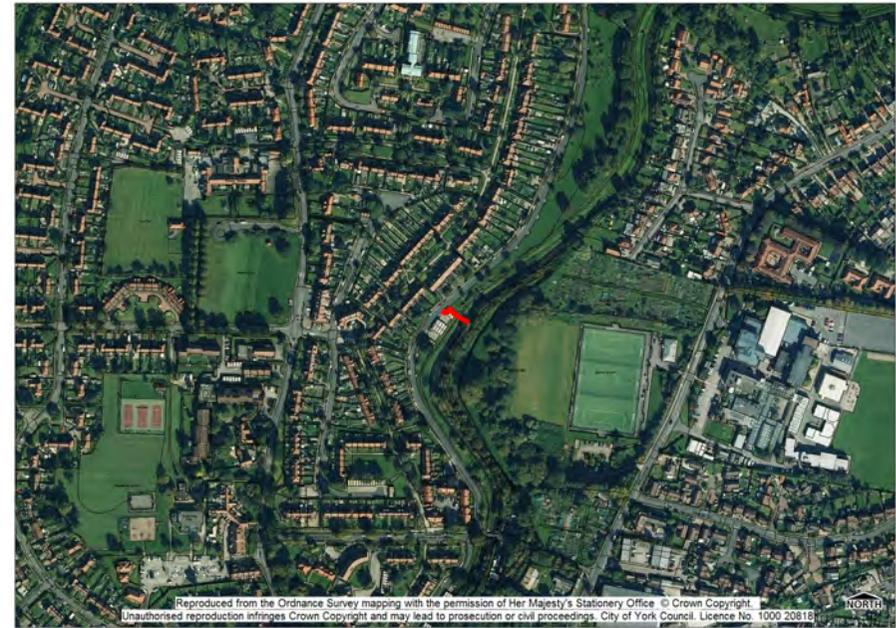
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 46 New Earswick
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Land Between Willow Bank and River Foss & Natural and Semi Natural - Land between Woodland Place and River Foss
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	This is the settlement of New Earswick which is an early 20th century garden village on the outskirts of York. It consists of medium density housing with front and back gardens, with public space defined by (in a simplified way) by playing fields. Adjacent residential properties on Willow Bank form part of the New Earswick Conservation Area.		This provides physical separation between areas of a different character. Land to the west is characterised by urban land uses (residential development) while land to the east (amenity space running alongside the River Foss) retains an open feel.	
Evidence shows that land to the east of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment				

Section: 5	Boundary: 12	Boundary Name: Willow Bank
----------------------	------------------------	--------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable built and natural features along the eastern kerb line of Willow Bank</p>	<p>The boundary marks a clear distinction between the built urban area and open space. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carridgeway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 13	Boundary Name: Willow Bank Road to the River Foss
----------------------	------------------------	---

The boundary moves further east through Willow Bank Road at River Foss.



Strategic Openness			
Openness	Green Belt Appraisal	Within 250m of area preventing coalescence (G1)	Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Purpose 1 - Adjacent land has access to 2 or more services. Purpose 3 - Adjacent land is allocated as open space (amenity greenspace) and forms part of a local green infrastructure corridor linking New Earswick with Huntington along the River Foss.
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 13	Boundary Name: Willow Bank Road to the River Foss
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	Within 50m of Grade 2; 26, 28, 30, 32, 34, 36, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90 Chestnut Grove New Earswick		
	Scheduled Monument	N/A		
	Historic Park & Garden	N/A	Urban Characterisation	Adjacent to Character Area 46 New Earswick
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Land Between Willow Bank and River Foss
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	n/a		The boundary has been drawn as a link, connecting both sides of the Foss. As such, there is little on the ground to determine the precise extent of Green Belt at this point; it's path is determined by the adjacent boundaries on both sides of the river.	
	Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment.			

Section: 5	Boundary: 13	Boundary Name: Willow Bank Road to the River Foss
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of boundary has been drawn as a link, connecting both sides of the Foss. As such, there is little on the ground to determine the precise extent of Green Belt at this point; it's path is determined by the adjacent boundaries on both sides of the river.</p>	<p>The boundary marks a clear distinction between the built urban area and open space. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	West to east river bank link	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 14	Boundary Name: River Foss to the West of Huntington Road Sports Ground and Allotments
----------------------	------------------------	---

The boundary heads north from River Foss to the West of Huntington Road Sports Ground and Allotments.



Strategic Openness			
Openness	Green Belt Appraisal	Within 250m of Area Preventing Coalescence (G1)	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space (outdoor sports facilities and allotments to the east/amenity greenspace to the west) and forms part of a local green infrastructure corridor linking New Earswick with Huntington along the River Foss.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 14	Boundary Name: River Foss to the West of Huntington Road Sports Ground and Allotments
----------------------	------------------------	---

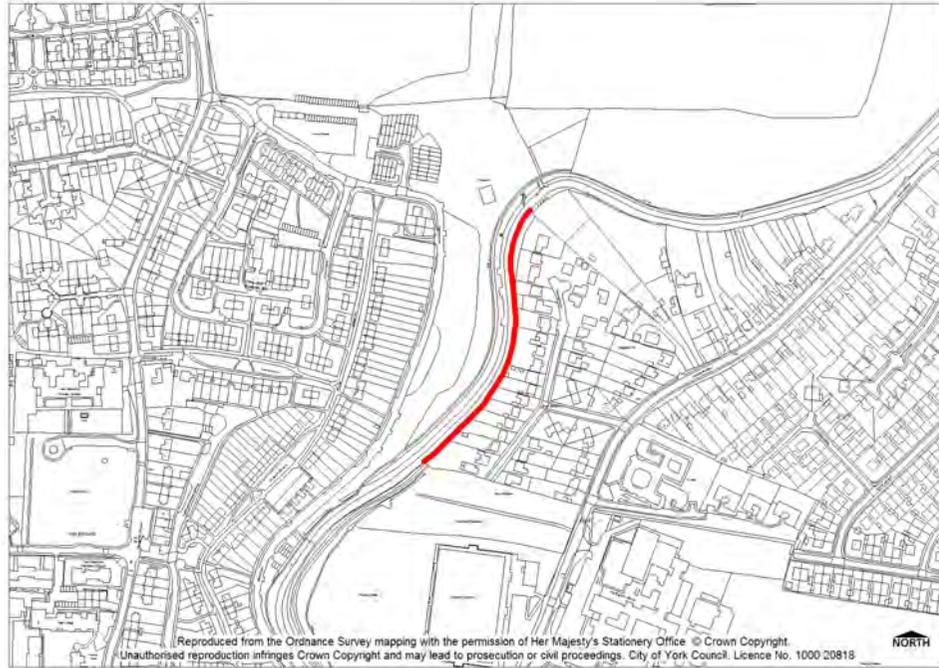
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	Within 50m of Grade 2; 26, 28, 30, 32, 34, 36 Chestnut Grove New Earswick		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 46 New Earswick and Adjacent to Character Area 48 Huntington surrounds
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Land Between Willow Bank and River Foss
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Settlement Planned estate
	This is the settlement of New Earswick which is an early 20th century garden village on the outskirts of York. It consists of medium density housing with front and back gardens, with public space defined by (in a simplified way) by playing fields. This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the eastern bank of the River Foss.		At this point, the boundary follows the eastern bank of the River Foss, moving north towards the rear of properties on the Burn Estate. Huntington's floodlit sports pitches and adjacent allotments have been excluded from Green Belt as they are enclosed by built form.	
Evidence shows that land to the west of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 14	Boundary Name: River Foss to the West of Huntington Road Sports Ground and Allotments
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	Boundary follows the mature tree'd eastern bank of the River Foss.	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the eastern bank of the River Foss. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
River		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 15	Boundary Name: River Foss to the Rear of Pollard Close
----------------------	------------------------	--

Follows along the River Foss and to the rear of properties at Pollard Close.



Strategic Openness			
Openness	Green Belt Appraisal	Within 250m of Area Preventing Coalescence (G1)	Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Adjacent land has access to 2 or more services. Land to the west, beyond the River Foss, is allocated as open space (amenity greenspace) and forms part of a local green infrastructure corridor linking New Earswick with Huntington along the River Foss.
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 15	Boundary Name: River Foss to the Rear of Pollard Close
----------------------	------------------------	--

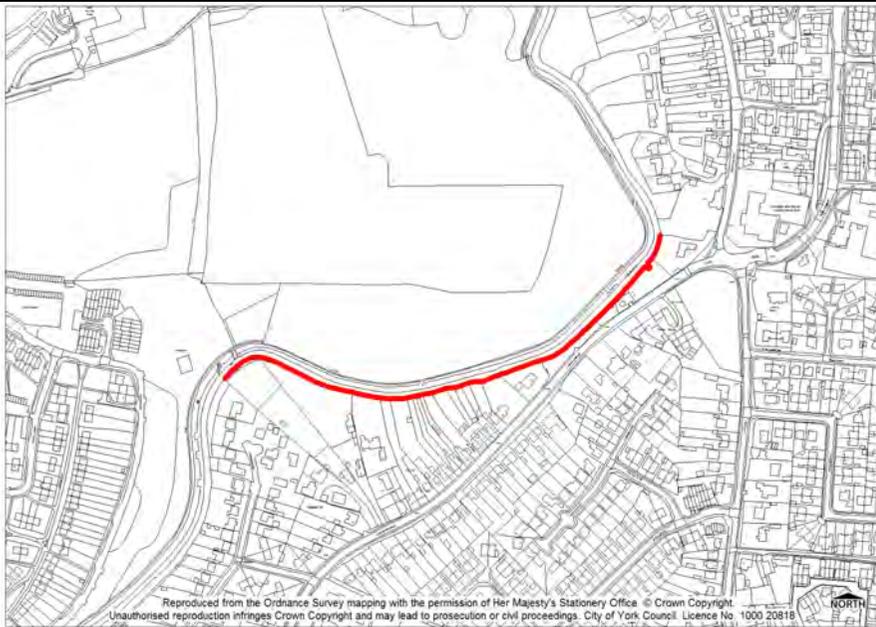
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 48 Huntington surrounds
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the eastern bank of the River Foss.		This provides physical separation between areas of a different character. Land to the east is characterised by urban land uses (residential development) while land to the west (amenity space running alongside the River Foss) retains an open feel.	
Evidence shows that land to the west of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 15	Boundary Name: River Foss to the Rear of Pollard Close
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable natural features along the eastern bank of the River Foss.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the eastern bank of the River Foss. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	River	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 16	Boundary Name: Boundary North of Huntington Road
----------------------	------------------------	--

The boundary covers the rear of properties north of Huntington Road until The Old Village.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area Preventing Coalescence (G1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Land to the north of the boundary is to be kept open as an 'Area Preventing Coalescence'; such undeveloped land between the outer edge of the urban area and York's villages is important in order to retain the physical separation of settlements with a separate identity and physical character and to retain the pattern of villages set within a rural setting.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - The route of the River Foss (and land to the north and west) is recognised as part of an important Regional Green Infrastructure Corridor; the Foss is also identified as a Site of Local Interest for Nature Conservation.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 16	Boundary Name: Boundary North of Huntington Road
----------------------	------------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of New Earswick Conservation Area No 19	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 47 Huntington
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see next section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the southern bank of the River Foss.		This provides physical separation between areas of a different character. Land to the south is characterised by urban land uses (residential development) while land to the north (open space running alongside the River Foss) retains an open feel.	
Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 16	Boundary Name: Boundary North of Huntington Road
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable natural features along the route of the River Foss, specifically it's southern bank.</p>	<p>The route of the River Foss marks a clear distinction between the built urban area and open space. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	River	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 17	Boundary Name: River Foss West of Huntington
----------------------	------------------------	--

The boundary follows the River Foss west of Huntington, from the rear of properties starting at The Old Village until Riverside Crescent.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area Preventing Coalescence (G1)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Land to the west of the boundary is to be kept open as an 'Area Preventing Coalescence'; such undeveloped land between the outer edge of the urban area and York's villages is important in order to retain the physical separation of settlements with a separate identity and physical character and to retain the pattern of villages set within a rural setting.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - The route of the River Foss (and land to the north and west) is recognised as part of an important Regional Green Infrastructure Corridor; the Foss is also identified as a Site of Local Interest for Nature Conservation. Land to the east of the River Foss, excluded from Green Belt, is identified as Natural and Semi-Natural Greenspace, buffering residential rear gardens to the east.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 17	Boundary Name: River Foss West of Huntington
----------------------	------------------------	--

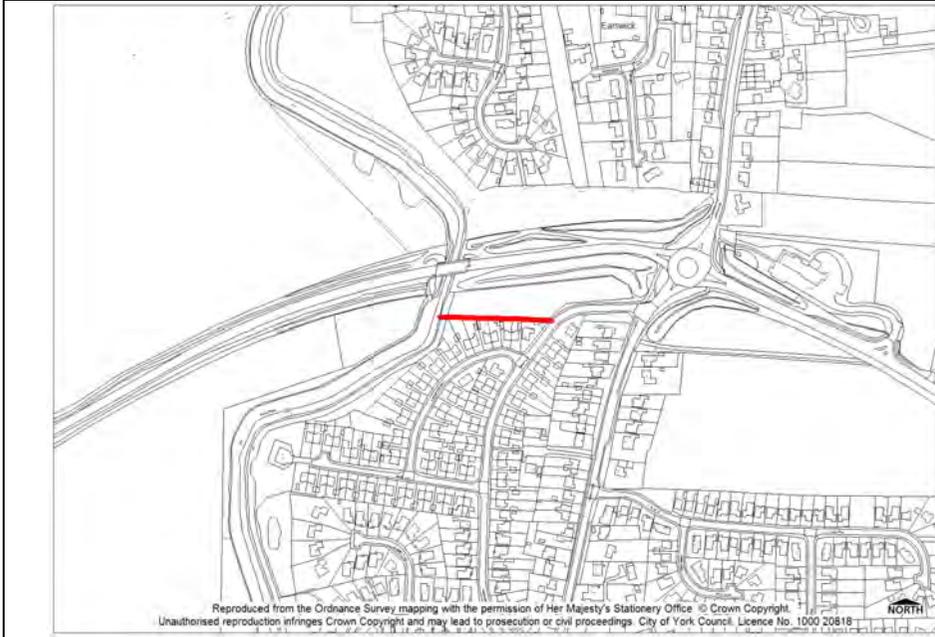
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Huntington Conservation Area No 1 and New Earswick no 19	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 47 Huntington
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from Sheriff Hutton	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed Land Strip Fields
	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the eastern bank of the River Foss. The southern part of the boundary, backing onto the Old Village, also marks the western extent of Huntington's Conservation area. The Conservation Area Statement notes that the mature riverside trees defining the western edge of the Village and the relationship with the River Foss are important. Notably, as an isolated cluster of buildings west of the River Foss, the Church of All Saint's has been included within the Green Belt.</p>		<p>This provides physical separation between areas of a different character. Land to the east is characterised by urban land uses (residential development and associated amenity green space) while land to the west (open space running alongside the River Foss) retains an open feel.</p>	
<p>Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 5	Boundary: 17	Boundary Name: River Foss West of Huntington
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable natural features along the route of the River Foss, specifically it's eastern bank.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the eastern bank of the River Foss. The southern part of the boundary, backing onto the Old Village, also marks the western extent of Huntington's Conservation area.</p> <p>While the residential rear gardens of houses on Kinsclere, Mulberry Court and Vesper Walk provide a clear boundary between built and open space, the amenity space abutting residential gardens is felt to have a strong relationship to the adjacent urban area. In this location the route of the River Foss is felt to offer the strongest boundary. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
River		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 18	Boundary Name: Rear of Riverside Crescent
----------------------	------------------------	---

The boundary lies north of the rear of remaining properties at Riverside Crescent.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area Preventing Coalescence (G1)	Purpose 4 & 2 - Adjacent land to north does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Purpose 1 - Adjacent land has access to 2 or more services. Purpose 3 - Adjacent land to the north is identified as part of a Local Green Infrastructure Corridor following the route of the Outer Ring Road.
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Regional Corridor (3) & Within 50m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 5	Boundary: 18	Boundary Name: Rear of Riverside Crescent
----------------------	------------------------	---

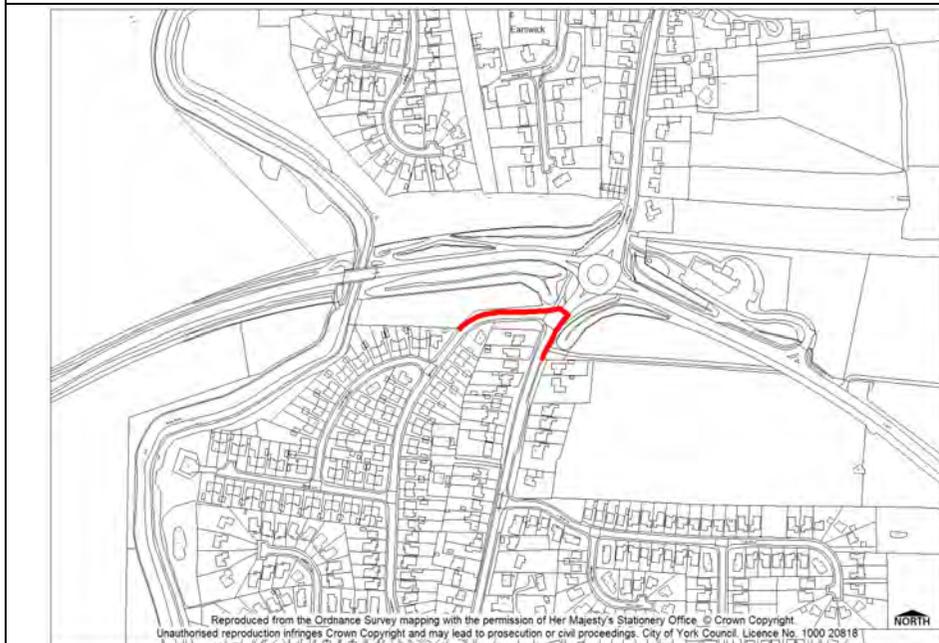
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Huntington Conservation Area No 1	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 47 Huntington and Adjacent to Character Area 48 Huntington surrounds
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from Sheriff Hutton	Open Space Typology	Natural and Semi Natural - NSN by River Foss
	Urban Historic Landscape Character	Settlement Linear village	Rural Historic Landscape Character	Enclosed land Strip fields
	This section of the boundary holds no relationship with features shown on the First Edition OS Survey 1852, given that adjacent housing development is of modern construction and sits within the context of York's Outer Ring Road. Much of the history of the landscape has been disrupted by the railway although evidence of stip fields in a fragmentary format can still be found.		This provides physical separation between areas of a different character. Land to the south is characterised by urban land uses (residential development) while land to the north remains open (open space running alongside the ORR). The presence of the ORR provides a substantial buffer maintaining separation between York and the village of Earswick to the north.	
Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to prevent sprawl.				

Section: 5	Boundary: 18	Boundary Name: Rear of Riverside Crescent
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the boundary follows recognisable built and natural features along the fenced and tree lined northern property boundary of homes on Riverside Crescent.	The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 19	Boundary Name: Abbots Gait and Strensall Road
----------------------	------------------------	---

The boundary follows north of the properties by Abbots Gait and Strensall Road.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area Preventing Coalescence (G1)	<p>Purpose 4 & 2 - Adjacent land to north does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the north is identified as part of a Local Green Infrastructure Corridor following the route of the Outer Ring Road.</p>
	Nature Conservation	Adjacent to Candidate SINC (SE65-05YK) North Lane Meadow and Within 250m of SINC Earswick Meadow/Ear	
	Green Corridor	Adjacent to Regional Corridor (3) & Within 50m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 5	Boundary: 19	Boundary Name: Abbots Gait and Strensall Road
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 12 River Foss Corridor
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 48 Huntington surrounds
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see previous section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land
	This section of the boundary holds little relationship with features shown on the First Edition OS Survey 1852; Strensall Road is visible, alongwith a foopath to the northen extent of housing on Strensall Road, although the surrounding housing development is of modern construction and sits within the context of York's Outer Ring Road.		Adjacent land has been the subject of a planning appeal for residential development; in coming to a decision the Inspector determined that land in the vicinity could be held to serve Green Belt purposes. To the north of the Ring Road the environment is much more rural in character, and the surrounding fields make a positive contribution to the City's setting and special character. The prescence of the ORR provides a substantial buffer maintaining sseparation between York and the village of Earswick to the north.	
Evidence shows that land to the north of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, to assist in safeguarding the countryside from encroachment and to prevent sprawl.				

Section: 5	Boundary: 19	Boundary Name: Abbots Gait and Strensall Road
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable built and natural features along the northern edge of footpath along Abbot's Gate, crossing Strensall Road and following the eastern extent of the cycle path south until it meets the side boundary of the end house on Strensall Road.</p>	<p>The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carridgeway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 20	Boundary Name: Rear of Properties on Strensall Road until North Moor
----------------------	------------------------	--

The boundary continues along the rear of properties on Strensall Road, Avon Drive, Witham Drive, Broome Way, Broome Close South Down Road, crossing North Lane, until North Moor.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - There are small parcels of Open Space (Amenity Greenspace) south of the boundary which have been excluded from Green Belt as they have a strong relationship to the adjacent urban area.</p>
	Nature Conservation	Within 250m of SINC Earswick Meadow/Earswick Strensall Rd Pasture (SE65-03YK)	
	Green Corridor	Adjacent to Local Corridor (12) Ring Rd Corridor & Within 250m of Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 20	Boundary Name: Rear of Properties on Strensall Road until North Moor
----------------------	------------------------	--

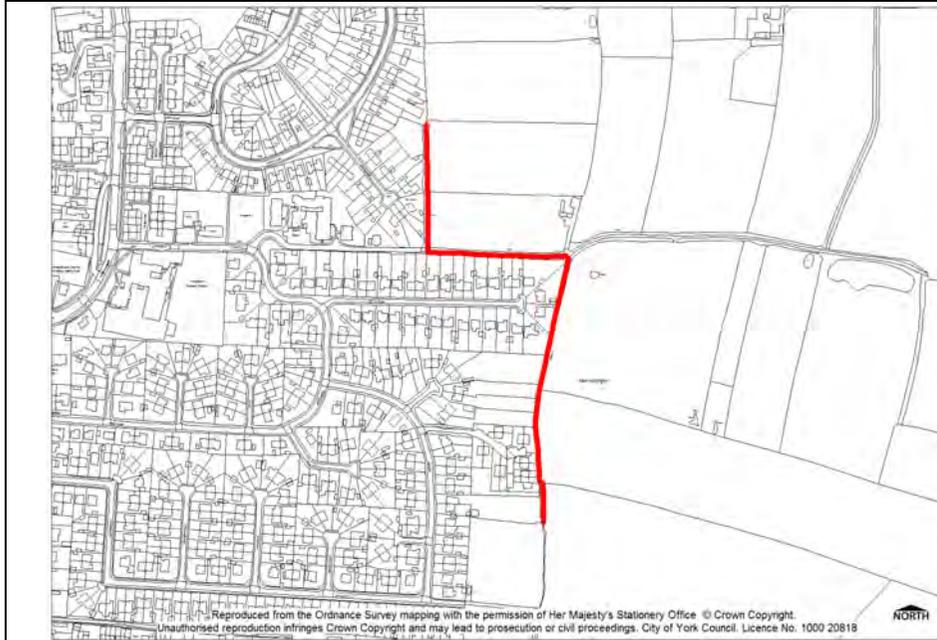
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 48 Huntington surrounds
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see next section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Piecemeal enclosure
	This section of the boundary holds little relationship with features shown on the First Edition OS Survey 1852; North Lane is visible, but land to the north and south has been subject to housing growth during the 20thC.		Adjacent land has been the subject of a planning appeal for residential development; in coming to a decision the Inspector determined that land in the vicinity could be held to serve Green Belt purposes. To the north of the Ring Road the environment is much more rural in character, and the surrounding fields make a positive contribution to the City's setting and sepcial character. The boundary includes the small parcels of amenity greenspace within the urban area as they have a strong relationship to the adjacent urban area.	
Evidence shows that land to the north of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, to assist in safeguarding the countryside from encroachment and to prevent sprawl.				

Section: 5	Boundary: 20	Boundary Name: Rear of Properties on Strensall Road until North Moor
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable built and natural features along the northern (side) and eastern (rear) property boundary on Strensall Road, continuing south until it meets the hedged/fenced rear boundary of homes on Avon Drive. It continues along the rear boundary of Avon Drive, turning south again to r/o homes on the eastern extent of Witham Drive, Broome Way, Broome Close, S Down Road and Cotswold Way.</p>	<p>The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	rear boundary of properties with path or openland	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 21	Boundary Name: Rear of properties on North Moor Keith Avenue and Lea Way
----------------------	------------------------	--

The boundary follows the rear of properties on North Moor, Keith Avenue and Lea Way.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is not allocated as open space.</p>
	Nature Conservation	Adjacent to Candidate SINC (SE65-05YK) North Lane Meadow and Within 250m of SINC Earswick Meadow/Ear	
	Green Corridor	Within 50m of Local Corridor (12) Ring Rd Corridor & Within 250m of Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 5	Boundary: 21	Boundary Name: Rear of properties on North Moor Keith Avenue and Lea Way
----------------------	------------------------	--

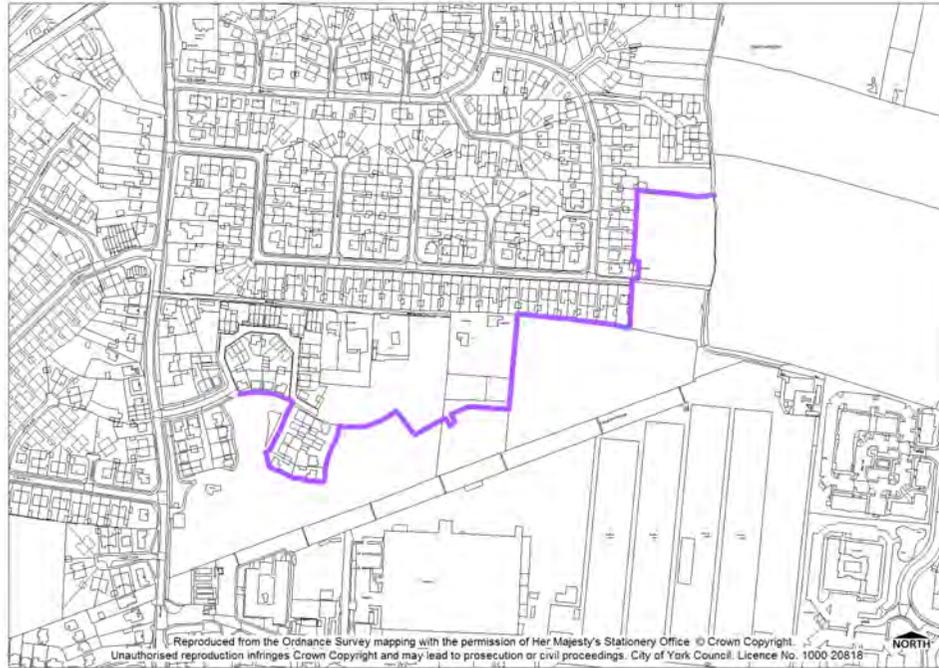
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 48 Huntington surrounds
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from Sheriff Hutton	Open Space Typology	Amenity Greenspace - Avon Drive AGS
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	This section of the boundary bears some relationship with features shown on the First Edition OS Survey 1852; the path north and east of the rear of dwellings on Keith Avenue is a visible feature. The fields not covered by the modern day expansion of York consists of strip fields defined by s curved hedges, thes edate frm the medeival period and have experienced very little change or boundary loss since this time.		This provides physical separation between areas of a different character. Land to the south and west is characterised by urban land uses (residential development and associated amenity green space) while land to the north and east retains an open feel, largely being in agricultural use.	
Evidence shows that land to the north of the boundary should be kept open in order to prevent sprawl				

Section: 5	Boundary: 21	Boundary Name: Rear of properties on North Moor Keith Avenue and Lea Way
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows recognisable built and natural features along the southern edge of the private road abutting rear gardens of properties north of Keith Avenue, and continues south along the rear property boundary of dwellings east of Keith Avenue and Lea Way/Lea Field Court.</p>	<p>This section of the boundary bears some relationship with features shown on the First Edition OS Survey 1852; the path north and east of the rear of dwellings on Keith Avenue is a visible feature. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	rear boundary of properties with path or openland	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 22	Boundary Name: Windy Ridge Huntington
----------------------	------------------------	---

The boundary runs along Windy Ridge Huntington. This includes to the rear of properties at Lea Way and Woodland Way.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land to the southwest of the boundary is designated as Open Space and a Site of Importance for Nature Conservation.</p>
	Nature Conservation	Adjacent to SINC Site New Lane Meadows (SE65-07YK)	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 5	Boundary: 22	Boundary Name: Windy Ridge Huntington
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 48 Huntington surrounds
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see previous section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852. This seems to be an area of strip fields which consists of medium sized semi irregular fields defined by s curved ditches. This area has significant legibility and is medieval in character. There are still clear earthworks of ridge and furrow showing on open land. Recent development has extended the urban area southwards to now include new properties at Heathside.</p>		<p>This provides physical separation between areas of a different character. Land to the north is characterised by urban land uses (residential development and associated amenity green space) while land to the south retains an open feel, largely being in agricultural use and protected as open space / nature conservation designation.</p>	
<p>Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment.</p>				

Strategic Permanence	
Permanence	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Section: 5	Boundary: 22	Boundary Name: Windy Ridge Huntington
----------------------	------------------------	---

LOCAL Permanence	
Recognisability	Permanence
This section of the boundary follows recognisable built and natural features along the hedged and fenced side and rear property boundaries of homes on Brecks Lane before turning southwards following the rear of properties on Heathside.	This section of the boundary has parity with features shown on the First Edition OS Survey 1852. The boundary follows property boundaries of homes on Brecks Lane before turning southwards following the rear of properties on Heathside.
Rear boundary of properties	
The proposed boundary has associations with historical features and is now defined by the edge of properties to the south of Heathside and Brecks Lane. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.	

Section: 5	Boundary: 23	Boundary Name: Tarmaced Utilities area
----------------------	------------------------	--

The boundary follows on from Heathside and around the tarmaced utilities area.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Purpose 1 - Adjacent land has access to 2 or more services. Purpose 3 - Land to the southeast of the boundary is designated as Open Space, as a Site of Importance for Nature Conservation.
	Nature Conservation	Adjacent to SINC Site New Lane Meadows (SE65-07YK)	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 5	Boundary: 23	Boundary Name: Tarmaced Utilities area
----------------------	------------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 48 Huntington surrounds and Adjacent to Character Area 49 Huntington South Moor
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields and recent building
	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852. This seems to be an area of strip fields which consists of medium sized semi irregular fields defined by s curved ditches. This area has significant legibility and is medieval in character. There are still clear earthworks of ridge and furrow showing on open land. Recent development has extended the urban area southwards.</p>		<p>This provides physical separation between areas of a different character. Land to the west is characterised by urban land uses (residential development and associated amenity green space) while land to the south retains an open feel, largely being protected as open space.</p>	
<p>Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment.</p>				

Section: 5	Boundary: 23	Boundary Name: Tarmaced Utilities area
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, following the south western edge of the utilities access road, buffering open space to the east.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Footpath/access road		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 24	Boundary Name: Paths in the vicinity of Heathside huntington
----------------------	------------------------	--

The boundary follows the rear of properties which are at Heathside Huntington.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Purpose 1 - Adjacent land has access to 2 or more services. Purpose 3 - Land to the south and east of the boundary is designated as Open Space, as a Site of Importance for Nature Conservation.
	Nature Conservation	Adjacent to SINC Site New Lane Meadows (SE65-07YK)	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 5	Boundary: 24	Boundary Name: Paths in the vicinity of Heathside huntington
----------------------	------------------------	--

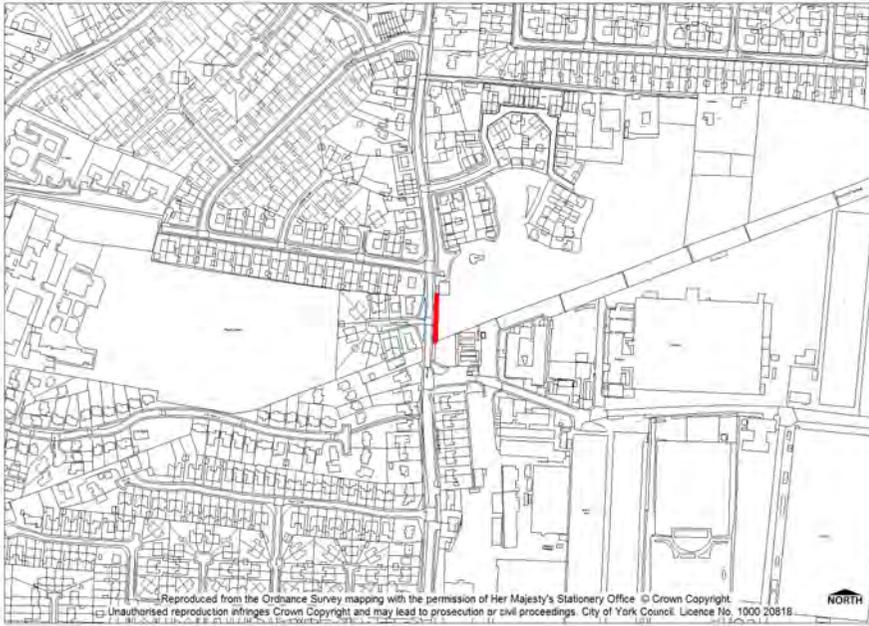
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Strip fields
	This seems to be an area of strip fields which consists of medium sized semi irregular fields defined by s curved ditches. This area has significant legibility and is medieval in character. There are still clear earthworks of ridge and furrow showing on open land.		This provides physical separation between areas of a different character. Land to the west is characterised by urban land uses (residential development and associated amenity green space) while land to the south retains an open feel, largely being protected as open space.	
Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 24	Boundary Name: Paths in the vicinity of Heathside huntington
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, following the south western edge of the utilities access road, buffering open space to the east.</p>	<p>The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Footpath/access road	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 25	Boundary Name: New Lane Huntington
----------------------	------------------------	--

The boundary follows part of New Lane, opposite to properties at Kendrew Close.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Purpose 1 - Adjacent land has access to 2 or more services. Purpose 3 - Land to the east of the boundary is designated as Open Space, as a Site of Importance for Nature Conservation.
	Nature Conservation	Adjacent to SINC Site New Lane Meadows (SE65-07YK)	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 5	Boundary: 25	Boundary Name: New Lane Huntington
----------------------	------------------------	--

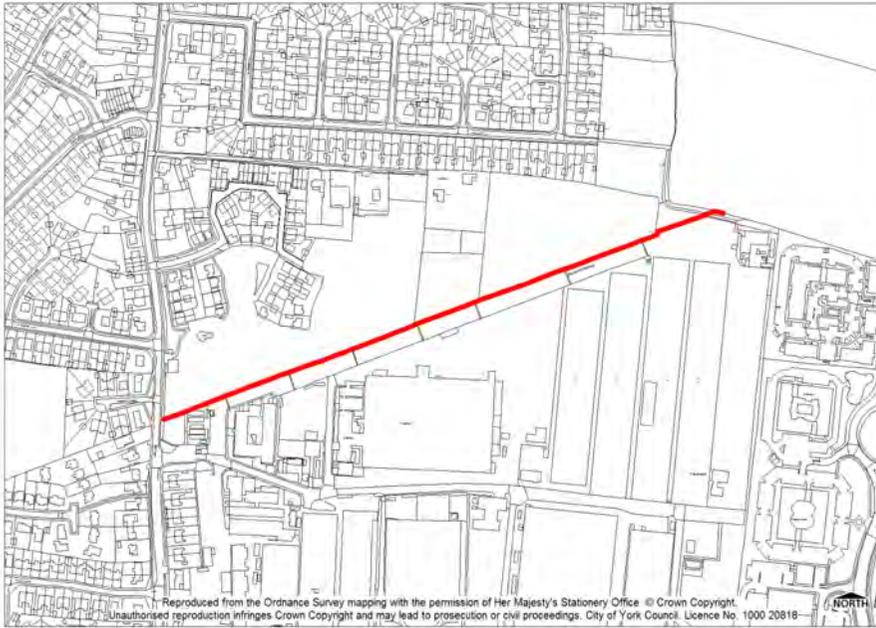
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields and recent building
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852; the route of New Lane (formerley South Lane) is visible as is the route of the former York and North Midland Railway. This seems to be an area of strip fields which consists of medium sized semi irregular fields defined by s curved ditches. This area has significant legibility and is medieval in character. There are still clear earthworks of ridge and furrow showing on open land.		This provides physical separation between areas of a different character. Land to the west is characterised by urban land uses (residential development and associated amenity green space) while land to the east retains an open feel, largely being protected as open space.	
Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 25	Boundary Name: New Lane Huntington
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, following the eastern edge of the footpath bordering New Lane, buffering open space to the east.</p>	<p>The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Footpath along road Carridgeway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 26	Boundary Name: South of Windy Ridge Huntington
----------------------	------------------------	--

The boundary follows the south of Windy Ridge, using the alignment of the dismantled railway line.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land north of the boundary is designated as Open Space, as a Site of Importance for Nature Conservation.</p>
	Nature Conservation	Adjacent to SINC Site New Lane Meadows (SE65-07YK)	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 5	Boundary: 26	Boundary Name: South of Windy Ridge Huntington
----------------------	------------------------	--

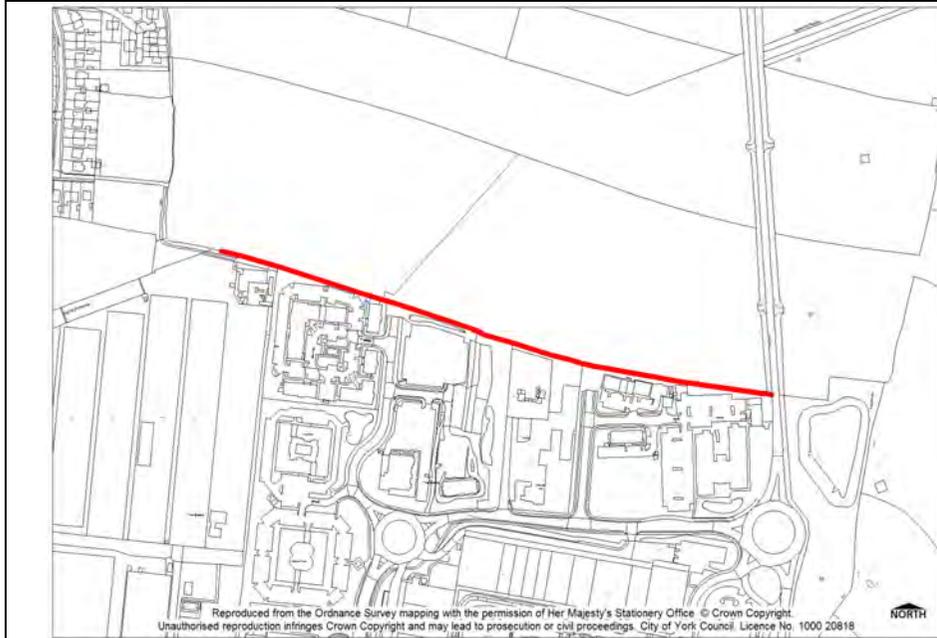
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the path of the former York and North Midlands Railway. This seems to be an area of strip fields which consists of medium sized semi irregular fields defined by s curved ditches. This area has significant legibility and is medieval in character. There are still clear earthworks of ridge and furrow showing on open land.		This provides physical separation between areas of a different character. Land to the south is characterised by urban land uses (industrial/retail development) while land to the north retains an open feel, being largely in agricultural use.	
Evidence shows that land to the north of the boundary should be kept open in order to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 26	Boundary Name: South of Windy Ridge Huntington
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, following the fenced and hedged northern boundary of the Portakabin site.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Fence/hedge line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 27	Boundary Name: Southern edge of ST8
----------------------	------------------------	---

The boundary continues along the north of Monks Cross to the east until it approaches Monks Cross Link Road.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - The majority of adjacent land has access to 2 or more services, although land further north but within the ring road is less well served.</p> <p>Purpose 3 - Adjacent land is not allocated as open space.</p>
	Nature Conservation	Adjacent to SINC Site New Lane Meadows (SE65-07YK)	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 5	Boundary: 27	Boundary Name: Southern edge of ST8
----------------------	------------------------	---

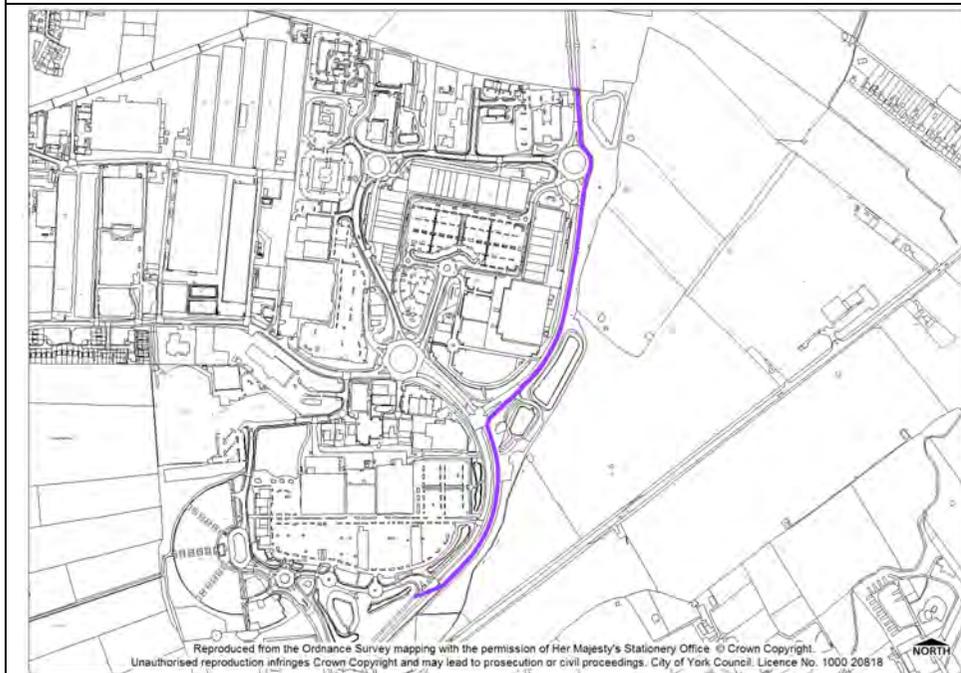
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 48 Huntington surrounds and Adjacent to Character Area 49 Huntington South Moor
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land Strip fields
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a historic lane to the north of Brecks Farm. This seems to be an area of strip fields which consists of medium sized semi irregular fields defined by s curved ditches. This area has significant legibility and is medieval in character. There are still clear earthworks of ridge and furrow showing on open land.		This provides physical separation between areas of a different character. Land to the south is characterised by urban land uses (industrial/retail development) while land to the north retains an open feel, being largely in agricultural use.	
Evidence shows that land to the north of the boundary should be kept open in order to preserve the setting and special character of the historic City of York and prevent sprawl				

Section: 5	Boundary: 27	Boundary Name: Southern edge of ST8
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, following the fenced and hedged/tree lined northern boundary of Monks Cross.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a historic lane to the north of Brecks Farm. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Fence/hedge line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 28	Boundary Name: Jockey Lane
----------------------	------------------------	--------------------------------------

The boundary heads south of Monks Cross Link Road, beyond Monks Cross, and towards Jockey Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C2) and Monks Stray (A2)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land to the east of the boundary is allocated as open space, as natural/semi-natural green space - Monk Stray - as well as a district green corridor.</p>
	Nature Conservation	Within 250m of SINC New Lane Meadows (SE65-07YK)	
	Green Corridor	Within 100m of District Green Corridor 08- Monk Stray.	
	Ancient Wood	N/A	

Section: 5	Boundary: 28	Boundary Name: Jockey Lane
----------------------	------------------------	--------------------------------------

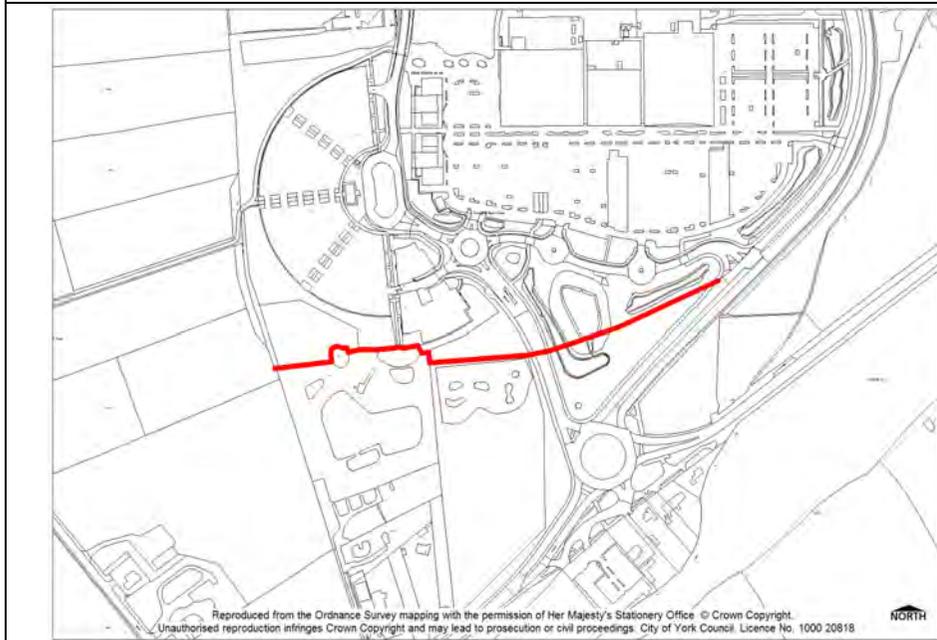
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 48 Huntington surrounds and Adjacent to Character Area 49 Huntington South Moor
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View & Dynamic Panorama with Focal Point of Malton see next section description	Open Space Typology	Land adjacent to the boundary designated as natural/semi natural openspace (Monk Stray)
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land Strip fields
	This section of the boundary holds no relationship with features shown on the First Edition OS Survey 1852, instead following the route of the Monks Cross Link Road/Vangarde Way.		This provides physical separation between areas of a different character. Land to the west is characterised by urban land uses (industrial/retail development at Monks Cross) while land to the east retains an open feel, being largely in agricultural use.	
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 28	Boundary Name: Jockey Lane
----------------------	------------------------	--------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, following the eastern edge of the highway (Monks Cross Link and Jockey Lane).</p>	<p>The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Edge of highway	
<p>The proposed boundary has been established for a significant period of time as a result of Monks Cross development. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 29	Boundary Name: South of Monks Cross
----------------------	------------------------	---

The boundary runs south of Monks Cross by Vangarde Way until Huntington South Moor.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C2) and Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land (to the south) is important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land to the south and east of the boundary is allocated as open space, as natural/semi-natural green space - Monk Stray.</p>
	Nature Conservation/ Openspace	natural/semi-natural green space - Monk Stray	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 29	Boundary Name: South of Monks Cross
----------------------	------------------------	---

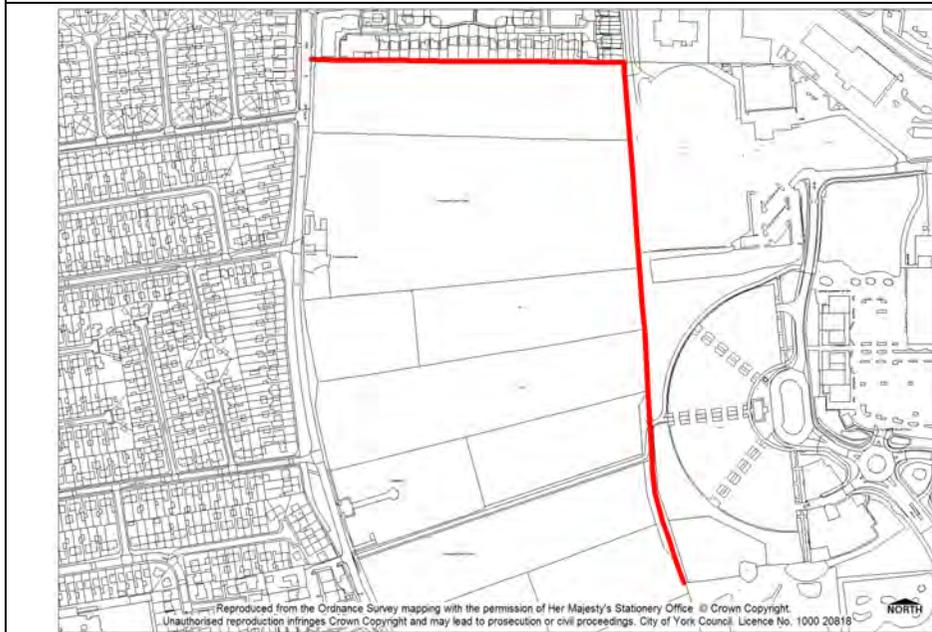
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from South West of Malton & Key City Wide Dynamic Panorama View with Focal Point of Dynamic Panorama from A1279	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Estate		
	<p>This section of the boundary holds little relationship with features shown on the First Edition OS Survey 1852. The eastern section follows historic field boundaries, which appear to mark the northern boundary of the Green Wedge. The western section follows the southern extent of the Park and Ride site. This seems to be an area of strip fields which consists of medium sized semi irregular fields defined by s curved ditches. This area has significant legibility and is medieval in character. There are still clear earthworks of ridge and furrow showing on open land.</p>		<p>This provides physical separation between areas of a different character. Land to the north is characterised by urban land uses (industrial/retail development at Monks Cross) while land to the south retains an open feel.</p>	
<p>Evidence shows that land to the south of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.</p>				

Section: 5	Boundary: 29	Boundary Name: South of Monks Cross
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The eastern section does not follow features on the ground (see 'strength' below); the western section follows the southern boundary of the Park and Ride site.</p>	<p>The eastern boundary has been drawn to follow the northern extent of the Green Wedge where it buffers Monks Cross south; the western part marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	open land/edge of Park and Ride	
<p>The boundary contains the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 30	Boundary Name: Rear of Saddlers and Forge Close and edge of Monks Cross
----------------------	------------------------	---

The boundary follows the rear of Saddlers and Forge Close and edge of Monks Cross.



Strategic Openness			
Openness	Green Belt Appraisal	Within 250m of Green wedge (C2) (to south)	<p>Purpose 4 & 2 - Land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - A strip of open space sits adjacent to the houndary and within the adjoining boundary (31, below). Land is in use as a cemetery and maintains an open feel.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 30	Boundary Name: Rear of Saddlers and Forge Close and edge of Monks Cross
----------------------	------------------------	---

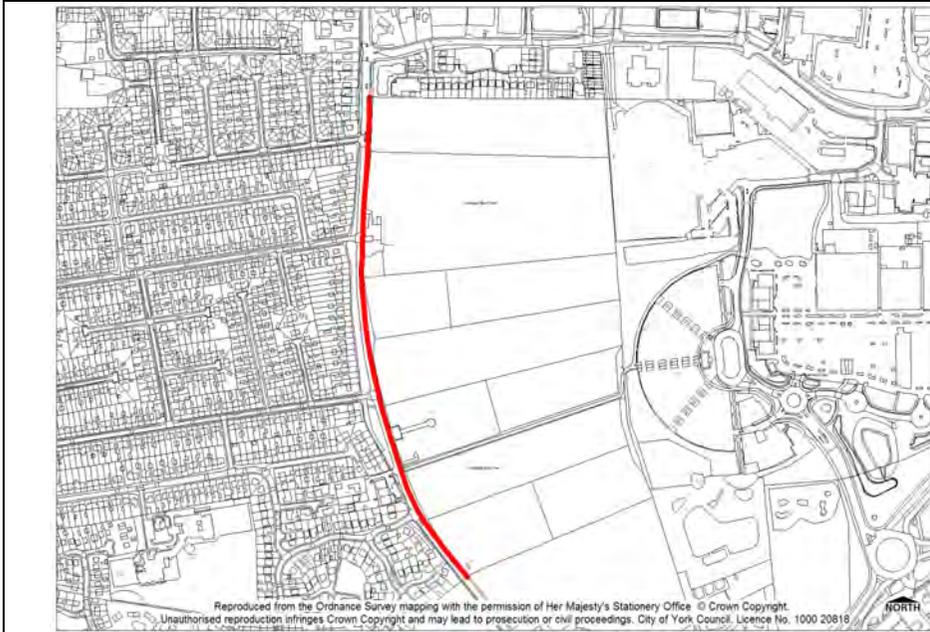
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	Within 250m of SAM (19) SMR NO. 34718; Roman Camp On Huntington South Moor	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View & Dynamic Panorama with Focal Point of Malton & Adjacent to Identified View with Focal Point see next section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	N/A		
	<p>This section of the boundary holds some relationship with features shown on the First Edition OS Survey 1852; where the boundary adjoins Monks Cross Park and Ride site it follows the historic route of Butters Lane, running between Malton Road and Jockey Lane. The northern section does not follow historic features. Note that adjacent land contains a Scheduled Monument, the open setting of which is important to its designation. This is an area of planned enclosure which consists of small regular fields defined by straight overgrown hedgerows. This area has significant legibility and is probably part of the Huntington award which would date it to 1764-1765.</p>		<p>Land to the west of the boundary has an important role in preserving the character and setting of Huntington, keeping an important gap between the existing residential area of Huntington and the commercial area of Monks Cross. The boundary provides physical separation between areas of a different character.</p>	
<p>Evidence shows that land to the west of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.</p>				

Section: 5	Boundary: 30	Boundary Name: Rear of Saddlers and Forge Close and edge of Monks Cross
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The boundary follows recognisable built and natural features, following the fenced and hedged boundary separating fields from Monks Cross to the east and residential curtilage boundaries to the north.	Where the boundary runs north/south it follows the former route of Buttery Lane, joining Malton Road with Jockey Lane. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
hedge/fence line		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 5	Boundary: 31	Boundary Name: New Lane Huntington
----------------------	------------------------	--

Boundary heads down the road carrigeway on New Lane Huntington until the rear of properties at Ferguson Way.



Strategic Openness			
Openness	Green Belt Appraisal	Within 250m of Green wedge (C2) (to south)	Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Purpose 1 - Adjacent land has access to 2 or more services. Purpose 3 - A strip of open space sits adjacent to the boundary and within the adjoining boundary (30, above). Land is in use as a cemetery and maintains an open feel.
	Nature Conservation	N/A	
	Green Corridor	Within 50m of District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Local Openness		
Openness	Historic Context	Openness and Urban Fabric

Section: 5	Boundary: 31	Boundary Name: New Lane Huntington
----------------------	------------------------	--

Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
Listed Buildings	N/A		
Scheduled Monument	Adjacent to SAM (19) SMR NO. 34718; Roman Camp On Huntington South Moor	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor
Historic Park & Garden	N/A		
Strategic Views	General Long Distance Fixed View with Focal Point from South West of Malton	Open Space Typology	Cemetaries - New Lane Cemetery
Urban Historic Landscape Character	Industrial Estate (irregular boudnary)	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the route of the former South Lane (now New Lane). Note that adjacent land contains a Scheduled Monument, the open setting of which is important to its designation. This is an area of planned enclosure which consists of small regular fields defined by straight overgrown hedgerows. This area has significant legibility and is probably part of the Huntington award which would date it to 1764-1765.</p>		<p>Land to the east of the boundary has an important role in preserving the character and setting of Huntington, keeping an important gap between the existing residential area of Huntington and the commercial area of Monks Cross. The boundary provides physical separation between areas of a different character. Note that the isolated buildings to the east of New Lane (currently in use as a boarding cattery) are included in Green Belt.</p>	
<p>Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.</p>			

Section: 5	Boundary: 31	Boundary Name: New Lane Huntington
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, in the form of the eastern edge of highway (New Lane). As a road connected with urban uses, New Lane has been excluded from the Green Belt.</p>	<p>The boundary marks the extent of the urban area where it meets open land. Note that the isolated buildings to the east of New Lane (currently in use as a boarding cattery) are included in Green Belt; these are physically sperate from the built up area and included in Green Belt in order to maintain a strongly defined boundary. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Edge of road carrigeway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 32	Boundary Name: Rear of Ferguson Way
----------------------	------------------------	---

The boundary follows the rear of remaining properties on the south of Ferguson Way.



Strategic Openness			
Openness	Green Belt Appraisal	Within 250m of Green Wedge (C2) (to south)	<p>Purpose 4 & 2 - Land is not important in preserving the setting and special character of York. However, land to the south (see 34 and 35 below) forms part of a Green Wedge, and this part of the boundary is read within the context of the green wedge. Impact on the open approach to the City and view to the Minster are of relevance.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is not allocated as open space.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 5	Boundary: 32	Boundary Name: Rear of Ferguson Way
----------------------	------------------------	---

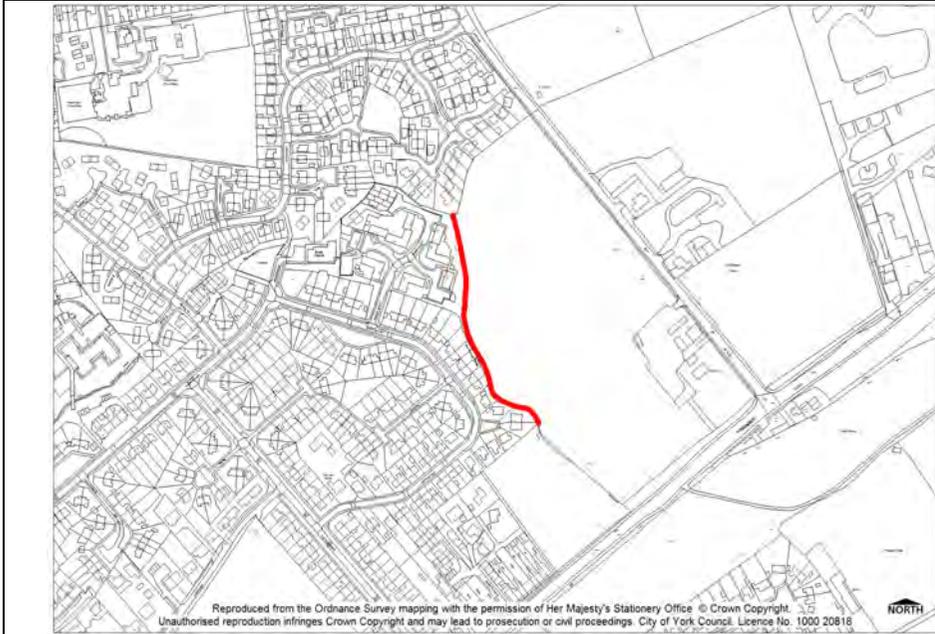
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	Within 50m of Grade 2; Huntington Grange New Lane Huntington		
	Scheduled Monument	Within 250m of SAM (19) SMR NO. 34718; Roman Camp On Huntington South Moor	Urban Characterisation	Between Character Area 21 Huntington South Character Area 26 Huntington South Moor
	Historic Park & Garden	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Strategic Views	Adjacent to Identified View with Focal Point & Adjacent to Identified View with Focal Point		
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the route of a historic footpath. This is an area of planned enclosure which consists of small regular fields defined by straight overgrown hedgerows. This area has significant legibility and is probably part of the Huntington award which would date it to 1764-1765		The boundary provides physical separation between areas of a different character; land to the north is characterised by urban land uses (residential development) while land to the south retains an open feel.	
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 32	Boundary Name: Rear of Ferguson Way
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The boundary follows recognisable built features, in the form of the curtilage boundary of properties on Ferguson Way.	The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	rear boundary of properties	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 5	Boundary: 33	Boundary Name: Rear of Morritt Close and Barfield Road
----------------------	------------------------	--

The boundary continues south to the rear of properties along both Morritt Close and Barfield Road.



Strategic Openness			
Openness	Green Belt Appraisal	Green Wedge (C2) to the South east	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. However, land to the south (see 34 and 35 below) forms part of a Green Wedge, and this part of the boundary is read within the context of the green wedge. Impact on the open approach to the City and view to the Minster are of relevance.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is not allocated as open space.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 5	Boundary: 33	Boundary Name: Rear of Morritt Close and Barfield Road
----------------------	------------------------	--

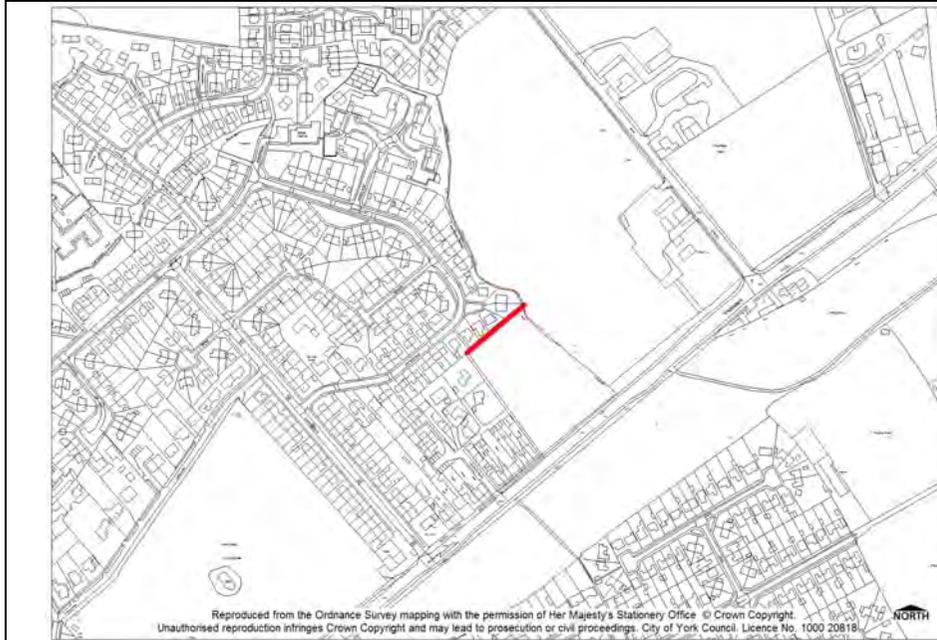
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from South West of Malton	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the route of a historic footpath. The Green Wedge to the south should be maintained as important to the context and setting of the City, and to provide context to the adjacent farmland. This is an area of planned enclosure which consists of small regular fields defined by straight overgrown hedgerows. This area has significant legibility and is probably part of the Huntington award which would date it 1764-1765		The boundary provides physical separation between areas of a different character; land to the west is characterised by urban land uses (residential development) while land to the east retains an open feel.	
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 33	Boundary Name: Rear of Morrith Close and Barfield Road
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, in the form of the curtilage boundary of properties on Morrith Close/Barfield Road.</p>	<p>The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 34	Boundary Name: Rear of Sefton Avenue
----------------------	------------------------	--

The boundary follows the rear of properties on Sefton Avenue.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is not allocated as open space.</p>
	Nature Conservation	N/A	
	Green Corridor	Within 250m of District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 34	Boundary Name: Rear of Sefton Avenue
----------------------	------------------------	--

Local Openness					
Openness	Historic Context		Openness and Urban Fabric		
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland	
	Listed Buildings	N/A			
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor	
	Historic Park & Garden	N/A			
	Strategic Views	General Long Distance Fixed View with Focal Point from South West of Malton	Open Space Typology	No Openspace Adjacent to Boundary	
	Urban Historic Landscape Character	Settlement Planned estate			
This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the route of a historic footpath. The Green Wedge to the south should be maintained as important to the context and setting of the City, and to provide context to the adjacent farmland. This is an area of planned enclosure which consists of small regular fields defined by straight overgrown hedgerows. This area has significant legibility and is probably part of the Huntington award which would date it to 1764-1765		The boundary provides physical separation between areas of a different character; land to the west is characterised by urban land uses (residential development) while land to the east retains an open feel.			
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York.					

Section: 5	Boundary: 34	Boundary Name: Rear of Sefton Avenue
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, in the form of the curtilage boundary of properties on Sefton Avenue.</p>	<p>The boundary marks the extent of the urban area where it meets open land. This section of the boundary has parity with features shown on the First Edition OS Survey 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 35	Boundary Name: South East of Sefton Avenue
----------------------	------------------------	--

The boundary heads further south east of Sefton Avenue and to the rear of those properties until Malton Road.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is not allocated as open space. Adjacent to District Green Corridor 08 – Monk Stray.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 35	Boundary Name: South East of Sefton Avenue
----------------------	------------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor and Adjacent to Character Area 50 Heworth North council estates and Adjacent to Character Area 51 NE Heworth
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see previous section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the route of a historic footpath. The Green Wedge to the south should be maintained as important to the context and setting of the City, and to provide context to the adjacent farmland. This is an area of planned enclosure which consists of small regular fields defined by straight overgrown hedgerows. This area has significant legibility and is probably part of the Huntington award which would date it 1764-1765		The boundary provides physical separation between areas of a different character; land to the west is characterised by urban land uses (residential development) while land to the east retains an open feel.	
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York.				

Section: 5	Boundary: 35	Boundary Name: South East of Sefton Avenue
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, in the form of the curtilage boundary of properties on Laburnum Garth where it meets Malton Road.</p>	<p>The boundary marks the extent of the urban area where it meets open land. This section of the boundary has parity with features shown on the First Edition OS Survey 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
rear boundary of properties		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 36	Boundary Name: Malton Road
----------------------	------------------------	--------------------------------------

The boundary heads down the road carrigeway on Malton Road until Monk Stray.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and within 50m of Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Land south of Malton Road is allocated as open space, as natural and semi natural greenspace and as a district Green Corridor.</p>
	Nature Conservation	N/A	
	Green Corridor	Within 50m of District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 36	Boundary Name: Malton Road
----------------------	------------------------	--------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor and Adjacent to Character Area 51 NE Heworth
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the route of Malton Road. Monk Stray to the south should be maintained as important to the context and setting of the City, and to provide context to the adjacent farmland. This is an area of planned enclosure which consists of small regular fields defined by straight overgrown hedgerows. This area has significant legibility and is probably part of the Huntington award which would date it 1764-1765		The boundary provides physical separation between areas of a different character; land to the north is characterised by urban land uses (residential development) while land to the south retains an open feel.	
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 36	Boundary Name: Malton Road
----------------------	------------------------	--------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, in the form of the curtilage boundary of properties fronting Malton Road.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following the route of Malton Road. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
walled property boundary		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 37	Boundary Name: Rear of Elmfield Avenue
----------------------	------------------------	--

The boundary moves north west and to the rear of properties at Elmfield Avenue.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as natural and semi natural greenspace (in use as a Golf Course) and is within 50m of a district green corridor.</p>
	Nature Conservation	N/A	
	Green Corridor	Within 50m of District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 37	Boundary Name: Rear of Elmfield Avenue
----------------------	------------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 49 Huntington South Moor and Character Area 51 NE Heworth
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Recreational Golf course
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary. This is Heworth golf course which occupies a large part of Monk Stray and is active. The previous HLC of the stray still has significant legibility (see below) The golf course dates back to 1911.		The boundary provides physical separation between areas of a different character; land to the northeast is characterised by urban land uses (residential development) while land to the southwest retains an open feel.	
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 37	Boundary Name: Rear of Elmfield Avenue
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, in the form of the hedged/fenced curtilage boundary of properties on Elmfield Avenue.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 38	Boundary Name: Thorne Nook
----------------------	------------------------	--------------------------------------

The boundary continues down the road carrigeway on Thorn Nook until the crossroads with Thorn Nook, Abbotsway and Templemead, to the west.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as natural and semi natural greenspace (in use as a Golf Course) and within 50m of a district grene corridor.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 38	Boundary Name: Thorne Nook
----------------------	------------------------	--------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 51 NE Heworth
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Recreational Golf course
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary. This is Heworth golf course which occupies a large part of Monk Stray and is active. The previous HLC of the stray still has significant legibility. The golf course dates back to 1911.		The boundary provides physical separation between areas of a different character; land to the north is characterised by urban land uses (residential development) while land to the south retains an open feel.	
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 38	Boundary Name: Thorne Nook
----------------------	------------------------	--------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, in the form of the southern edge of highway (Thorne Nook). The road itself is excluded from Green Belt.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carrigeway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 39	Boundary Name: Pottery Lane
----------------------	------------------------	---------------------------------------

The boundary follows the rear of properties from Abbotsway and Pottery Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and within 50m of Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as natural and semi natural greenspace (in use as a Golf Course). Adjacent to District Green Corridor.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 39	Boundary Name: Pottery Lane
----------------------	------------------------	---------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 51 NE Heworth
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see next section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Recreational Golf course
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary. Pottery Lane itself is also visible. This is Heworth golf course which occupies a large part of Monk Stray and is active. The previous HLC of the stray still has significant legibility (see below). The golf course dates back to 1911.		The boundary provides physical separation between areas of a different character; land to the north is characterised by urban land uses (residential development) while land to the south retains an open feel.	
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 39	Boundary Name: Pottery Lane
----------------------	------------------------	---------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, in the form of the hedged curtilage boundaries of properties on Abbotsway, Muncastergate, r/o Heworth Golf Club, Fossway and Pottery Lane.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 40	Boundary Name: Pottery Lane
----------------------	------------------------	---------------------------------------

The boundary follows a small section along Pottery Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as natural and semi natural greenspace (in use as a Golf Course). Adjacent to district green corridor.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 5	Boundary: 40	Boundary Name: Pottery Lane
----------------------	------------------------	---------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 250m of Heworth Green/East Parade no 11	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 50 Heworth North council estates and Adjacent to Character Area 51 NE Heworth
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from South West of Malton	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Recreational Golf course
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following Pottery Lane. Adjacent to the boundary is Heworth golf course which occupies a large part of Monk Stray and is active. The previous HLC of the stray still has significant legibility. The golf course dates back to 1911.		The boundary provides physical separation between areas of a different character; land to the west is characterised by urban land uses (residential development) while land to the east retains an open feel.	
Evidence shows that land to the east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 40	Boundary Name: Pottery Lane
----------------------	------------------------	---------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary follows recognisable built features, in the form of the road edge on Pottery Lane.</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Road boundary		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 5	Boundary: 41	Boundary Name: Rear of Irving Avenue
----------------------	------------------------	--

The boundary follows the the rear of properties at Irving Avenue and between Malton Avenue.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2)	<p>Purpose 4 & 2 - Adjacent land is important in preserving the setting and special character of York. Monk Stray has historical importance as common pasture and strip farming, and is now managed as open space. It provides an open approach to the city, and intermittent views of the Minster. The wider Green Wedge is an area of broad, undeveloped land which provides a rural setting to the City.</p> <p>Purpose 1 - Adjacent land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is allocated as open space, as natural and semi natural greenspace (in use as a Golf Course). Adjacent to district green corridor.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to 50m of District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

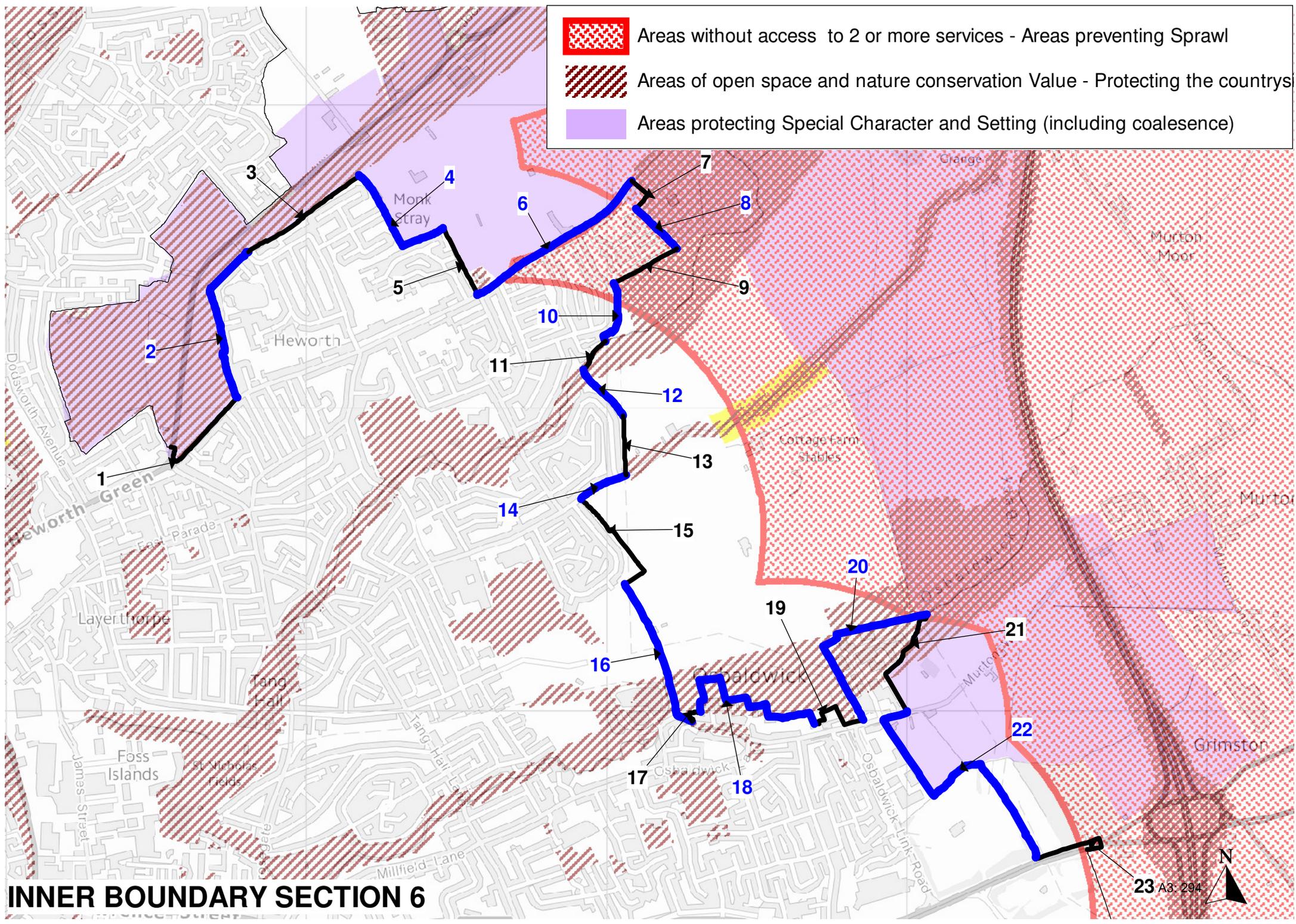
Section: 5	Boundary: 41	Boundary Name: Rear of Irving Avenue
----------------------	------------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 250m of Heworth Green/East Parade no 11	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 50 Heworth North council estates
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see previous section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary to the rear of The Pottery. Herdsman Cottage is also visible.		The boundary provides physical separation between areas of a different character; land to the south is characterised by urban land uses (residential development) while land to the north and east retains an open feel. Note that, as an isolated property, Herdsman's Cottage has been included in Green Belt.	
Evidence shows that land to the north and east of the boundary should be kept open in order to preserve the setting and special character of the historic City of York, and to assist in safeguarding the countryside from encroachment.				

Section: 5	Boundary: 41	Boundary Name: Rear of Irving Avenue
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The boundary follows recognisable built features, in the form of the hedged curtilage boundaries of property on Irwin Avenue and Malton Avenue.	This section of the boundary has parity with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

-  Areas without access to 2 or more services - Areas preventing Sprawl
-  Areas of open space and nature conservation Value - Protecting the countryside
-  Areas protecting Special Character and Setting (including coalescence)



INNER BOUNDARY SECTION 6

Section: 6	Boundary: 1	Boundary Name: Stockton Lane 1
----------------------	-----------------------	--

The boundary runs from the A1036 eastbound along Stockton Lane



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (and its subsequent updates) as important in preserving the setting and special character of York. The identified Monk Stray area, which retains, reinforces and extends the pattern of the historic green wedges is described as being of historical importance as common pastures and strip farming, now managed as open space. This narrow corridor of green space provides an open approach to the city with intermittent views of the Minster.</p> <p>Purpose 1 - Land has access to two or more services.</p> <p>Purpose 3 - Adjacent land to the north of the proposed boundary falls within a district green corridor (Monk Stray) .The primary function of the Monk Stray Corridor is open space.</p>
	Nature Conservation/ Openspace	Amenity Greenspace – Monk Stray	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray & Within 250m of Regional Corridor (3)	
	Ancient Wood	N/A	

Section: 6	Boundary: 1	Boundary Name: Stockton Lane 1
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of Heworth Green/East Parade Conservation Area No 11	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	Within 50m of Grade 2; The Kiosk Stockton Lane York YO3 0BG & Grade 2; The Herdsman's Cottage Malton Road		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 50 Heworth North council estates and Adjacent to Character Area 51 NE Heworth
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Recreational Golf course
	<p>Whilst the context of the wider Heworth area has changed significantly as a result of post war suburban development, Stockton Lane is recognisable as a feature on the First Edition OS Survey Plan 1852. Land to the north of the boundary has remained open, with long historical associations of public land use. This is Heworth golf course which occupies a large part of Monk Stray and is active. The previous HLC of the stray still has significant legibility (see below) The golf course dates back to 1911.</p>		<p>The boundary abuts the open amenity green space of Monk Stray. This undeveloped open space has a rural feel reaching close to the centre of the city, providing an open aspect.</p>	
<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 6	Boundary: 1	Boundary Name: Stockton Lane 1
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the recognisable feature of Stockton Lane. until it meets Monk Avenue. The road itself is excluded from the green belt but the hedgerows that run alongside it are included in the green belt.</p>	<p>The boundary marks a clear distinction between the open Stray and built urban area and follows the historic route of a carriageway dating back to the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 2	Boundary Name: Monk Avenue/ Elmfield Terrace
----------------------	-----------------------	--

The boundary follows Monk Avenue , the rear of 2 Stray Garth, along Elmfield Terrace until Straylands Grove.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (and its subsequent updates) as important in preserving the setting and special character of York. The identified Monk Stray area, which retains, reinforces and extends the pattern of the historic green wedges is described as being of historical importance as common pastures and strip farming, now managed as open space. This narrow corridor of green space provides an open approach to the city with intermittent views of the Minster.</p> <p>Purpose 1 - Land has access to two or more services.</p> <p>Purpose 3 - Adjacent land falls within a district green corridor (Monk Stray) .The primary function of the Monk Stray Corridor is open space.</p>
	Nature Conservation/ Openspace	Adjacent to Amenity Green Space – Monk Stray	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 6	Boundary: 2	Boundary Name: Monk Avenue/ Elmfield Terrace
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Heworth Green/East Parade Conservation Area No 11	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	Within 50m of Grade 2; The Kiosk Stockton Lane York YO3 0BG		
	Scheduled Monument	N/A	Urban Characterisation	Character Area 51 NE Heworth
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	<p>Whilst the context of the Heworth area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. Land to the west and north of the boundary has remained open, with long historical associations of public land use. The land which has been used as open common land since before records began is an important piece of York's history and its heritage in terms of the the relationship between the population and the proximity of open land</p>		<p>The boundary abuts the open amenity green space of Monk Stray. This undeveloped open space has a rural feel reaching close to the centre of the city, providing an open aspect. The cycle path that runs parallel to Monk Avenue is separated from the carriageway.</p>	
<p>Evidence shows that land to the west and north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 6	Boundary: 2	Boundary Name: Monk Avenue/ Elmfield Terrace
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the recognisable feature of Monk Avenue, the rear property boundary of 2 Stray Garth and Elmfield Terrace until it reaches Straylands Grove. The roads themselves are excluded from the green belt, but the hedgerows, trees and low brick wall that run alongside them are included in the green belt.</p>	<p>The boundary marks a clear distinction between the open Stray with long historical associations of public land use and the built urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . The cycle path that runs parallel to Monk Avenue is separated from the main carriageway and has been included in the green belt. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway/ Rear property boundary	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 3	Boundary Name: Straylands Grove/Elmpark View
----------------------	-----------------------	--

The boundary follows the rear property boundaries of Straylands Grove and Elmpark View.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and within 50m of Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (and its subsequent updates) as important in preserving the setting and special character of York. The identified Monk Stray area, which retains, reinforces and extends the pattern of the historic green wedges is described as being of historical importance as common pastures and strip farming, now managed as open space. This narrow corridor of green space provides an open approach to the city with intermittent views of the Minster.</p> <p>Purpose 1 - Land has access to two or more services.</p> <p>Purpose 3 - Adjacent land to the north of the proposed boundary falls within a district green corridor (Monk Stray) . The primary function of the Monk Stray Corridor is open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 6	Boundary: 3	Boundary Name: Straylands Grove/Elmpark View
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 51 NE Heworth to Character Area 54 Heworth early 20th c expansion
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Monk Stray
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	<p>Whilst the context of the Heworth area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. Land adjacent to the boundary has remained open, with long historical associations of public land use. The land which has been used as open common land since before records began is an important piece of York's history and its heritage in terms of the the relationship between the population and the proximity of open land</p>		<p>The boundary abuts the open green space of Monk Stray. This undeveloped open space has a rural feel reaching close to the centre of the city, providing an open aspect.</p>	
<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 6	Boundary: 3	Boundary Name: Straylands Grove/Elmpark View
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential property boundaries on Straylands Grove and Elmpark View.</p>	<p>The boundary marks a clear distinction between the open Stray with long historical associations of public land use and the built urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 4	Boundary Name: Elmpark Way to Greenfield Park Drive
----------------------	-----------------------	---

The boundary continues south, along the rear property boundaries of Elmpark View, Elmpark Way, Elmpark Vale and Greenfield Park Drive.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (and its subsequent updates) as important in preserving the setting and special character of York. The Green wedge is described as open agricultural fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster.</p> <p>Purpose 1 - Land has access to two or more services.</p> <p>Purpose 3 - Adjacent land to the east and north of the proposed boundary is designated as open space as outdoor sports facilities.</p>
	Nature Conservation/ Openspace	Adjacent Outdoor sport facilities - Heworth Cricket Club & Heworth ARLFC	
	Green Corridor	Adjacent to District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 6	Boundary: 4	Boundary Name: Elmpark Way to Greenfield Park Drive
----------------------	-----------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 51 NE Heworth and Adjacent Character Area 54 Heworth early 20th c expansion and Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Natural and Semi Natural - Monk Stray
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>This appears to be part of the Heworth ward and consists of medium sized regular fields defined by straight ditches. This area has significant legibility with about 20% boundary loss and dates between 1817 and 1822</p> <p>Whilst the context of the Heworth area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. Land to the east and north of the boundary has remained open, with long historical associations of public land use.</p>		<p>The boundary abuts the predominantly undeveloped open green wedge, which acts as an extension to Monk Stray and has a rural feel reaching close to the centre of the city, providing an open aspect. The area adjacent to the boundary is currently used as open playing fields associated with Heworth cricket club, City of York hockey club and Heworth amateur rugby club. The buildings associated with the sports clubs are detached from the main urban area and more open in nature.</p>	
<p>Evidence shows that land to the east and north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 6	Boundary: 4	Boundary Name: Elmpark Way to Greenfield Park Drive
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential properties on Elmpark View, Elmpark Way , Elmpark Vale and Greenfield Park Drive.</p>	<p>The boundary marks a clear distinction between the open Stray with long historical associations of public land use and the built urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . The buildings associated with the sports clubs are detached from the main urban area and have been included in the green belt as they are more open in nature. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Rear property boundaries		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 5	Boundary Name: Greenfield Park Drive
----------------------	-----------------------	--

The boundary continues along the rear boundaries of properties on Greenfield Park Drive until it reaches Stockton Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2) and Monk Stray (A2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (and its subsequent updates) as important in preserving the setting and special character of York. The Green wedge is described as open agricultural fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster.</p> <p>Purpose 1 - Land has access to two or more services.</p> <p>Purpose 3 - Adjacent land to the west of the proposed boundary is not designated as open space.</p>
	Nature Conservation/ Openspace	Within 50m of Outdoor Sports Facility - Heworth Cricket Club & Heworth ARLFC	
	Green Corridor	Within 50m of District Corridor (08) Monk Stray	
	Ancient Wood	N/A	

Section: 6	Boundary: 5	Boundary Name: Greenfield Park Drive
----------------------	-----------------------	--

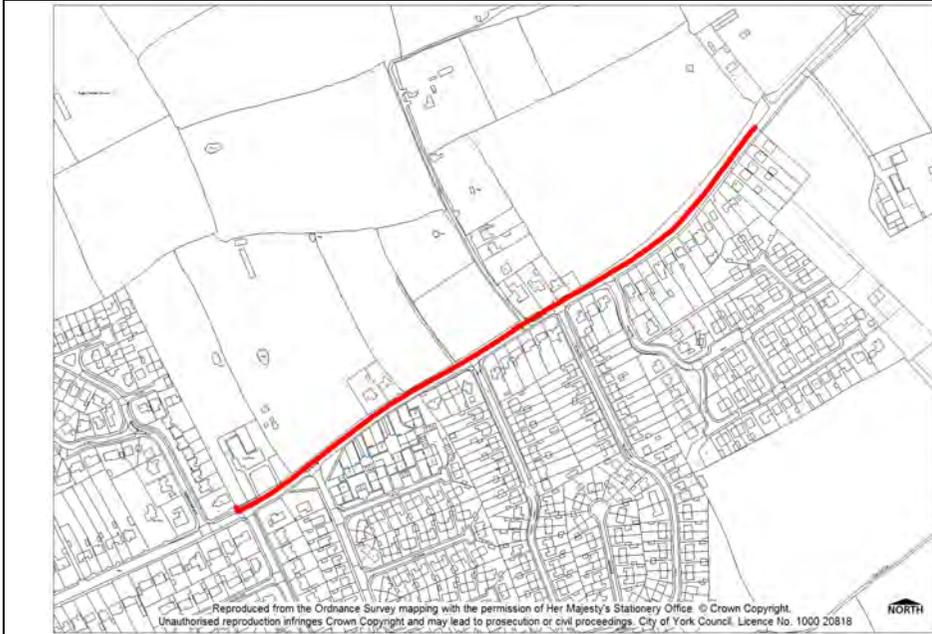
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Outdoor Sports Facility - Heworth Cricket Club & Heworth ARLFC
	Urban Historic Landscape Character	Settlement Planned estate		
	<p>Whilst the context of the Heworth area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. Land to the east of the boundary has remained open, with long historical associations of public land use. This is an area of strip fields which consists of medium sized irregular fields defined by s curved overgrown hedges. This area has significant legibility with a small amount of boundary increase, however the medieval character is still clearly dominant.</p>		<p>The boundary abuts the predominantly undeveloped open green wedge, which acts as an extension to Monk Stray and has a rural feel reaching close to the centre of the city, providing an open aspect.</p>	
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to preserve the setting and special character of the historic City of York.</p>				

Section: 6	Boundary: 5	Boundary Name: Greenfield Park Drive
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential properties on Greenfield Park Drive.</p>	<p>The boundary marks a clear distinction between the open Stray with long historical associations of public land use and the built urban area . It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 6	Boundary Name: Stockton Lane 2
----------------------	-----------------------	--

The boundary runs along Stockton Lane from the start of Algarth Road until 342 Stockton Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2)	<p>Purpose 4 & 2 - Generally, adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Green wedge is described as open agricultural fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster. The exception to this is land associated with Heworth Christ Church which does not fall within the green wedge area.</p> <p>Purpose 1 - In the main, land has access to 2 or more services except the most easterly section of the boundary which falls within an area without access to two or more services.</p> <p>Purpose 3 - Land associated with Heworth Christ Church to the north of the boundary is designated as open space.</p>
	Nature Conservation/ Openspace	Cemetery – Christ Church	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 6	Boundary: 6	Boundary Name: Stockton Lane 2
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Cemetery – Christ Church
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	<p>Whilst the context of the wider Heworth area has changed significantly as a result of post war suburban development, Stockton Lane is recognisable as a feature on the First Edition OS Survey Plan 1852. Land to the north of the boundary has remained open, with long historical associations of public land use. This is an area of strip fields which consists of medium sized irregular fields defined by s curved overgrown hedges. This area has significant legibility with a small amount of boundary increase, however the medieval character is still clearly dominant.</p>		<p>The boundary abuts the predominantly undeveloped open green wedge, which acts as an extension to Monk Stray and has a rural feel reaching close to the centre of the city, providing an open aspect. Heworth Christ Church and a number of properties to the north of Stockton Lane and to the east of Pasture Lane are detached from the main urban area, being separated by the carriageway, and are, as such, more open in nature.</p>	
<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas and to preserve the setting and special character of the historic City of York.</p>				

Section: 6	Boundary: 6	Boundary Name: Stockton Lane 2
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the recognisable feature of Stockton Lane. The road itself is excluded from the green belt.</p>	<p>The boundary marks a clear distinction between the open Stray and built urban area and follows the historic route of a carriageway dating back to the First Edition OS Survey Plan 1852. Heworth Christ Church and a number of properties to the north of Stockton Lane and to the east of Pasture Lane have been included within the green belt as these are detached from the main urban area and more open in nature. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 7	Boundary Name: Stockton Lane 3
----------------------	-----------------------	--

The boundary follows the side and rear boundaries of property of 334-342 Stockton Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land is without access to two or more services.</p> <p>Purpose 3 - Adjacent land to the south of the proposed boundary falls within a district green corridor (Osbalwick/Tang Hall) .The primary function of the Osbalwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Within 50m of District Corridor (16) Osbalwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Local Openness	
Openness	

Section: 6	Boundary: 7	Boundary Name: Stockton Lane 3
----------------------	-----------------------	--

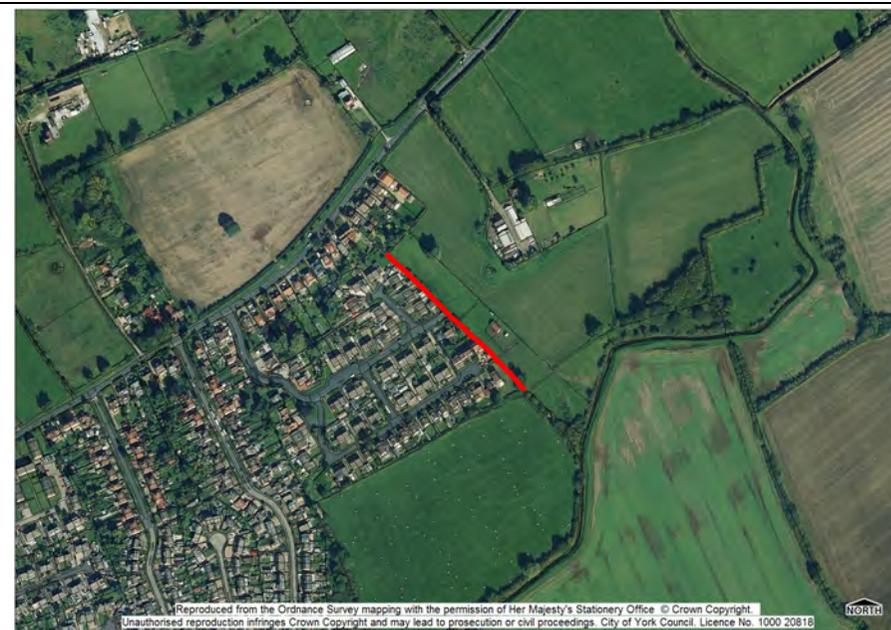
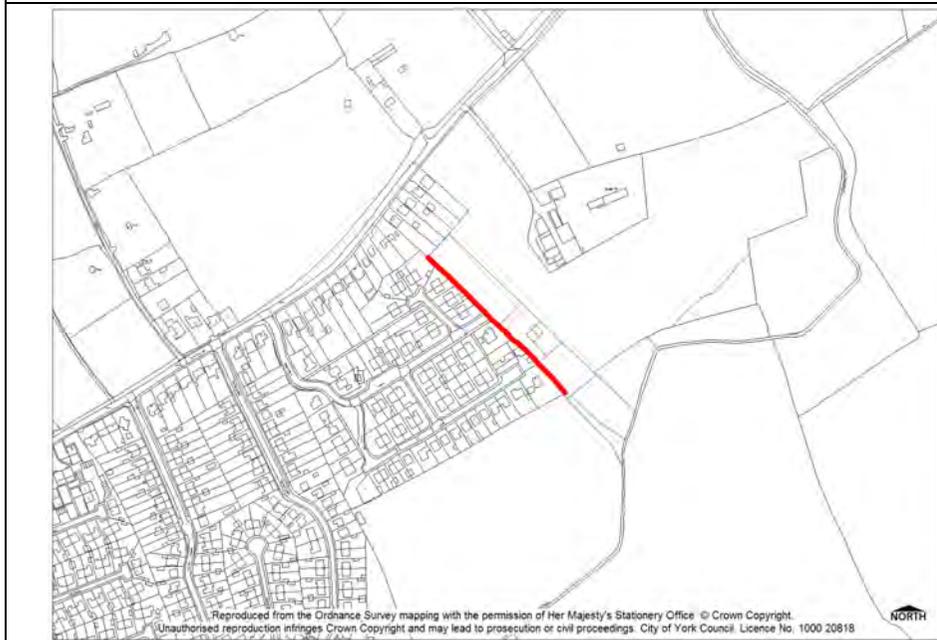
Historic Context		Openness and Urban Fabric	
Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	North of Character Area 32 Heworth Post War expansion
Historic Park & Garden	N/A		
Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
Urban Historic Landscape Character	Settlement Planned estate (Additional across road)	Rural Historic Landscape Character	Enclosed land Strip fields
<p>The context of the Heworth area has changed significantly as a result of post war suburban development, whilst the land adjacent to the proposed boundary has remained open, with long historical associations of public land use, this section of the boundary itself does not follow historic features. This is an area of strip fields which consists of medium sized irregular fields defined by s curved overgrown hedges. This area has significant legibility with a small amount of boundary increase, however the medieval character is still clearly dominant</p>		<p>The boundary abuts the predominantly undeveloped open green wedge, which acts as an extension to Monk Stray and has a rural feel reaching close to the centre of the city, providing an open aspect.</p>	
<p>Evidence shows that land to the east and south of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas, assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>			

Section: 6	Boundary: 7	Boundary Name: Stockton Lane 3
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the side and rear of residential property boundaries on Stockton Lane</p>	<p>The boundary marks a clear distinction between the open Stray with long historical associations of public land use and the built urban area . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 8	Boundary Name: Ryecroft/ Bean's Way /Hill View
----------------------	-----------------------	--

The boundary turns south, following side and rear boundaries of 11 to 17 Ryecroft, 26 Bean's Way and 21 and 22 Hill View.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The identified green wedge is described as open agricultural fields with an open approach, providing a rural setting of the city, alongside glimpses of the Minster.</p> <p>Purpose 1 - Land is without access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the south of the proposed boundary falls within a district green corridor (16) .The primary function of the Osbaldwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to District Corridor (16) Osbaldwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 8	Boundary Name: Ryecroft/ Bean's Way /Hill View
----------------------	-----------------------	--

Local Openness					
Openness	Historic Context		Openness and Urban Fabric		
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland	
	Listed Buildings	N/A			
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion	
	Historic Park & Garden	N/A			
	Strategic Views	Adjacent to Identified Panorama View of Minster and Urban Fringe see next section description	Open Space Typology	No Openspace Adjacent to Boundary	
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields	
	Whilst the context of the Heworth area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. Land to the east of the boundary has remained open, with long historical associations of public land use. This is an area of strip fields which consists of medium sized irregular fields defined by s curved overgrown hedges. This area has significant legibility with a small amount of boundary increase, however the medieval character is still clearly dominant		The boundary abuts the predominantly undeveloped open green wedge, which acts as an extension to Monk Stray and has a rural feel reaching close to the centre of the city, providing an open aspect. The isolated building to east of the end Bean's Way carriage way is detached from the main urban area.		
Evidence shows that land to the east of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas, assist in safeguarding the countryside from encroachment and to preserve the historic setting and special character of the historic City of York.					

Section: 6	Boundary: 8	Boundary Name: Ryecroft/ Bean's Way /Hill View
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the side and rear of residential properties on Ryecroft, Bean's Way and Hill View. The boundary also follows the end of Bean's Way carriage way itself.</p>	<p>The boundary marks a clear distinction between the open Stray with long historical associations of public land use and the built urban area . It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . The isolated building to east of the end Bean's Way carriage way has been included in the greenbelt as it is detached from the main urban area. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Rear property boundaries		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 9	Boundary Name: Hill View/ Beckwith
----------------------	-----------------------	--

The boundary continues along the rear boundaries of properties 22-2 Hill View, 4- 8 Beckwith and along the field access.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m to Green wedge (C2)	<p>Purpose 4 & 2 - Adjacent land (to south) does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land is without access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the south of the proposed boundary falls within a district green corridor. The primary function of the Osbaldwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to District Corridor (16) Osbaldwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 9	Boundary Name: Hill View/ Beckwith
----------------------	-----------------------	--

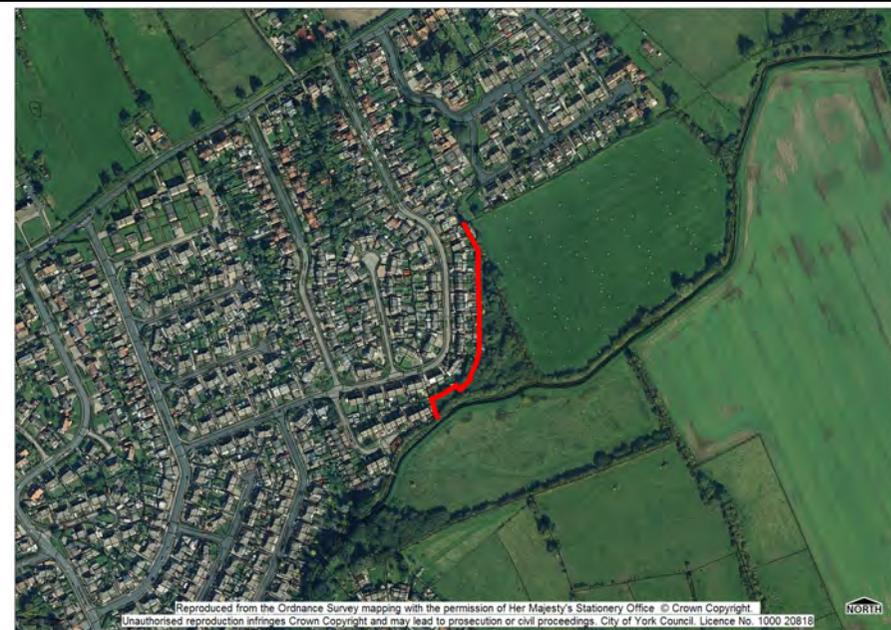
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Key Long Distance Panorama View (No 4) of Minster and Urban Fringe from Acklam Wold	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	Whilst the context of the Heworth area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character whihc dates them back to the medieval period.		The boundary abuts the open fields to the south, with properties in this location having a rural aspect.	
Evidence shows that land to the south of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas and assist in safeguarding the countryside from encroachment				

Section: 6	Boundary: 9	Boundary Name: Hill View/ Beckwith
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the side and rear of residential properties on Hill View and Beckwith. The boundary also follows the hedgerows of the field access in-between the rear boundaries of properties on Beckwith and Galtres Road .</p>	<p>The boundary marks a clear distinction between the open fields of the district green corridor and the built urban area . It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 10	Boundary Name: Galtres Road
----------------------	------------------------	---------------------------------------

The boundary follows the rear boundaries of property of 31 to 61 Galtres Road.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C2)	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - For the first part of the boundary adjacent land is without access to 2 or more services, adjacent land along the remaining boundary does have access to two or more services.</p> <p>Purpose 3 - Adjacent land to the east of part of the proposed boundary falls within a district green corridor (16). The primary function of the Osbaldwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to District Corridor (16) Osbaldwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 10	Boundary Name: Galtres Road
----------------------	------------------------	---------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Panorama View (No 4) of Minster and Urban Fringe from Acklam Wold	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	The context of the Heworth area has changed significantly as a result of post war suburban development, whilst the land adjacent to the proposed boundary has remained open, this section of the boundary itself does not follow historic features. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character whihc dates them back to the medieval period.		The boundary abuts the open fields to the east, with properties in this location having a rural aspect.	
Evidence shows that land to the east of the proposed boundary should be kept open in order to check the unrestricted sprawl of large built up areas and assist in safeguarding the countryside from encroachment				

Section: 6	Boundary: 10	Boundary Name: Galtres Road
----------------------	------------------------	---------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the side and rear of residential properties on Galtres Road .</p>	<p>The boundary marks a clear distinction between the open fields (of the district green corridor for part of the boundary) and the built urban area . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 11	Boundary Name: Springfield Close
----------------------	------------------------	--

The boundary follows the hardstanding in front of properties on Springfield Close and the rear of a cluster of garages.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the east of the proposed boundary falls within a district green corridor. The primary function of the Osbaldwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to District Corridor (16) Osbaldwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 11	Boundary Name: Springfield Close
----------------------	------------------------	--

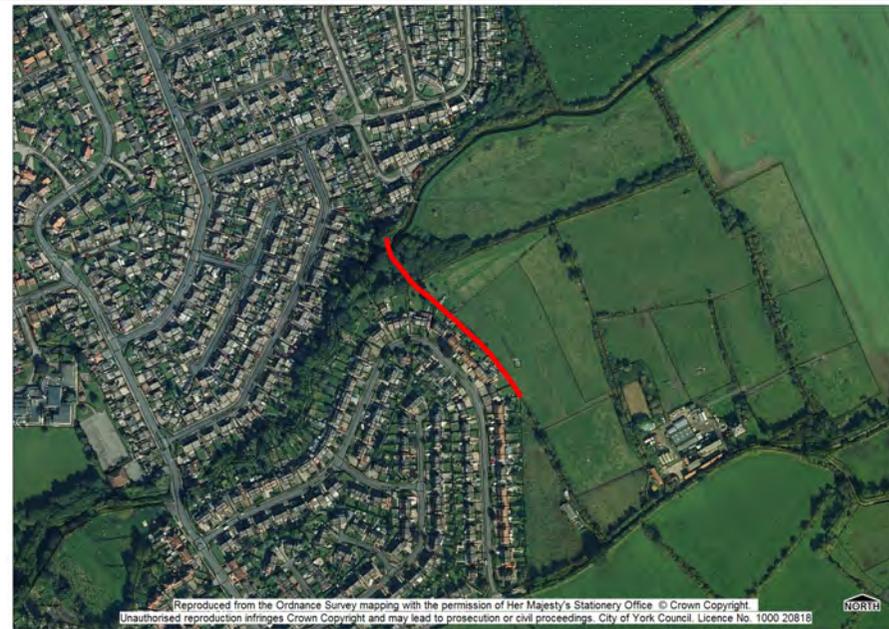
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Panorama View (No 4) of Minster and Urban Fringe from Acklam Wold	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	Whilst the context of the Heworth area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following the route of Tang Hall Beck. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character whihc dates them back to the medieval period.		The boundary abuts the open fields to the east, with properties in this location having a rural aspect.	
Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment				

Section: 6	Boundary: 11	Boundary Name: Springfield Close
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the hard standing in front of residential properties and the rear of a cluster of garages on Springfield Close. It follows the route of Tang Hall Beck.</p>	<p>The boundary marks a clear distinction between the open fields of the district green corridor and the built urban area . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Footpath/carriage way	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 12	Boundary Name: Bramley Garth
----------------------	------------------------	--

The boundary crosses over Tang Hall Beck to follow the rear of boundaries of property from 65 to 89 Bramley Garth.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the east of part of the proposed boundary falls within a district green corridor (16). The primary function of the Osbaldwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to District Corridor (16) Osbaldwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 12	Boundary Name: Bramley Garth
----------------------	------------------------	--

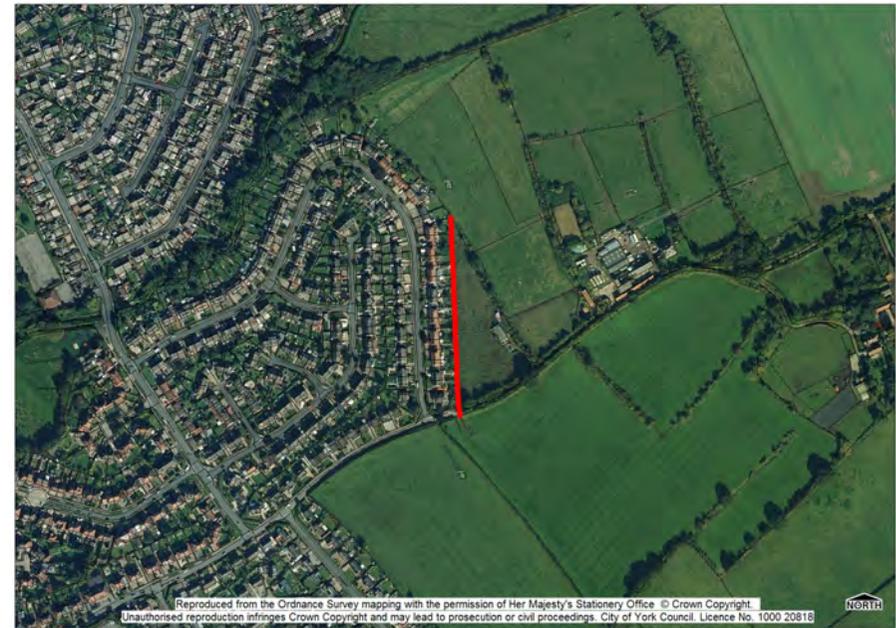
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Strategic Views	Key Long Distance Panorama View (No 4) of Minster and Urban Fringe from Acklam Wold		
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	<p>Whilst the context of the Heworth area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, depicting a field boundary in the form of a hedgerow. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character whihc dates them back to the medieval period.</p>		<p>The boundary abuts the open fields to the east, with properties in this location having a rural aspect.</p>	
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment</p>				

Section: 6	Boundary: 12	Boundary Name: Bramley Garth
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5...	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential properties on Bramley Garth.	The boundary marks a clear distinction between the open fields of the district green corridor and the built urban area . It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	Rear property boundaries	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 6	Boundary: 13	Boundary Name: Bramley Garth 2
----------------------	------------------------	--

The boundary continues to follow rear boundaries of property from 91 to 123 Bramley Garth.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the east of part of the proposed boundary falls within a local green corridor (19). The primary function of Heworth Cycle Corridor is as a cycle way and nature conversation.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to District Corridor (16) Osbaldwick/Tang Hall Corridor & Within 250m of Local Corridor (19) Heworth Cycle Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 13	Boundary Name: Bramley Garth 2
----------------------	------------------------	--

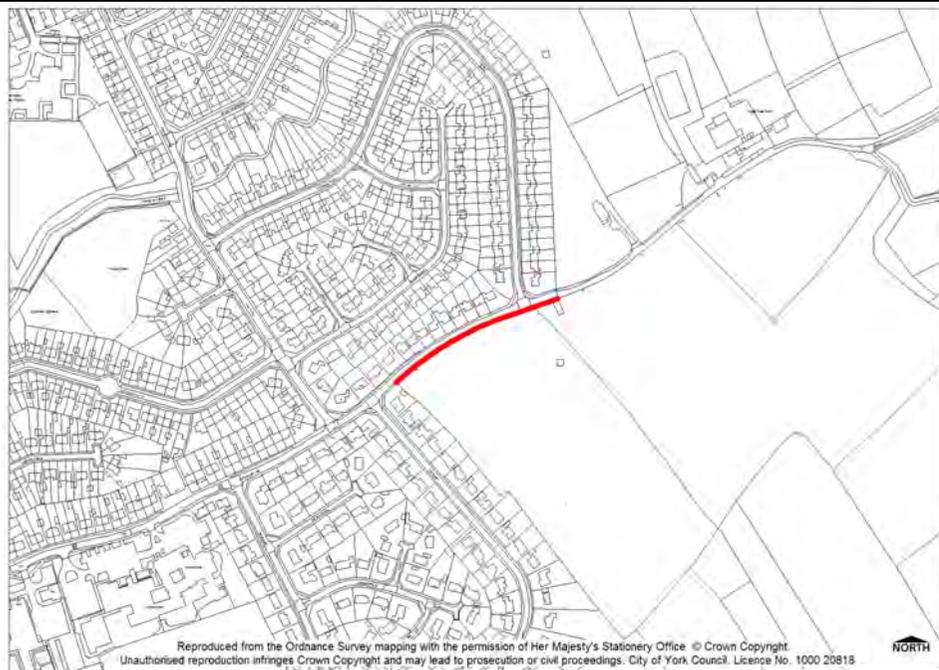
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	Key City Wide Dynamic Panorama View (No 5) with Focal Point of Key City Wide Fixed View from A1279. General Long Distance Fixed View with Focal Point from North of Bishop Wilton	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	The context of the Heworth area has changed significantly as a result of post war suburban development, whilst the land adjacent to the proposed boundary has remained open, this section of the boundary itself does not follow historic features.		The boundary abuts the open fields to the east, with properties in this location having a rural aspect.	
Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment				

Section: 6	Boundary: 13	Boundary Name: Bramley Garth 2
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the side and rear of residential properties on Bramley Garth .</p>	<p>The boundary marks a clear distinction between the open fields (of the district green corridor for part of the boundary) and the built urban area . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 14	Boundary Name: Bad Bargain Lane
----------------------	------------------------	---

The boundary follows the route of Bad Bargain Lane before turning south along the rear boundaries of property on Meadlands.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the south of the proposed boundary is not designated as open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to Local Corridor (19) Heworth Cycle Corridor & Within 250m of District Corridor (16) Osbaldwick/Tanghall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 14	Boundary Name: Bad Bargain Lane
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Panorama View (No 4) of Minster and Urban Fringe from Acklam Wold. General Long Distance Fixed View with Focal Point from North of Bishop Wilton	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate		
	<p>Whilst the context of the wider Osbaldwick area has changed significantly as a result of post war suburban development, Bad Bargain Lane is recognisable as a feature on the First Edition OS Survey Plan 1852. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character which dates them back to the Medieval period.</p>		<p>The boundary abuts the open fields to the south, with properties on Bad Bargain Lane having a rural aspect.</p>	
<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment</p>				

Section: 6	Boundary: 14	Boundary Name: Bad Bargain Lane
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the recognisable feature of Bad Bargain Lane until it meets the rear boundaries of properties off Meadlands. The road itself is excluded from the green belt but the hedgerows that run alongside it are included in the green belt.</p>	<p>The boundary marks a clear distinction between the open fields and built urban area and follows the historic route of a carriageway dating back to the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 15	Boundary Name: Meadlands
----------------------	------------------------	------------------------------------

The boundary continues along the rear boundaries of properties from 76 to 44 Meadlands.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the east of the proposed boundary is not designated as open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Within 250m of District Corridor (16) Osbaldwick/Tang Hall Corridor & Within 50m of Local Corridor (19) Heworth Cycle Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 15	Boundary Name: Meadlands
----------------------	------------------------	------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Panorama View (No 4) of Minster and Urban Fringe from Acklam Wold. General Long Distance Fixed View with Focal Point from North of Bishop Wilton	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate		
	<p>Whilst the context of the Osbaldwick area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. Land to the east of the boundary has remained open. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character which dates them back to the Medieval period.</p>		<p>The boundary abuts the open fields to the east, with properties on Meadlands having a rural aspect.</p>	
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment</p>				

Section: 6	Boundary: 15	Boundary Name: Meadlands
----------------------	------------------------	------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential properties on Meadlands.</p>	<p>The boundary marks a clear distinction between the open fields and the built urban area . It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 16	Boundary Name: Metcalfe Lane
----------------------	------------------------	--

The boundary runs south, following the path at Metcalfe Lane until it moves onto the main carriageway of Osbaldwick Village.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the east and north of part of the proposed boundary falls within a district green corridor (16). The primary function of the Osbaldwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Within 250m of District Corridor (16) Osbaldwick/Tang Hall Corridor & Within 250m of Local Corridor (19) Heworth Cycle Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 16	Boundary Name: Metcalfe Lane
----------------------	------------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 55 Heworth Post War expansion
	Historic Park & Garden	N/A		
	Strategic Views	Key Long Distance Panorama View (No 4) of Minster and Urban Fringe from Acklam Wold. General Long Distance Fixed View with Focal Point from North of Bishop Wilton	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate		
	<p>Whilst the context of the Osbaldwick area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. Land to the east of the boundary has remained open. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character whihc dates them back to the medieval period.</p>		<p>The boundary abuts the open fields to the east. The isolated dwellings and farm buildings to the east of the boundary are detached from the boundary and more open in nature and isolated from the urban fabric.</p>	
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment</p>				

Section: 6	Boundary: 16	Boundary Name: Metcalfe Lane
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	This section of the proposed boundary follows the pathway of Metcalfe Lane. This reflects the eastern boundary of the recent and ongoing Derwenthorpe housing development. It continues south east to follow a short stretch of the carriageway of Osbaldwick Village.	The boundary marks a clear distinction between the open fields (of the district green corridor for part of the boundary) and the developed footprint and associated open space associated with the Derwenthorpe housing development. The open space associated with the ongoing housing development has been excluded from the green belt as it has a strong relationship with the urban residential properties that will surround it. Furthermore, the hardstanding of Metcalfe Lane itself and Osbaldwick Village at the southern end of the proposed boundary are a strongly defined feature. The isolated dwellings to the east of Metcalfe Lane are detached from the main urban area and have been included in the green belt. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Pathway		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 6	Boundary: 17	Boundary Name: Derwent Arms
----------------------	------------------------	---------------------------------------

The boundary follows the side and rear boundary of the Derwent Arms and its tarmaced car park.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the proposed boundary falls within a district green corridor (16). The primary function of the Osbaldwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to District Corridor (16) Osbaldwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 17	Boundary Name: Derwent Arms
----------------------	------------------------	---------------------------------------

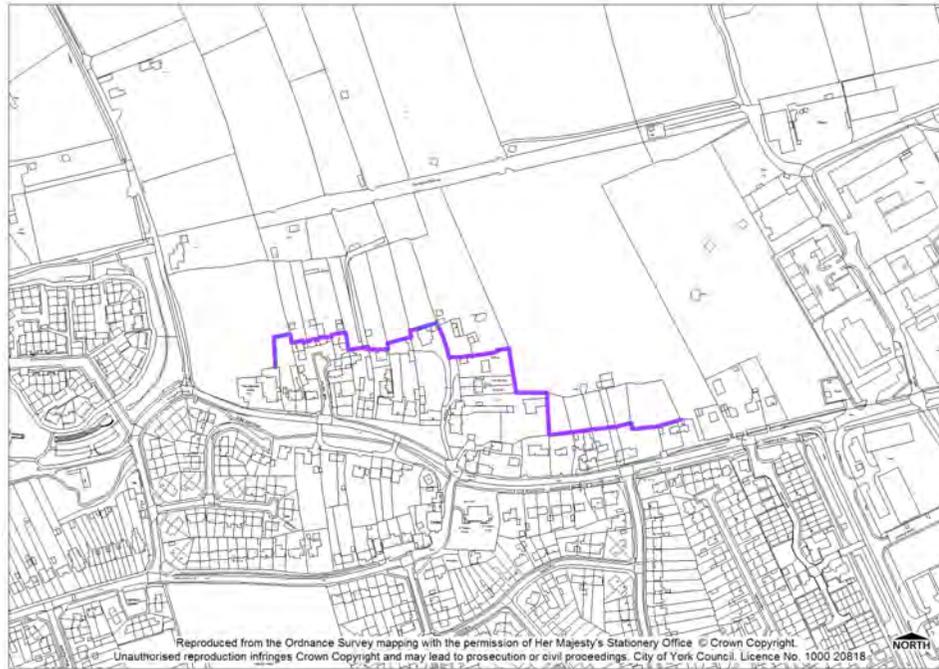
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Osbaldwick Conservation Area No 25	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Character Area 58 Osbaldwick
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from Millington & Key City Wide Dynamic Panorama View (No 5) with Focal Point of Key City Wide Fixed View from A1279	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate		
	<p>Whilst the context of the Osbaldwick area has changed significantly as a result of post war suburban development, the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. Land to the north of the proposed boundary has remained open. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character which dates them back to the Medieval period.</p>		<p>The boundary abuts the open fields to the north. Isolated farm buildings to the north of the boundary are detached from the main urban area and are more open in nature and isolated from the urban fabric.</p>	
<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and preserve the setting and special character of the historic city of York.</p>				

Section: 6	Boundary: 17	Boundary Name: Derwent Arms
----------------------	------------------------	---------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The boundary marks a clear distinction between the open fields and the built urban area . It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 .The isolated farm buildings to the north of the proposed boundary are detached from the main urban area and have been included in the Green Belt.</p>	<p>This section of the proposed boundary follows the hedge lined boundary of the Derwent Arms public house and its associated tarmaced car parking area. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Side and rear boundary of public house	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 18	Boundary Name: Osboldwick Village/ Yew Tree Mews/ Givendale House/ The Pines
----------------------	------------------------	--

The boundary continues tightly along the built footprint and any associated hardstanding of properties on Osboldwick Village, Yew Tree Mews and along the side boundary of Givendale House and rear and side of garage, before turning east to follow the side boundary of The Pines.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the north of the proposed boundary falls within a district green corridor (16). The primary function of the Osboldwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	Within 50m of candidate SINC Osboldwick Meadow (SE65-10YK)	
	Green Corridor	Adjacent to District Corridor (16) Osboldwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 18	Boundary Name: Osballdwick Village/ Yew Tree Mews/ Givendale House/ The Pines
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Osballdwick Conservation Area No 25	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	Within 50m Grade 2; 47, 57 & 67 Osballdwick Village, Osballdwick		
	Scheduled Monument	N/A	Urban Characterisation	Character Area 58 Osballdwick
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from Millington	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Green Village	Rural Historic Landscape Character	Enclosed land Strip fields
	The Osballdwick area has changed significantly as a result of post war suburban development, whilst the land adjacent to the proposed boundary has remained open, this section of the boundary itself does not follow historic features. This area has, however, retained its open rural setting, with the pattern of long narrow fields and paddocks, a legacy from the medieval period and a key feature of the Osballdwick Conservation Area. Murton Way is also recognisable as a feature on the First Edition OS Survey Plan 1852.		The boundary abuts the long narrow gardens associated with residential properties which are more open in nature than the built footprint of the properties and associate hardstanding. Open fields are beyond this. The isolated farm buildings here are detached from the main urban area and are more open in nature than the residential properties themselves.	
Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 6	Boundary: 18	Boundary Name: Osboldwick Village/ Yew Tree Mews/ Givendale House/ The Pines
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary now follows tightly the built environment of properties themselves and associated hardstanding. This area of Osboldwick village has retained its open rural setting and the proposed boundary excludes the pattern of long narrow fields and paddocks (now gardens) which a legacy from the medieval period.</p>	<p>The boundary marks a clear distinction between the historic long narrow fields and wooded paddocks (now gardnes) to the rear of properties. The garden areas, whilst part of the property curtilages, has an open nature and forms an important part of the Osboldwick conservation area and has been included in the Green Belt. Whilst the boundary would normally be drawn to include the full curtilage of properties in this case, the curtilage is extensive, with an historic association to agriculture. The Green Belt designation of this land will help to retain the historic pattern of development as part of the open countryside. The isolated farm buildings to the north of the proposed boundary fall within the historic fields, are detached from the main urban area and have also been included in the Green Belt. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p>
	Built footprint of properties and areas of hardstanding	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 19	Boundary Name: Murton Way
----------------------	------------------------	-------------------------------------

The boundary follows to the rear and side boundaries of property from 21 to 29 Murton Way. It carries on along the edge of the Murton Way carriageway itself.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the north of the proposed boundary falls within a district green corridor (16). The primary function of the Osbaldwick/Tang Hall Corridor is nature conservation and open space. It is also adjacent to Candidate SINC (SE65-10YK) Osbaldwick Meadow.</p>
	Nature Conservation/ Openspace	Adjacent to Candidate SINC (SE65-10YK) Osbaldwick Meadow	
	Green Corridor	Adjacent to District Corridor (16) Osbaldwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 19	Boundary Name: Murton Way
----------------------	------------------------	-------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Osbaldwick Conservation Area No 25	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	Within 250m Grade 2; 47, 57 & 67 Osbaldwick Village, Osbaldwick		
	Scheduled Monument	N/A	Urban Characterisation	Character Area 58 Osbaldwick
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	
	Urban Historic Landscape Character	Settlement Green Village	Rural Historic Landscape Character	Enclosed land Strip fields
	<p>The Osbaldwick area has changed significantly as a result of post war suburban development, whilst the land adjacent to the proposed boundary has remained open, in the main, this section of the boundary itself does not follow historic features. Murton Way however is recognisable as a feature on the First Edition OS Survey Plan 1852. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character whihc dates them back to the medieval period.</p>		<p>The boundary abuts the open fields beyond, with properties in this location having a rural aspect.</p>	
<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment</p>				

Strategic Permanence	
Permanence	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Section: 6	Boundary: 19	Boundary Name: Murton Way
----------------------	------------------------	-------------------------------------

LOCAL Permanence	
Recognisability	Permanence
<p>This section of the proposed boundary follows the hedgerow and fence line boundaries of residential properties. It then continues along the recognisable feature of Murton Way.</p>	<p>The boundary marks a clear distinction between the open fields of the district green corridor and the built urban area . Where the boundary follows the carriage way of Murton Way, this follows the historic route of a carriageway dating back to the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
<p>Side and rear boundaries of properties and carriageway.</p>	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>	

Section: 6	Boundary: 20	Boundary Name: Osboldwick Industrial Estate 1
----------------------	------------------------	---

The boundary continues north along the western edge of Osboldwick Industrial Estate, continuing east around the northern boundary of the industrial estate.



		Strategic Openness	
Openness	Green Belt Appraisal	Adjacent to Area preventing Coalescence (G2) (southeast) and Area retaining rural setting (F1) (northeast)	Purpose 4 & 2 - Adjacent land (to north and west) does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.
	Nature Conservation/ Openspace	Adjacent to Candidate SINC (SE65-10YK) Osboldwick Meadow	Purpose 1 - Land, in the main, has access to 2 or more services, except the most easterly section of the boundary.
	Green Corridor	Within 50m of District Corridor (16) Osboldwick/Tang Hall Corridor	Purpose 3 - Adjacent land to the proposed boundary falls within a district green corridor (16). The primary function of the Osboldwick/Tang Hall Corridor is nature conservation and open space. Part of the boundary here is also adjacent to Candidate SINC (SE65-10YK) Osboldwick Meadow.
	Ancient Wood	N/A	

Section: 6	Boundary: 20	Boundary Name: Osboldwick Industrial Estate 1
----------------------	------------------------	---

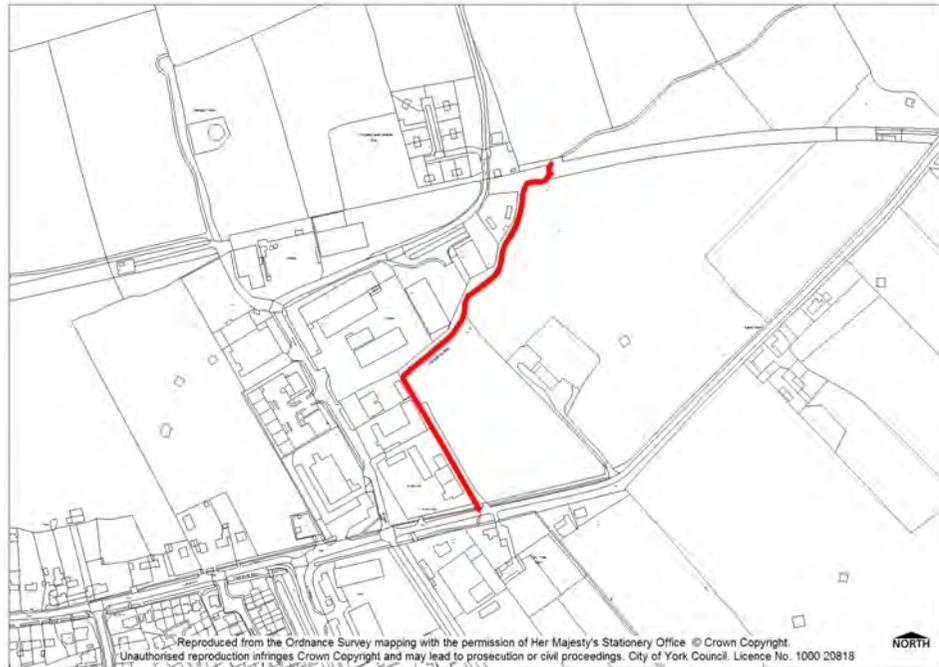
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Osboldwick Conservation Area No 25	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 58 Osboldwick and Adjacent to Character Area 59 Osboldwick South & East
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Strip fields
	<p>Whilst the context of the Osboldwick area has changed significantly as a result of post war suburban development and in this location, the development of the industrial estate, the western boundary of the industrial estate is recognisable as a feature on the First Edition OS Survey Plan 1852, following an historic field pattern. The northern part of this boundary follows the route of a now dismantled railway line. The land adjoins areas of historically enclosed fields which were farmed as strip fields. These fields are defined by s curved hedges and have a significantly legible character which dates them back to the medieval period.</p>		<p>The boundary abuts the open fields to the east and north. Land to the north of the boundary associated with skip storage and the caravan site is more open in nature than the urban fabric of the industrial estate.</p>	
<p>Evidence shows that land to the east and north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment</p>				

Section: 6	Boundary: 20	Boundary Name: Osboldwick Industrial Estate 1
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the hedgerow, fence line and hardstanding boundaries of the main built up area of the industrial estate. The northern part of the boundary follows the route of a dismantled railway.</p>	<p>The boundary marks a clear distinction between the open fields and the built urban area of the industrial estate . It reflects, in part, historic field boundaries dating back to the First Edition OS Survey Plan 1852 .The land to the north of the boundary associated with skip storage is more open in nature than the urban fabric of the industrial estate and is therefore included within the green belt. The caravan site also to the north is also included in the Green Belt; the mainly informal layout, with generous distances separating results in this area maintaining an open character. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Fence, hedgerow and edge of hardstanding	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 21	Boundary Name: Osbalwick Industrial Estate 2
----------------------	------------------------	--

The boundary continues south west along the eastern boundary of Osbalwick Industrial Estate.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area Preventing Coalescence (G2) and within 50m of protecting rural setting (F1)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Murton Village area of undeveloped land between the outer edge of the urban area and the village is important to retain the physical separate of settlements with a separate identity and physical character and to retail the pattern of villages set within a rural setting.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - The majority of adjacent land to the proposed boundary falls within a district green corridor (16). The primary function of the Osbalwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	Adjacent to Candidate SINC (SE65-10YK) Osbalwick Meadow to Western Edge	
	Green Corridor	Adjacent to District Corridor (16) Osbalwick/Tang Hall Corridor	
	Ancient Wood	N/A	

Section: 6	Boundary: 21	Boundary Name: Osboldwick Industrial Estate 2
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 250m of New Osboldwick Conservation Area No 25	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 58 Osboldwick and Adjacent to Character Area 59 Osboldwick South & East
	Historic Park & Garden	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Strategic Views	N/A	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	Urban Historic Landscape Character	Industrial Estate	The boundary abuts the open fields to the east.	
	<p>Whilst the context of the Osboldwick area has changed significantly as a result of post war suburban development and in this location, the development of the industrial estate, this part of the boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns and the route of Osboldwick Beck. This is an area of planned enclosure which consists of medium sized regular fields defined by straight hedges. This area has partial legibility. I think that this represents a number of smaller planned enclosure events hence the dates</p>			
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

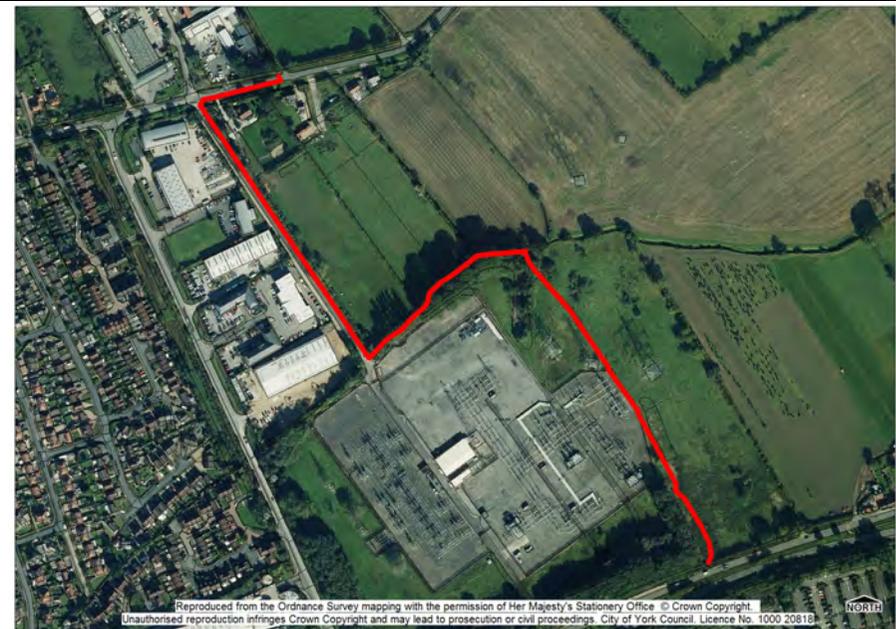
P	Strategic Permanence
----------	-----------------------------

Section: 6	Boundary: 21	Boundary Name: Osbalwick Industrial Estate 2
----------------------	------------------------	--

<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
LOCAL Permanence	
Recognisability	Permanence
<p>This section of the proposed boundary follows the hedgerow and fence line along the main built up area of the industrial estate. It also follows the route of Osbalwick Beck.</p>	<p>The boundary marks a clear distinction between the open fields and the built urban area of the industrial estate . It reflects historic field boundaries and the route of Osbalwick Beck dating back to the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Fence and hedgerow	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>	

Section: 6	Boundary: 22	Boundary Name: Osballdwick Link Road Industrial Units
----------------------	------------------------	---

The boundary follows a short section of Murton Way westward before turning south along the boundary of the Osballdwick Link Road industrial units. It then turns east to follow the boundary of the national grid sub station.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area Preventing Coalescence (G2) and Within 50m of protecting rural setting (F1) (to north)	<p>Purpose 4 & 2 – Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Murton Village area of undeveloped land between the outer edge of the urban area and the village is important to retain the physical separate of settlements with a separate identity and physical character and to retail the pattern of villages set within a rural setting.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - The majority of adjacent land to the proposed boundary falls within a district green corridor (16). The primary function of the Osballdwick/Tang Hall Corridor is nature conservation and open space.</p>
	Nature Conservation/ Openspace	Within 250m of Candidate SINC (SE65-10YK) Osballdwick Meadow	
	Green Corridor	Within 250m to District Corridor (16) Osballdwick/Tang Hall Corridor (to north)	

Section: 6	Boundary: 22	Boundary Name: Osboldwick Link Road Industrial Units
----------------------	------------------------	--

Ancient Wood	N/A
--------------	-----

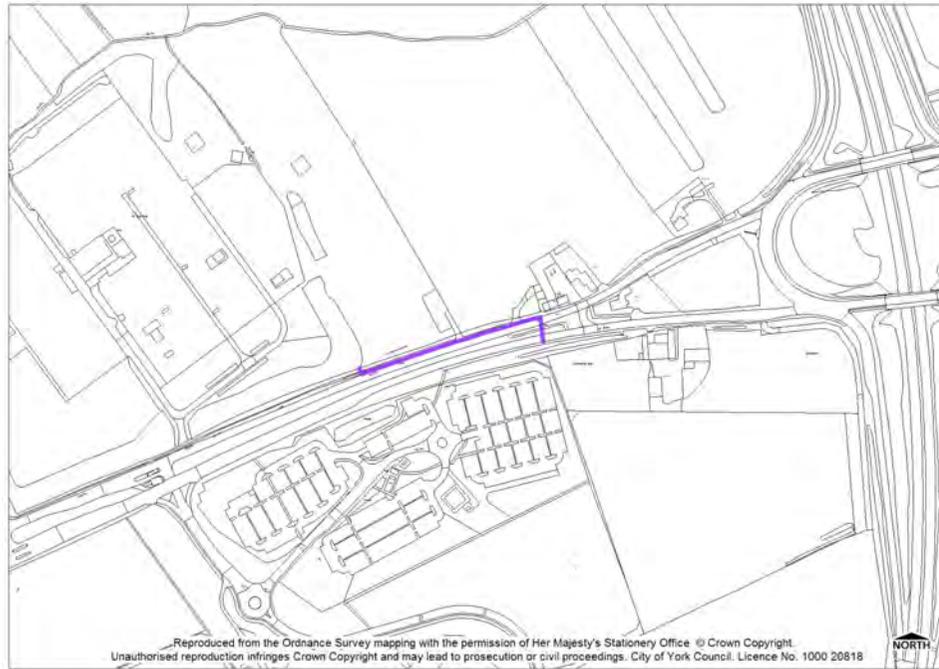
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 59 Osboldwick South & East
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	<p>Whilst the context of the Osboldwick area has changed significantly as a result of post war suburban development and in this location, the development of the industrial estate, the boundary here is recognisable as a feature on the First Edition OS Survey Plan 1852, following the route of a carriageway and historic field patterns. This is an area of planned enclosure which consists of medium sized regular fields defined by straight hedges. This area has partial legibility. I think that this represents a number of smaller planned enclosure events hence the dates</p>		<p>The boundary abuts the open fields. The isolated dwellings to the south of Murton Way are detached from the main urban area and more open in nature. The isolated pylons to the west of the hard standing of the sub station have an open nature being located on green fields.</p>	
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to preserve the setting and special character of the historic City of York.</p>				

Section: 6	Boundary: 22	Boundary Name: Osboldwick Link Road Industrial Units
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the proposed boundary follows the route of Murton Way (a recognisable feature dating back to the First Edition OS Survey Plan 1852) and the hedgerows, fence and tree line along the industrial units on Osboldwick Link Road. It continues along the main hardstanding area of the National Grid sub station.</p>	<p>The boundary marks a clear distinction between the open fields, the built area of the industrial units and the urban feel of the hardstanding associated with the sub station. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852. The isolated dwellings to the south of Murton Way are detached from the main urban area and more open in nature and have been included in the Green Belt. Similarly, the isolated pylons to the west of the hard standing of the sub station have an open nature being located on green fields and have also been included in the Green Belt. The area of green field to the north east of the sub station has been excluded from the green belt so that the boundary here follows the historic field boundary. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway, hedgerows, fence and tree line.	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 6	Boundary: 23	Boundary Name: Hull Road
----------------------	------------------------	------------------------------------

The boundary continues along a short section of Hull Road (A1079) until 1 Springfield Cottages, turning southwards over the road at the Grimston Bar Park & Ride.



Strategic Openness			
Openness	Green Belt Appraisal	Within 250m to Area Preventing Coalescence (G2) (to west)	<p>Purpose 4 & 2 - Adjacent land (to the north) does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land to the north of the proposed boundary is not designated as open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

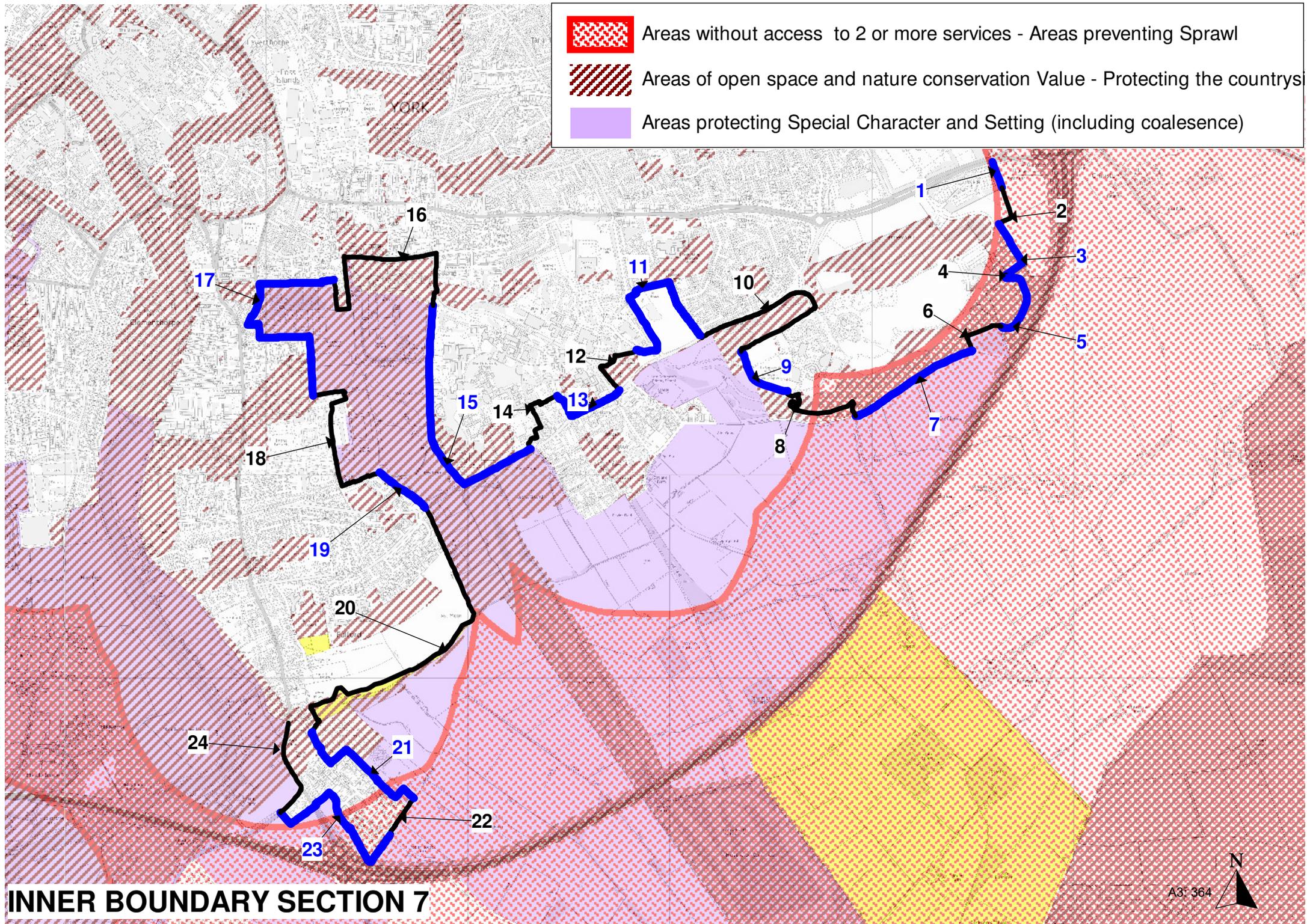
Section: 6	Boundary: 23	Boundary Name: Hull Road
----------------------	------------------------	------------------------------------

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 250m of New Osbaldwick Conservation Area No 25	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 59 Osbaldwick South & East
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance Fixed View with Focal Point from Millington	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	<p>Whilst the context of the Osbaldwick area has changed significantly as a result of post war suburban development, in this location Hull Road is recognisable as a feature on the First Edition OS Survey Plan 1852. Land to the north of the boundary has remained open. This is an area of planned enclosure which consists of medium sized regular fields defined by straight hedges.</p>		<p>The boundary abuts the open fields to the north. Properties adjacent to the boundary at its north eastern corner are detached from the main urban area and more open in nature.</p>	
<p>Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment</p>				

Section: 6	Boundary: 23	Boundary Name: Hull Road
----------------------	------------------------	------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the recognisable feature of Hull Road until it reaches the edge of 1 Springfield Cottages and the eastern boundary of the Park & Ride to the south. The road itself is excluded from the Green Belt but the hedgerows that run alongside it are included in the Green Belt.</p>	<p>The boundary marks a clear distinction between the open fields and built urban area of the Park & Ride to the south. It follows the historic route of a carriageway dating back to the First Edition OS Survey Plan 1852. The properties beyond the north eastern edge of the boundary are detached from the main urban area, with a more open character. As such they have been included in the Green Belt. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

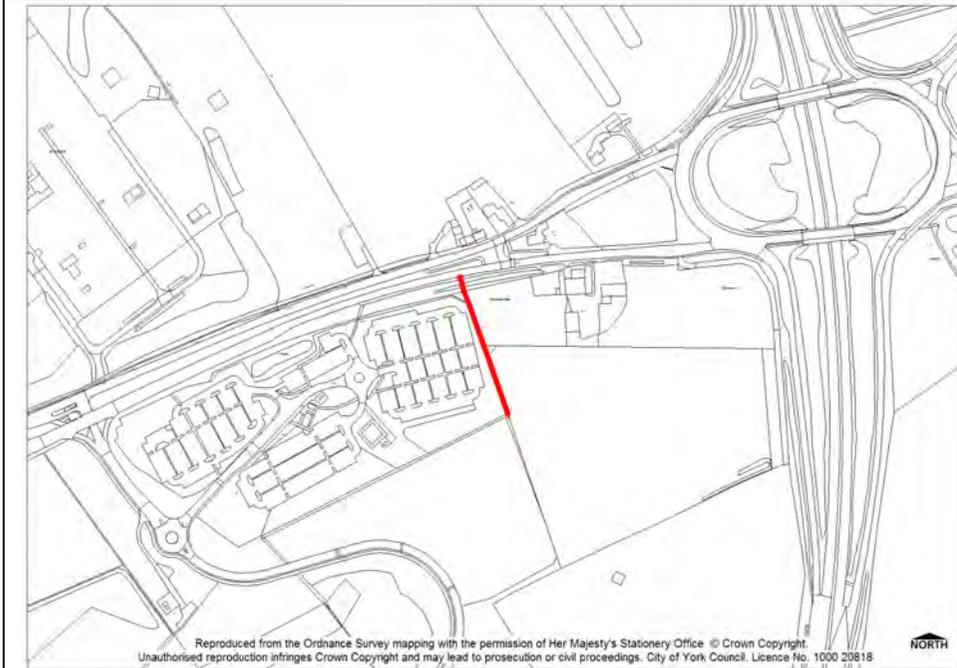
	Areas without access to 2 or more services - Areas preventing Sprawl
	Areas of open space and nature conservation Value - Protecting the countryside
	Areas protecting Special Character and Setting (including coalescence)



INNER BOUNDARY SECTION 7

Section: 7	Boundary: 1	Boundary Name: East of Grimston Bar Park And Ride
----------------------	-----------------------	---

The boundary runs along the east side of the Grimston Bar Park and Ride Car Park site.



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area Preventing Coalescence (G2)(to northeast)	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land is without access to 2 or more services.</p> <p>Purpose 3 – there is no directly adjacent openspace or green corridors. The subtly rising land of Kimberlow Hill, an area designated as of nature conservation value, is a feature of the landscape relative to the very low lying land to the south.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Within 250m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 7	Boundary: 1	Boundary Name: East of Grimston Bar Park And Ride
----------------------	-----------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 59 Osbaldwick South & East
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point see previous section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
	<p>The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. Hull Road is recognisable as a feature on the First Edition OS Survey Plan 1852, and presumably dates to the Roman period. Contemporary field patterns do not reflect historic mapping. This is an area of planned enclosure which consists of medium sized regular fields defined by straight hedges.</p>		<p>The boundary abuts the eastern extent of the adjacent Park and Ride site. Direct views of the park and ride site are limited due to hedge planting and screening. The small cluster of buildings to the east are isolated from the urban edge and separate from it. The existing surrounding landscape is currently characterised by large, arable, open fields and ditches, with occasional hedgerows and isolated trees. The A64 and electricity pylons are negative human influences on the landscape. Views fan out beyond the Ring Road, and the wider landscape maintains its rural openness, allowing long distance views across the land and beyond.</p>	
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to prevent sprawl and assist in safeguarding the countryside from encroachment.</p>				

Section: 7	Boundary: 1	Boundary Name: East of Grimston Bar Park And Ride
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows a recognisable mix of built and natural features in the form of the fenced boundary of the adjacent Park and Ride site punctuated by trees and shrubs. The boundary marks the edge of the area of hardstanding, where it meets open land.</p>	<p>The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Fence/tree line	
<p>The proposed boundary has been established as part of the park and ride development. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features including current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 2	Boundary Name: South East of Grimston Bar Park And Ride
----------------------	-----------------------	---

The boundary continues south east of Grimston Bar Park and Ride site and around the field boundary until it approaches nearby road.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 -Land is without access to 2 or more services.</p> <p>Purpose 3 - The swathe of land to the west has been designated as open space (Amenity Greenspace) in the Local Plan. land tot he southwest is part of the UoY sport complex.</p>
	Nature Conservation/ Openspace	Within 50m of Amenity Green space (to west) and Built sports (to south)	
	Green Corridor	Within 250m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 7	Boundary: 2	Boundary Name: South East of Grimston Bar Park And Ride
----------------------	-----------------------	---

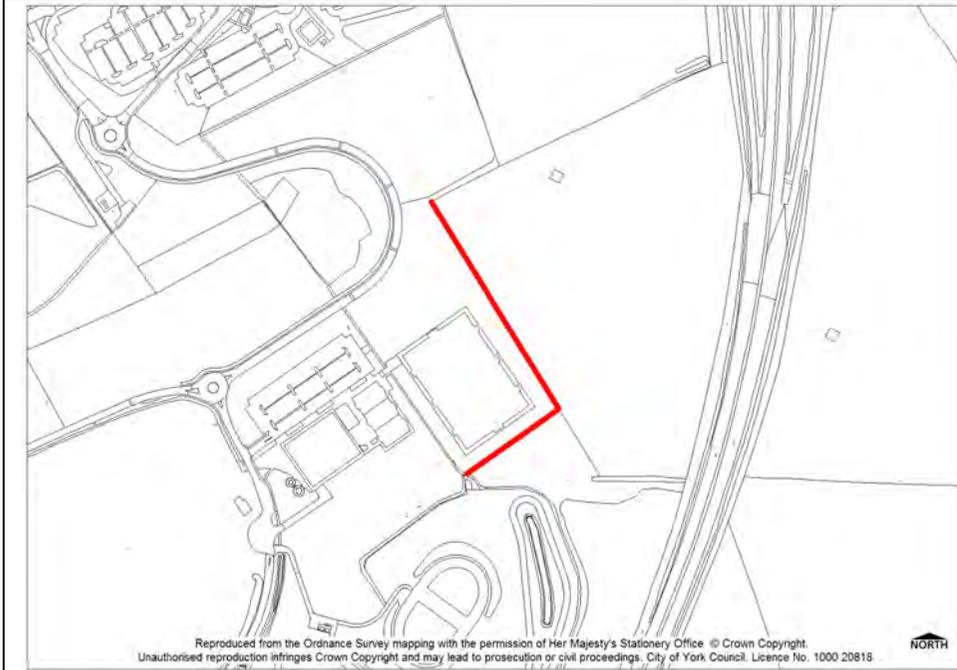
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 10 Mixed Fringe Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	North of Character Area 38 University Campus
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land - Unknown planned enclosure
	<p>The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. Contemporary field patterns do not reflect historic mapping. This is an area of planned enclosure which consists of medium sized regular fields defined by straight hedges. This area has partial legibility. I think that this represents a number of smaller planned enclosure events hence the dates</p>		<p>The boundary marks the extent of existing University of York campus, rather than the extent of built development following existing features. The existing surrounding landscape is currently characterised by large, arable, open fields and ditches, with occasional hedgerows and isolated trees. The A64 and electricity pylons are negative human influences on the landscape. Views from the University of York's Heslington East campus fan out beyond the Ring Road, and the wider landscape maintains its rural openness, allowing long distance views across the land and beyond. The subtly rising land of Kimberlow Hill, an area designated as of nature conservation value, is a feature of the landscape relative to the very low lying land to the south.</p>	
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to prevent sprawl and assist in safeguarding the countryside from encroachment.</p>				

Section: 7	Boundary: 2	Boundary Name: South East of Grimston Bar Park And Ride
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows established natural features in the form of a hedged field boundary.</p>	<p>This section of the boundary marks the extent of existing University of York campus, rather than the extent of built development. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Hedged field boundary	
<p>The proposed boundary has been established as part of the Campus East development and landscaping. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features including current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 3	Boundary Name: East of York Sports Village
----------------------	-----------------------	--

The boundary continues on from here, south east of York Sports Village until it concludes at the track by the Sports building.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 - Land is without access to 2 or more services.</p> <p>Purpose 3 - The swathe of land to the west has been designated as open space (built sports) in the Local Plan.</p>
	Nature Conservation/ Openspace	Adjacent to built sports – University of York Sports village	
	Green Corridor	Within 250m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 7	Boundary: 3	Boundary Name: East of York Sports Village
----------------------	-----------------------	--

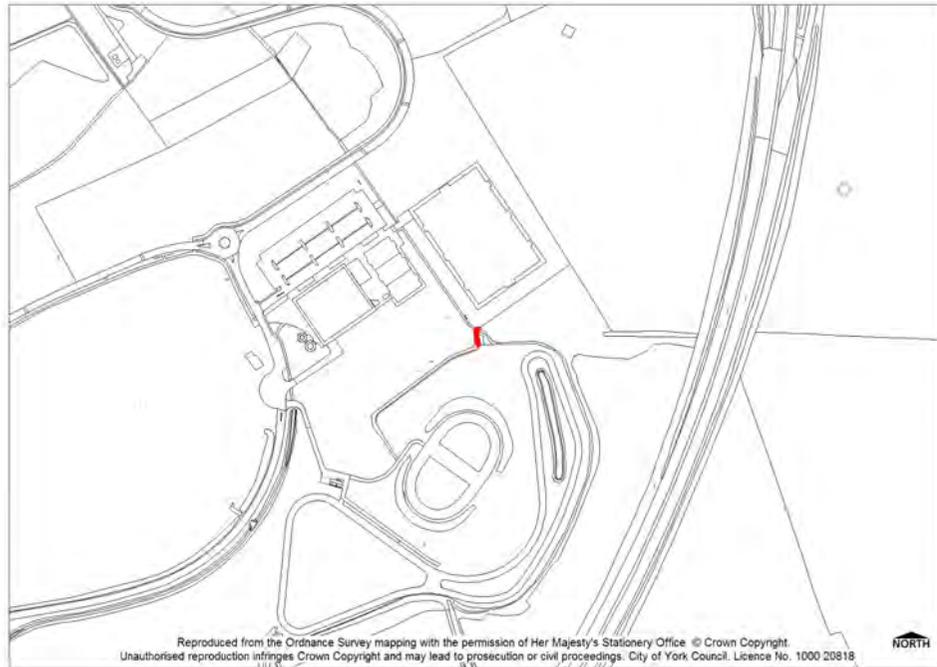
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland & Character 10
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 61 University Campus
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Industrial Estate	Rural Historic Landscape Character	Enclosed land - Modern improved fields
	The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. Contemporary field patterns do not reflect historic mapping. This is an area of modern improved fields which lies to the south east of York and consists of large irregular fields defined by erratic hedgerows. This area was previously part of the Dunnington award and dated between 1770 and 1772		This section of the boundary marks the extent of existing University of York campus. Land to the west of the boundary is developed as floodlit sports pitches associated with the adjacent Sport Village. Land in this area should be kept open in order to help provide a parkland setting for the University development. The landscape eastwards is characterised by large, arable, open fields and ditches, with occasional hedgerows and isolated trees. The A64 and electricity pylons are negative human influences on the landscape. Views from the University of York's Heslington East campus fan out beyond the Ring Road, and the wider landscape maintains its rural openness, allowing long distance views across the land and beyond.	
Evidence shows that land to the east of the proposed boundary should be kept open in order to prevent sprawl and assist in safeguarding the countryside from encroachment.				

Section: 7	Boundary: 3	Boundary Name: East of York Sports Village
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows built and natural features in the form of a fenced and hedged field boundary following a track.</p>	<p>This section of the boundary marks the extent of existing University of York campus, rather than the extent of built development. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Hedged track	
<p>The proposed boundary has been established as part of the Campus East development and landscaping. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features including current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 4	Boundary Name: Piece of Track South of York Sports Village
----------------------	-----------------------	--

The boundary follows along a small piece of track south of the York Sports Village.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 -Land is without access to 2 or more services.</p> <p>Purpose 3 – Adjacent to University of York’s built sports village.</p>
	Nature Conservation/ Openspace	Outdoor Sports Facility - University of York Sports Village Outdoor provision	
	Green Corridor	Within 250m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 7	Boundary: 4	Boundary Name: Piece of Track South of York Sports Village
----------------------	-----------------------	--

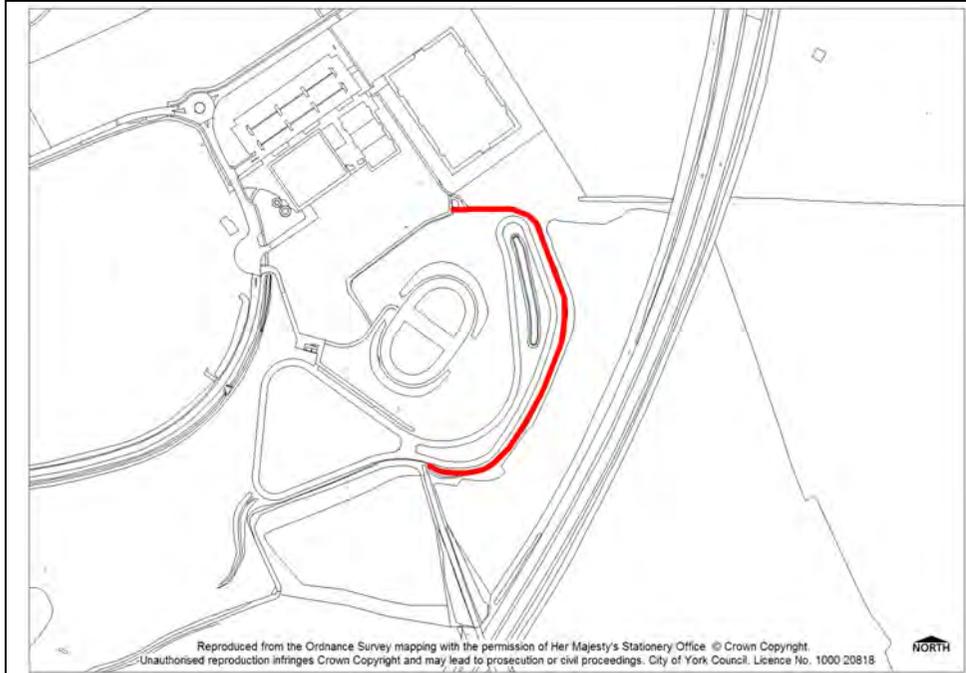
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 61 University Campus
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Outdoor Sports Facility - University of York Sports Village Outdoor provision
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land - Modern improved fields
	<p>The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. Contemporary field patterns do not reflect historic mapping. This is an area of modern improved fields which lies to the south east of York and consists of large irregular fields defined by erratic hedgerows. This area was previously part of the Dunnington award and dated between 1770 and 1772</p>		<p>This section of the boundary marks the extent of existing University of York campus. Land to the north/west/south of the boundary is developed as floodlit sports pitches associated with the adjacent Sport Village. Land in this area should be kept open in order to help provide a parkland setting for the University development. The landscape eastwards is characterised by large, arable, open fields and ditches, with occasional hedgerows and isolated trees. The A64 and electricity pylons are negative human influences on the landscape. Views from the University of York's Heslington East campus fan out beyond the Ring Road, and the wider landscape maintains its rural openness, allowing long distance views across the land and beyond.</p>	
<p>Evidence shows that land to the south and east of the proposed boundary should be kept open in order to prevent sprawl and assist in safeguarding the countryside from encroachment.</p>				

Section: 7	Boundary: 4	Boundary Name: Piece of Track South of York Sports Village
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows built and natural features in the form of a fenced and hedged field boundary following a track.</p>	<p>This section of the boundary marks the extent of existing University of York campus, rather than the extent of built development. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Hedged track	
<p>The proposed boundary has been established as part of the Campus East development and landscaping. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features including current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 5	Boundary Name: Path South of York Sports Village
----------------------	-----------------------	--

The boundary cuts onto the path south of York Sports Village until it reaches the next field edge.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p>Purpose 1 -Land is without access to 2 or more services.</p> <p>Purpose 3 - Adjacent to University of York’s built sports village and natural/semi natural openspace to south which forms part of the UoY campus east landscaping. Within 250m of the Ring-road local green corridor.</p>
	Nature Conservation/ Openspace	Outdoor Sports Facility - University of York Sports Village Outdoor provision (to north) & Natural/Semi-natural (to south)	
	Green Corridor	Within 250m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 7	Boundary: 5	Boundary Name: Path South of York Sports Village
----------------------	-----------------------	--

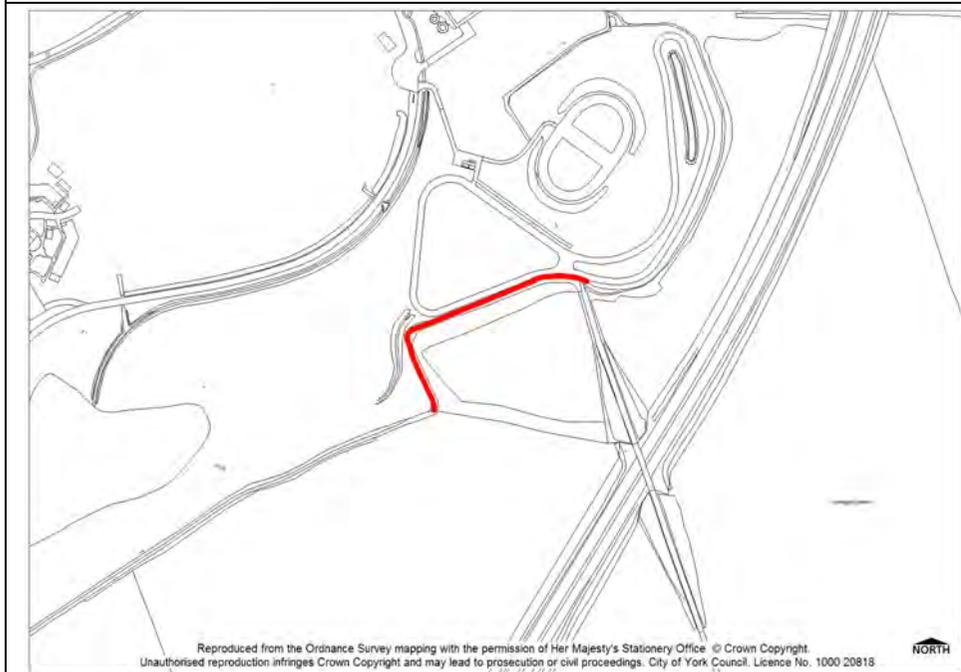
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 61 University Campus
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Outdoor Sports Facility - University of York Sports Village Outdoor provision (to north) & Natural/Semi-natural (to south)
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land - Modern improved fields
The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. Contemporary field patterns do not reflect historic mapping. This is an area of modern improved fields which lies to the south east of York and consists of large irregular fields defined by erratic hedgerows. This area was previously part of the Dunnington award and dated between 1770 and 1772		This section of the boundary marks the extent of existing University of York campus. Land to the north of the boundary is associated with the adjacent Sport Village. Land in this area should be kept open in order to help provide a parkland setting for the University development. The landscape eastwards is characterised by large, arable, open fields and ditches, with occasional hedgerows and isolated trees. The A64 and electricity pylons are negative human influences on the landscape. Views from the University of York's Heslington East campus fan out beyond the Ring Road, and the wider landscape maintains its rural openness, allowing long distance views across the land and beyond.		
Evidence shows that land to the south and east of the proposed boundary should be kept open in order to prevent sprawl and assist in safeguarding the countryside from encroachment.				

Section: 7	Boundary: 5	Boundary Name: Path South of York Sports Village
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows built and natural features in the form of a fenced and hedged field boundary following a track. The boundary follows the western edge of the track.</p>	<p>This section of the boundary marks the extent of existing University of York campus, rather than the extent of built development. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Fence/hedge line	
<p>The proposed boundary has been established as part of the Campus East development and landscaping. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features including current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 6	Boundary Name: South East of UoY Campus
----------------------	-----------------------	---

The boundary follows along from the current field which is south of the Campus area and stops towards Low Lane.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The identified 'Area retaining the rural setting of the City' south of Heslington is described as open agricultural land affording good views towards the Minster and Heslington village; it contributes to giving an impression of a historic City within a rural setting.</p> <p>Purpose 1 - Land is without access to 2 or more services.</p> <p>Purpose 3 - The swathe of land to the north and south has been designated as open space in the Local Plan (Built sports). Land to the south is designated as natural/ semi natural openspace following landscaping at UoY Campus East. Within 250m of the Ring-road local green corridor.</p>
	Nature Conservation/ Openspace	Outdoor Sports Facility - University of York Sports Village Outdoor provision (to north) & Natural/Semi-natural (to south)	
	Green Corridor	Within 250m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 7	Boundary: 6	Boundary Name: South East of UoY Campus
----------------------	-----------------------	---

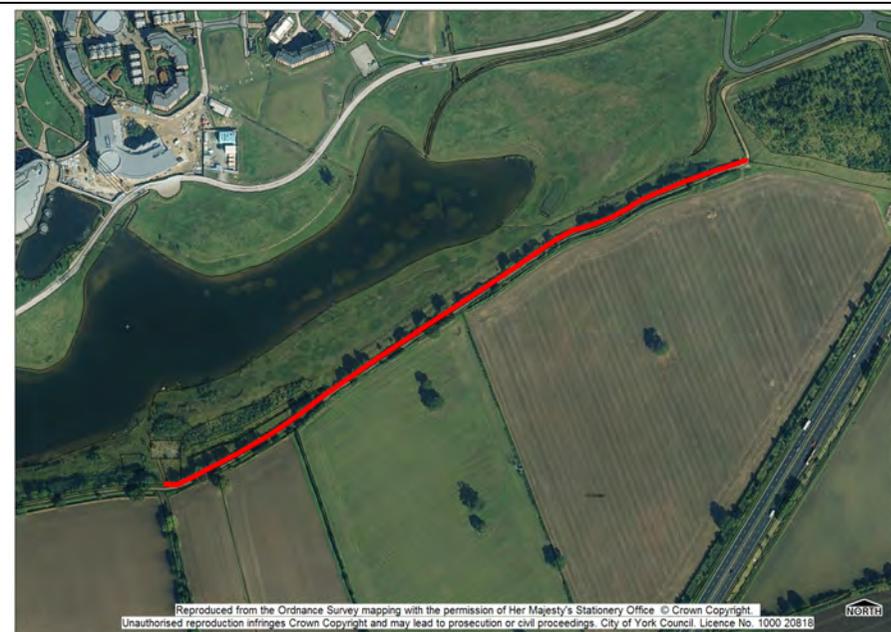
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 61 University Campus
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Outdoor Sports Facility - University of York Sports Village Outdoor provision (to north) & Natural/Semi-natural (to south)
	Urban Historic Landscape Character	N/A		
	<p>The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. Contemporary field patterns do not reflect historic mapping. This is an area of modern improved fields which lies to the south east of York and consists of large irregular fields defined by erratic hedgerows. This area was previously part of the Dunnington award and dated between 1770 and 1772</p>		<p>This section of the boundary marks the extent of existing University of York campus. Land to the north is associated with the adjacent Sport Village and to the south is landscaped natural/semi natural openspace. Land in this area should be kept open in order to help provide a parkland setting for the University development. The landscape eastwards and to the southwest is characterised by large, arable, open fields and ditches, with occasional hedgerows and isolated trees. The A64 and electricity pylons are negative human influences on the landscape. Views from the University of York's Heslington East campus fan out beyond the Ring Road, and the wider landscape maintains its rural openness, allowing long distance views across the land and beyond.</p>	
<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 7	Boundary: 6	Boundary Name: South East of UoY Campus
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows built and natural features in the form of a field boundary following a track. The boundary follows the western edge of the track.	This section of the boundary marks the extent of existing University of York campus, rather than the extent of built development. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Track		
The proposed boundary has been established as part of the Campus East development and landscaping. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features including current built and natural features offers strength and resilience to change.		

Section: 7	Boundary: 7	Boundary Name: Low Lane, South of Proposed University Campus
----------------------	-----------------------	--

Boundary follows along Low Lane, North of Ox Closes Fields, which lay South of the Campuses. This goes until the road meets Green Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent area Protecting the Rural Setting (F2) (to south)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The identified 'Area retaining the rural setting of the City' south of Heslington is described as open agricultural land affording good views towards the Minster and Heslington village; it contributes to giving an impression of a historic City within a rural setting.</p> <p>Purpose 1- Land is without access to 2 or more services.</p> <p>Purpose 3 - The swathe of land to the north has been designated as open space in the Local Plan (Amenity Greenspace).</p>
	Nature Conservation/ Openspace	Amenity openspace (to north) and Natural/semi-natural (to east).	
	Green Corridor	Within 50m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 7	Boundary: 7	Boundary Name: Low Lane, South of Proposed University Campus
----------------------	-----------------------	--

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Seperate from but east of Character Area 38 University Campus
	Historic Park & Garden	N/A	Open Space Typology	Amenity openspace (to north) and Natural/semi-natural (to east).
	Strategic Views	N/A		
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land - Modern improved fields
<p>The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. This section of the boundary follows Low Lane which appears in the First Edition OS Survey Plan 1852 as a track marking an administrative boundary. This is an area of modern improved fields which lies to the south east of York and consists of large irregular fields defined by erratic hedgerows. This area was previously part of the Dunnington award and dated between 1770 and 1772</p>		<p>This section of the boundary marks the extent of existing University of York campus. Land to the north is associated with the parkland of Campus East. Land in this area should be kept open in order to help provide a parkland setting for the University development. The landscape to the south is characterised by large, arable, open fields and ditches, with occasional hedgerows and isolated trees. The A64 and electricity pylons are negative human influences on the landscape. Views from the University of York's Heslington East campus fan out beyond the Ring Road, and the wider landscape maintains its rural openness, allowing long distance views across the land and beyond.</p>		
<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment. and to preserve the setting and special character of the historic City of York.</p>				

Section: 7	Boundary: 7	Boundary Name: Low Lane, South of Proposed University Campus
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows built and natural features in the form of a field boundary following a track. The boundary follows the northern edge of the track.</p>	<p>This section of the boundary follows Low Lane which appears in the First Edition OS Survey Plan 1852 as a track marking an administrative boundary. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Hedge/Track marking field boundary	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 8	Boundary Name: Path North from Green Lane towards UoY. Hedgeline West and Footpath South of Pond at UoY Campus. Footpath near Lakeside Way.
----------------------	-----------------------	---

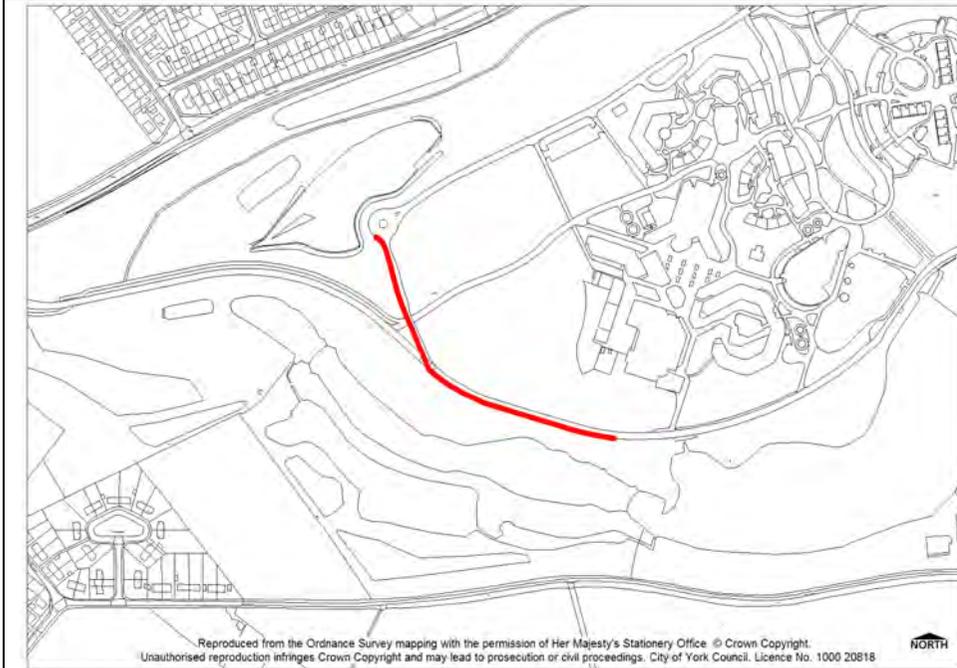
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 61 University Campus
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - University Camps - AGS & Outdoor Sports Facility & University of York Sports Village Outdoor provision
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land - Modern improved fields
	<p>The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. This section of the boundary does not follow historic features. This is an area of modern improved fields which lies to the south east of York and consists of large irregular fields defined by erratic hedgerows. This area was previously part of the Dunnington award and dated between 1770 and 1772</p>		<p>This section of the boundary links Low Lane to Lakeside Way, along the University of York's southern lake. Land in this area should be kept open in order to help provide a parkland setting for the University development. Land in the vicinity lies within the extent of the University of York's outline planning consent for the Heslington East campus. Land to the north of the boundary has a strong relationship with the University campus development to the north. The landscape to the south is characterised by large, arable, open fields and ditches, with occasional hedgerows and isolated trees. The A64 and electricity pylons are negative human influences on the landscape. Views from the University of York's Heslington East campus fan out beyond the Ring Road, and the wider landscape maintains its rural openness, allowing long distance views across the land and beyond.</p>	
<p>Evidence shows that land to the south and west of the proposed boundary should be kept open in order to prevent sprawl and to assist in safeguarding the countryside from encroachment.</p>				

Section: 7	Boundary: 8	Boundary Name: Path North from Green Lane towards UoY. Hedgeline West and Footpath South of Pond at UoY Campus. Footpath near Lakeside Way.
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary links Low Lane to Lakeside Way, along the University of York's southern lake, in part following the southern extent of the lake, cutting across it and continuing along a footpath on its northern edge.</p>	<p>Land in the vicinity lies within the extent of the University of York's outline planning consent for the Heslington East campus. Land in this area should be kept open in order to help provide a parkland setting for the University development. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear boundary of Pond	
<p>The proposed boundary has been established as part of the Campus East development and landscaping. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features including current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 9	Boundary Name: Boundary along Lakeside Lane.
----------------------	-----------------------	--

From here the boundary carries along the footways and roads along Lakeside Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area Protecting the Rural Setting (F2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. The identified 'Area retaining the rural setting of the City' south of Heslington is described as open agricultural land affording good views towards the Minster and Heslington village; it contributes to giving an impression of a historic City within a rural setting.</p> <p>Purpose 1- Land has access to 2 or more services.</p> <p>Purpose 3 - The swathe of land to the west has been designated as open space in the Local Plan (Amenity Greenspace).</p>
	Nature Conservation/ Openspace	Amenity Greenspace - University Campus - AGS	
	Green Corridor	Within 250m to Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 7	Boundary: 9	Boundary Name: Boundary along Lakeside Lane.
----------------------	-----------------------	--

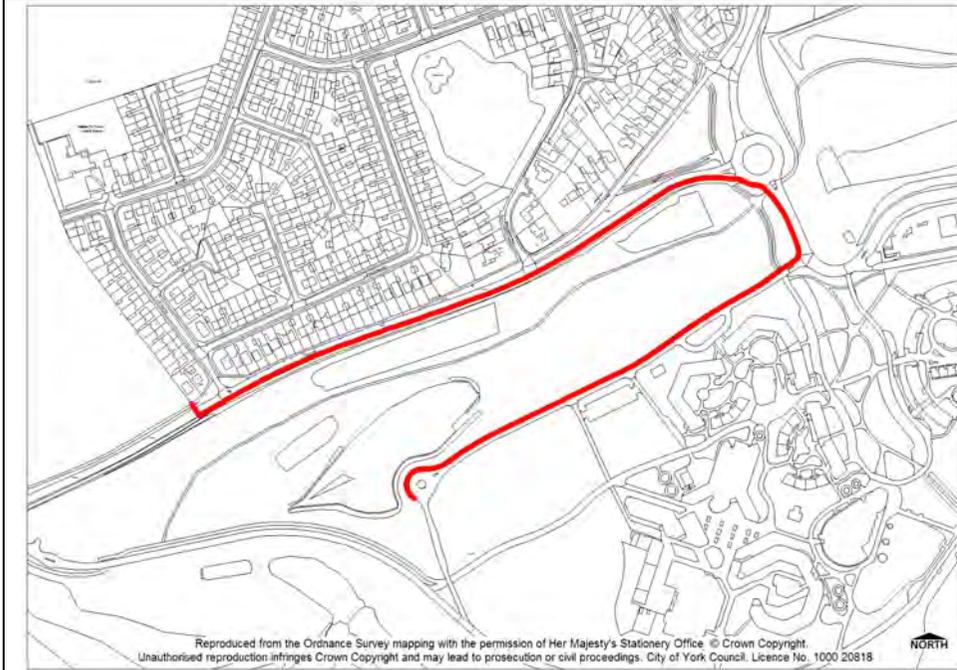
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Heslington Village conservation area within 500m	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	Within 500m	Urban Characterisation	Adjacent to Character Area 61 University Campus
	Scheduled Monument	N/A	Open Space Typology	Amenity Greenspace - University Campus - AGS
	Historic Park & Garden	N/A	Rural Historic Landscape Character	Enclosed land - Modern improved fields
	Strategic Views	N/A	<p>This section of the boundary links Lakeside Way to Goodricke Lane. Land in this area should be kept open in order to help provide a parkland setting for the University development. Land in the vicinity lies within the extent of the University of York's outline planning consent for the Heslington East campus. Land to the east of the boundary has a strong relationship with the University campus development. Land to the west extends to the existing countryside.</p>	
	Urban Historic Landscape Character	N/A		
	<p>Heslington Village is a conservation area, and it contains a significant number of listed buildings, including Heslington Hall (Grade II*) and the Grade II listed village parish church of St Paul's. The rural setting of Heslington (from the east) is impacted on by the development of the Heslington East campus. The buffering between the Heslington East campus and Heslington Village helps to maintain the localised character of the historic village despite the change in its setting to the east. This is an area of modern improved fields which lies to the south east of York and consists of large irregular fields defined by erratic hedgerows. This area was previously part of the Dunnington award and dated between 1770 and 1772.</p> <p>The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. This section of the boundary does not follow historic features.</p>			
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>				

Section: 7	Boundary: 9	Boundary Name: Boundary along Lakeside Lane.
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows Lakeside Lane until its junction with Goodricke Lane.</p>	<p>Land in the vicinity lies within the extent of the University of York's outline planning consent for the Heslington East campus. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carrigeway	
<p>The proposed boundary has been established as part of the Campus East development and landscaping. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features including current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 10	Boundary Name: Boundary along Goodricke Lane and Field Lane
----------------------	------------------------	---

The boundary follows the footway and road along Goodricke Lane and to the rear of properties at Field Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area Protecting the Rural Setting (F2)	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. (NB: The northern boundary of the closest identified 'Area retaining the rural setting of the City' east of Heslington extend to the closest field boundary to the west. Land is described as open agricultural land affording good views towards the Minster and Heslington village; it contributes to giving an impression of a historic City within a rural setting.)</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - The swathe of land contained within the GB boundary has been designated as open space in the Local Plan (Amenity Greenspace).</p>
	Nature Conservation/ Openspace	Amenity Greenspace - University Camps - AGS	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 7	Boundary: 10	Boundary Name: Boundary along Goodricke Lane and Field Lane
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 61 University Campus
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - University Camps - AGS
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land - Modern improved fields
	<p>Heslington Village is a conservation area, and it contains a significant number of listed buildings, including Heslington Hall (Grade II*) and the Grade II listed village parish church of St Paul's. The rural setting of Heslington (from the east) is impacted on by the development of the Heslington East campus. The buffering between the Heslington East campus and Heslington Village helps to maintain the localised character of the historic village despite the change in its setting to the east. In relation to the protection of Badger Hill as a distinct neighbourhood, the provision of a broad band of open space along the northern boundary of the Campus East development, and the retention of green belt in this location, is a significant factor.</p> <p>The context of this area has changed significantly due to the construction of York's outer ring road and the development of the University of York. The southern section of this boundary does not reflect historic features; the northern section, along Field Lane, follows the path of a historic route leading from Heslington towards York Road (First Edition OS Survey Plan 1852).</p>		<p>The Heslington East development has been generously landscaped, and maintains a significant green/landscape buffer to the north and west which, in combination with Kimberlow Hill, provide a green edge to development and help to protect both the rural setting of Heslington and separation with Badger Hill to the north. Land to the north of Field Lane is predominately residential in character. Land to the south of Goodricke Lane falls within the Heslington East campus. The land between is significantly different in character, representing an important green buffer between these areas of built development.</p>	
<p>Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment.</p>				

Section: 7	Boundary: 10	Boundary Name: Boundary along Goodricke Lane and Field Lane
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the built features of Goodricke Lane to the south, Kimberlow Hill to the east and Field Lane to the north. The GB boundary follows the inner edge of the footpath, following the hedged/landscaped boundary of open space.</p>	<p>Land to the south of Goodricke Lane lies within the extent of the University of York's outline planning consent for the Heslington East campus. The northern section, along Field Lane, follows the path of a historic route leading from Heslington towards York Road (First Edition OS Survey Plan 1852). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road Carriageway	
<p>The proposed boundary follows a mix of historical boundaries and the Campus East development and landscaping. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features including historical, current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 11	Boundary Name: West of Sussex Road. South West of Archbishop's Playing Fields. Mill House Windmill Lane. East of University Science Park, Windmill Lane. Church Lane.
----------------------	------------------------	---

The boundary continues along the west of Sussex Road, to the rear of those properties. It then follows along the fence by Mill House, which lays south west of Archbishop Holgate's Playing Fields. North of the Mill House boundary it stops as it reaches Windmill Lane, turning north west to follow Church Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Area Protecting the Rural Setting (F2) (to south)	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. 'Area retaining the rural setting of the City' east of Heslington extends to Field Lane, to the south. Land is described as open agricultural land affording good views towards the Minster and Heslington village; it contributes to giving an impression of a historic City within a rural setting.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Land does not have a nature conservation designation, nor is it allocated openspace. Note that land to the north is identified as a Local Green Corridor (Archbishop Holgate School Playing Fields).</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 7	Boundary: 11	Boundary Name: West of Sussex Road. South West of Archbishop's Playing Fields. Mill House Windmill Lane. East of University Science Park, Windmill Lane. Church Lane.
----------------------	------------------------	---

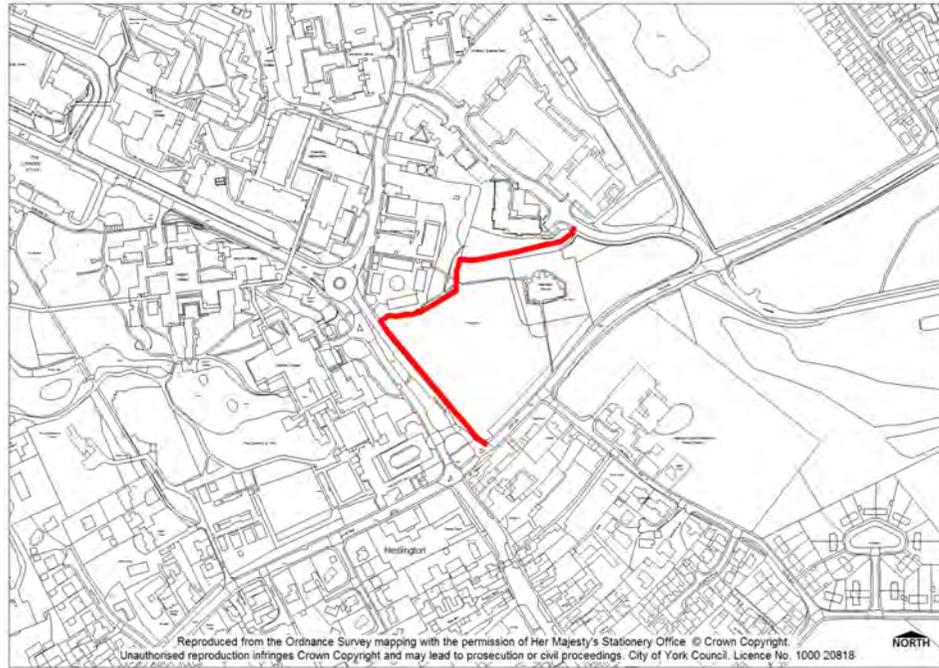
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Heslington Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	Grade II St Paul's Church		
	Scheduled Monument		Urban Characterisation	Adjacent to Character Area 61 University Campus
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
	<p>There are limited features shown on the First Edition OS Survey Plan 1852 which help to define the extent of this parcel of land; Heslington windmill on the north western corner with a well to its south. An isolated residential property currently sits on the site of the Mill. The remaining context of this area has changed significantly due to the construction of the Badger Hill Estate in the 1960's. This section of the boundary does not follow historic features. To the south, St Paul's Church is the Heslington Parish church, and is listed Grade II. Dean's Acre is an area of land behind and immediately adjacent to the east of it. Both are within the Heslington Conservation area, as are the playing fields to the west. The relief road linking the west and east campuses runs along the north eastern corner of Dean's Acre, and the green belt boundary has been drawn to follow it, before turning along Church Lane.</p>		<p>Figure ground mapping shows a clear distinction between land of built and open character: residential property on the eastern edge; the rear boundary of Badger Hill Primary School and Archbishop Holgate's Secondary School to the north; large buildings associated with York Science Park to the west of Windmill Lane. Windmill Lane remains largely rural in character, particularly at its southernmost extent, and where it turns the corner onto Church Lane. This parcel of land represents an open buffer between areas of distinct character and is read/ functionally links with the wider countryside and areas important for the historic setting of York to the south.</p>	
<p>Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment. Further, land within the context of the boundary, south of Field Lane, should be kept open</p>				

Section: 7	Boundary: 11	Boundary Name: West of Sussex Road. South West of Archbishop's Playing Fields. Mill House Windmill Lane. East of University Science Park, Windmill Lane. Church Lane.
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recognisable mix of built and natural features: the fenced/hedged boundary of the adjacent residential properties, punctuated by trees and shrubs; a tree lined boundary with adjacent schools; the remaining extent of Windmill Lane leading onto Church Lane, itself bounded by an established tree line. The boundary excludes Windmill Lane and Church Lane from the Green Belt.	The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	Rear boundary of properties (residential/education) /road carriageway	
The proposed boundary has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 7	Boundary: 12	Boundary Name: North/northwest of Heslington Church and west of Playing Fields at University Road
----------------------	------------------------	---

The boundary follows along north of Heslington Church and towards the nearby playing fields. The boundary then follows the edge of the playing fields, north west of the church. From here it covers the remaining part of University Road until it reaches Main Street



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of area Protecting the Rural Setting (F2)	<p>Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. (Nb The northern boundary of the closest identified 'Area retaining the rural setting of the City' east of Heslington extends to Field Lane, to the south. Land is described as open agricultural land affording good views towards the Minster and Heslington village; it contributes to giving an impression of a historic City within a rural setting.)</p> <p>Purpose 1 -Land has access to 2 or more services.</p> <p>Purpose 3 - Land between University Road and Heslington Church, including the grounds of the church, is designated as open space; part of this parcel is in use as playing fields.</p>
	Nature Conservation/ Openspace	Amenity Greenspace - University Camps - AGS	
	Green Corridor	Within 250m of Local Corridor (22) Badger Wood Walk	
	Ancient Wood	N/A	

Section: 7	Boundary: 12	Boundary Name: North/northwest of Heslington Church and west of Playing Fields at University Road
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within Heslington Conservation Areas no 26	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	St Paul's Church Grade II; within 50m of Grade 2* Heslington Hall, University Road ,Heslington and Grade II Railings.		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 61 University Campus & Character Area 62 Heslington and expansion
	Historic Park & Garden	N/A	Open Space Typology	Amenity Greenspace - University Camps - AGS
	Strategic Views	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
	Urban Historic Landscape Character	Settlement Planned estate		
	<p>The rural setting of Heslington Village (from the east) is impacted on by development of the Heslington East campus, but not from the north and west which is already contained by newer development outside the conservation area. The village itself is included in Green Belt, due to the to the important contribution which the open character of the village makes to the openness of Green Belt (refer to Annex 3).</p> <p>St Paul's Church is the Heslington Parish church, and is listed Grade II. Dean's Acre is an area of land behind and immediately adjacent to the east of it. Both are within the Heslington Conservation area, as are the playing fields to the west. The boundary turns west off Church Lane, and follows the historic hedgeline to the rear of St Paul's Church to where it joins, what is now, University Road. University Road follows the historic carriageway linking Heslington Road with the village of Heslington (First Edition OS Survey Plan 1852).</p> <p>Heslington Hall is in the Heslington conservation area to the west of University Road; the Hall, it's railings, gates and piers, as well as other structures are listed Grade II*. The Hall is the focal point of both Heslington village and the Heslington West campus. The green belt helps to maintain the setting of the Hall in the location.</p>		<p>The boundary marks the edge of the built up area, with southern extent of the University of York's Heslington West campus to the north and University Road and Heslington Hall to the west. Land to the south of the boundary is allocated as amenity greenspace.</p>	
Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in				

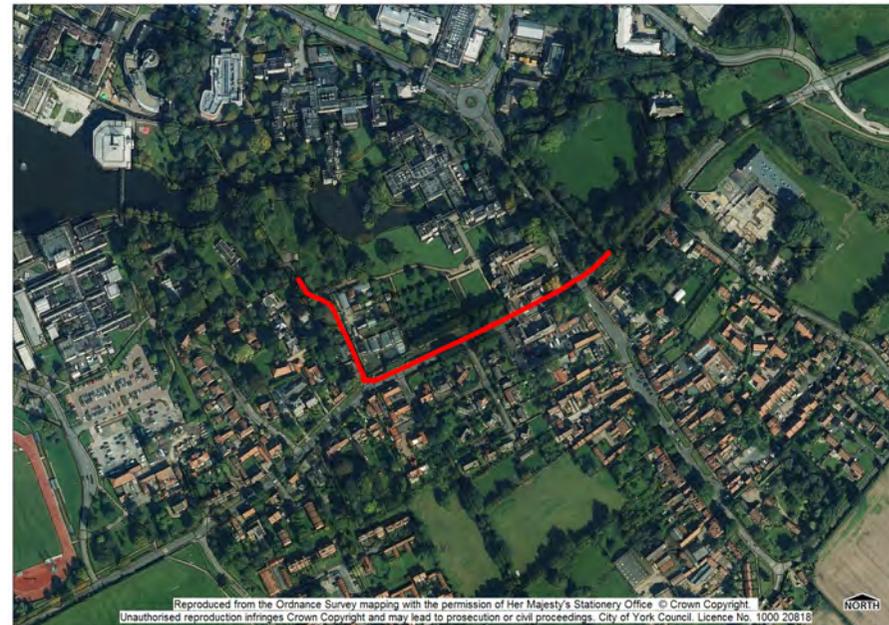
Section: 7	Boundary: 12	Boundary Name: North/northwest of Heslington Church and west of Playing Fields at University Road
----------------------	------------------------	---

safeguarding the countryside from encroachment. Further, land within the context of the boundary, south of Main Street, should be kept open.

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows built and natural features in the form of a hedged/tree lined path. The Green Belt boundary follows the southern extent of the path. Where the tree line joins University Road it turns south; the GB boundary follows the eastern boundary of the road, until it meets Main Street.	This section of the boundary follows the historic hedgeline to the rear of St Paul's Church to where it joins, what is now, University Road. University Road follows the historic carriageway linking Heslington Road with the village of Heslington (First Edition OS Survey Plan 1852). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Hedged /tree lined path and road.		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 7	Boundary: 13	Boundary Name: Main Street by UoY Heslington Hall to Spring Lane.
----------------------	------------------------	---

The boundary carries on west of Main Street and stops at the end of University of York's Heslington Hall building. It then heads north and follows along Spring Lane.



		Strategic Openness	
Openness	Green Belt Appraisal	Within 50m of area Protecting the Rural Setting (F2)	Purpose 4 & 2 - Adjacent land does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Purpose 1 -Land has access to 2 or more services. Purpose 3 - Land to the north of Main Street and east of Spring Lane is allocated as open space in the Local Plan (Local Park).
	Nature Conservation/ Openspace	Land to the north of Main Street and east of Spring Lane is allocated as open space in the Local Plan (Local Park)	
	Green Corridor	Adjacent to Local Corridor (23) Archbishop Holgate	
	Ancient Wood	N/A	

Section: 7	Boundary: 13	Boundary Name: Main Street by UoY Heslington Hall to Spring Lane.
----------------------	------------------------	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within Heslington Conservation Areas no 26	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	Within 50m of Grade 2; 5 Main Street Heslington, Heslington Hall & Railings, Gates, And Piers 30m N Heslington Hall, Heslington Anglican And Methodist Church & Font 2.5m N Heslington Church		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 61 University Campus
	Historic Park & Garden	Yes – landscape elements of University of York campus (Designated Aug 2018)		
	Strategic Views	N/A	Open Space Typology	
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Institutional University
	<p>This is York university campus which is an active institution with very large scale buildings. This area has fragmentary legibility of the previous HLC which was piecemeal enclosure. The campus dates to 1963 and has completely changed the character.</p> <p>The rural setting of Heslington Village (from the east) is impacted on by development of the Heslington East campus, but not from the north and west which is already contained by newer development outside the conservation area. Heslington village itself is included in Green Belt, due to the to the important contribution which the open character of the village makes to the openness of Green Belt (refer to Annex 3).</p> <p>Heslington Hall is in the Heslington conservation area to the west of University Road; the Hall, it's railings, gates and piers, as well as other structures are listed Grade II*. The Hall is the focal point of both Heslington village and the Heslington West campus. Although the Hall</p>		<p>The boundary marks the edge of the built up area, with the southern extent of the University of York's Heslington West campus to the north and University Road and Heslington Hall to the east. Land to the north of the boundary is allocated as amenity greenspace. The walled garden of Heslington Hall forms a distinctive edge to the north side of Main Street and east of Spring Lane. It's height and position on the back edge of the footpath provide enclosure to the streetscene, and exclude land to the north from view.</p>	

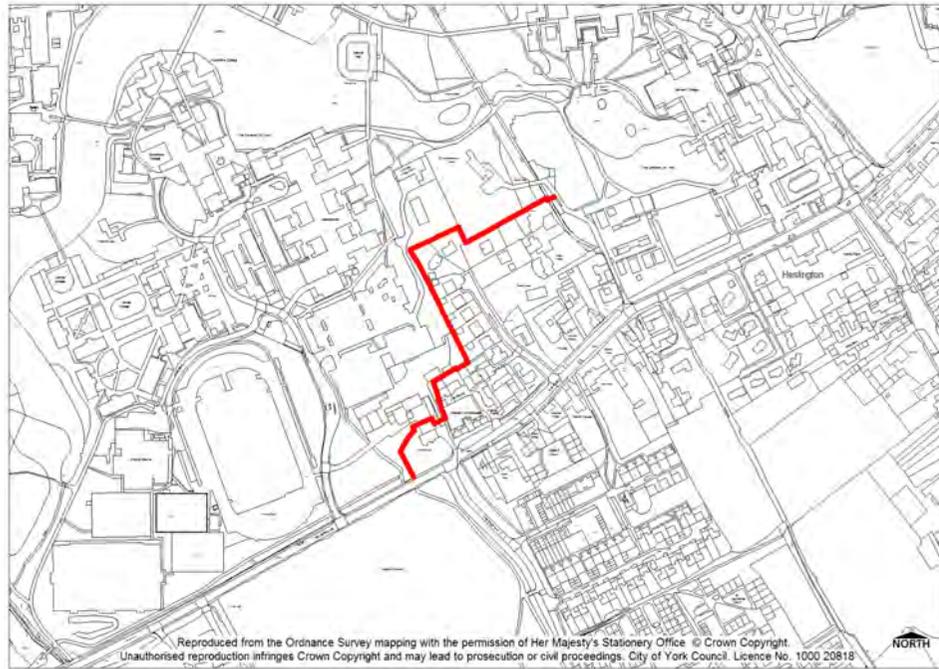
Section: 7	Boundary: 13	Boundary Name: Main Street by UoY Heslington Hall to Spring Lane.
----------------------	------------------------	---

itself is not included in the green belt, the green belt helps to maintain the setting of the Hall in this location.	
Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.	

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows the wall marking the southern and western extent of Heslington Hall's Walled Garden, bordering Main Street and turning north along Spring Lane.	This section of the boundary follows the walled garden of Heslington Hall, which forms a distinctive edge to the north side of Main Street and east of Spring Lane. It's height and position on the back edge of the footpath provide enclosure to the streetscene, and exclude land to the north from view (First Edition OS Survey Plan 1852). This boundary also marks the southernmost extent of the existing University Campus (Campus West), excluding the University campus from Green Belt. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Walled boundary of historic garden		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical and current built and natural features offers strength and resilience to change.		

Section: 7	Boundary: 14	Boundary Name: Boundary along properties at Walnut Close & Main Street
----------------------	------------------------	--

The boundary runs along the rear of properties at both Spring Lane (west), Walnut Close and Main Street. This boundary runs to Heslington Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green Wedge (C3) (to south)	Purpose 4 & 2 - Adjacent land does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Boundary Purpose 1 - Land has access to 2 or more services. Purpose 3 - Adjacent land does not have a nature conservation designation. The boundary meets the Heslington District corridor to the south.
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to Distriict corridor 07-Tillmire	
	Ancient Wood	N/A	

Section: 7	Boundary: 14	Boundary Name: Boundary along properties at Walnut Close & Main Street
----------------------	------------------------	--

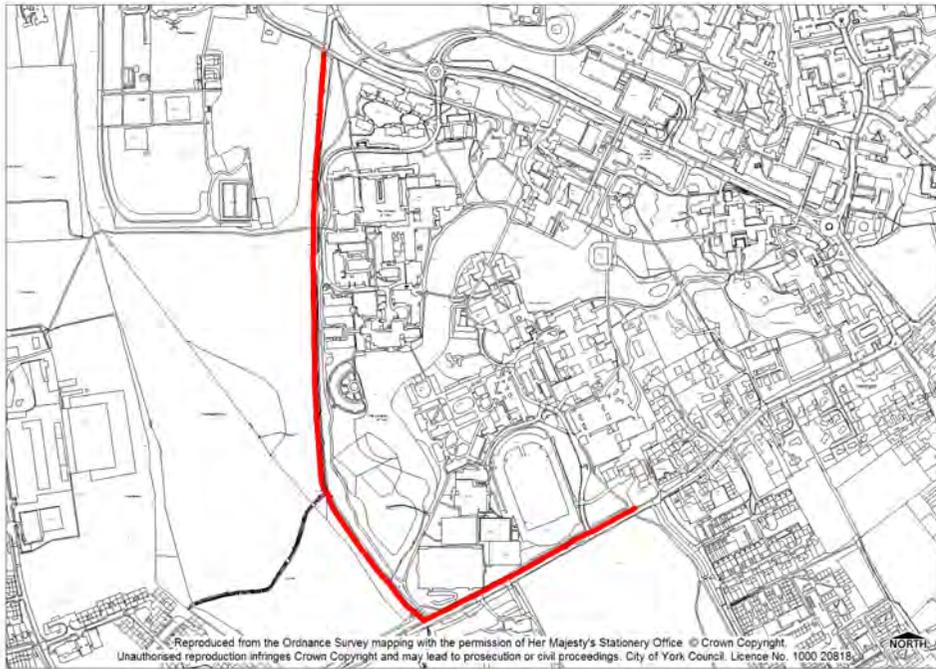
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Heslington Conservation Area No 26	ECUS Landscape Appraisal	Not Applicable
	Listed Buildings	Within 50m of Grade 2; 5 Main Street Heslington, Heslington Hall & Railings, Gates, And Piers 30m N Heslington Hall, Heslington Anglican And Methodist Church & Font 2.5m N Heslington Church		
	Scheduled Monument	N/A		
	Historic Park & Garden	Yes – landscape elements of University of York campus (Designated Aug 2018)	Urban Characterisation	Adjacent to Character Area 61 University Campus and Character Area 62 Heslington and expansion
	Strategic Views	N/A	Open Space Typology	
	Urban Historic Landscape Character	Institutional University	Rural Historic Landscape Character	N/A
	<p>The rural setting of Heslington Village (from the east) is impacted on by development of the Heslington East campus, but not from the north and west which is already contained by newer development outside the conservation area. Heslington village itself is included in Green Belt, due to the important contribution which the open character of the village makes to the openness of Green Belt (refer to Annex 3). Properties leading off Spring Lane and Main Street sit within the Heslington Conservation Area boundary; properties leading off Walnut Close do not.</p>		<p>This section of the boundary marks the southern extent of the University of York's Heslington West campus, including residential properties to the south within Green Belt (Walnut Close and Spring Lane). This marks the distinction in character between the University's campus development and the vilage of Heslington.</p>	
	<p>Evidence shows that land contained by this section of the proposed boundary should be kept open in order to preserve the setting and special character of the historic City of York.</p>			

Section: 7	Boundary: 14	Boundary Name: Boundary along properties at Walnut Close & Main Street
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows rear curtilage boundaries (tree/fence line) of residential properties on Spring Lane, Walnut Close, The Orchard, Dalham House and Farm Grove, until its intersection with Heslington Road.</p>	<p>This section of the boundary follows the southernmost extent of the existing University Campus (Campus West), excluding the University Campus from Green Belt. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Fenced/ hedged rear property boundaries	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 15	Boundary Name: Heslington Lane / path west of University of York.
----------------------	------------------------	---

The boundary runs west of Heslington Lane, diverts north at the path by the Sports Centre at UoY. The boundary then follows the path which is west of the University. This starts from Low Moor, and ends at the northernmost extent of Walmgate Stray.



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Walmgate Stray, to the west of this section of the boundary, has historical importance as common grazing, and is presently maintained as public open space. It affords open views of the city and the Minster set against a rural foreground. Further, it is situated adjacent to the Retreat and Heslington Road conservation area, the setting of which is enhanced by the presence of the stray. Land south of the boundary, south of Heslington, affords good views towards the Minster and Heslington village.</p> <p>Purpose 1 - Land has access to 2 or more services.</p>
	Nature Conservation/ Openspace	Land north of Heslington Road is designated as open space (Outdoor Sports Facilities). Land west of this section of the boundary is natural and semi-natural green space.	
	Green Corridor	Adjacent to District Corridor (07) Tilmire	
	Ancient Wood	N/A	

Section: 7	Boundary: 15	Boundary Name: Heslington Lane / path west of University of York.
----------------------	------------------------	---

	Purpose 3 - Land north of Heslington Road is designated as open space (Outdoor Sports Facilities). Land west of this section of the boundary is natural and semi-natural green space. Boundary adjoins Tillmire district green corridor.
--	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Heslington Conservation Area No 26	ECUS Landscape Appraisal	Not Applicable
	Listed Buildings	Within 250m of Grade 2; Balustrade 2m N, Railings, Gates, And Piers 30m N, Gate Piers, Gates To Walled Garden 40m S, Orangery 50m SW, Heslington Hall & 5 Main Street, Heslington & The Retreat Grade II.		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 61 University Campus, Character Area 62 Heslington and expansion and Character Area 63 The Retreat & Walmgate Stray
	Historic Park & Garden	Yes – landscape elements of University of York campus (designated Aug 2018) & 250m of Grounds associated with the Retreat (designated Oct 2018).		
	Strategic Views	N/A	Open Space Typology	
	Urban Historic Landscape Character	Institutional University	Rural Historic Landscape Character	Settlement - Nucleated village
	The rural setting of Heslington Village is impacted on by development of the Heslington East campus, but not from the north and west which is already contained by newer development outside the conservation area. Heslington village itself is included in Green Belt, due to the to the important contribution which the open character of the village makes to the openness of Green Belt (refer to Annex 3). This section of the boundary follows distinctive historic features: the southernmost section follows the line of Main Street/Heslington Lane, connecting Heslington		To the south, this section of the boundary marks the southern and western extent of the University of York's Heslington West campus. This marks the distinction in character between the University's campus development and walmgate stray to the west as well open land identified for its importance to the historic character and setting of York to the South.	

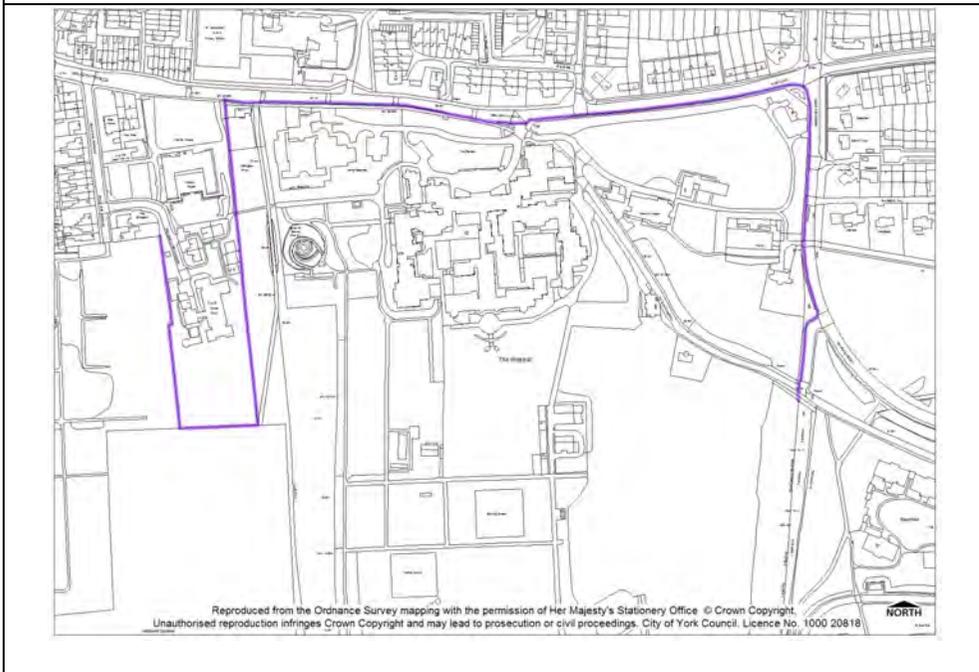
Section: 7	Boundary: 15	Boundary Name: Heslington Lane / path west of University of York.
----------------------	------------------------	---

<p>with the village of Fulford to the west; the remainder follows a historic hedge line/ditch running due north along the eastern extent of Walmgate Stray/Low Moor.</p>	
<p>Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>	

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the northern (kerbed) edge of Heslington Lane, including the road itself within the green belt. The boundary turns north, following the hedged tree line which marks the eastern extent of Walmgate Stray.</p>	<p>This boundary has significance in its longevity; both sections reflect the First Edition OS Survey Plan 1852. This section of the boundary also follows the southernmost extent of the existing University Campus (Campus West), excluding the University Campus from Green Belt All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Rear of University campus		
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 16	Boundary Name: Green Dykes Lane, Garrow Hill and Heslington Road
----------------------	------------------------	--

The boundary then continues from the south of Green Dykes Lane and Garrow Hill until Thief Lane/Heslington Road. This then continues along to the west of Heslington Road until St Lawrences Primary School. The boundary then follows the tree line south to the rear of properties at William Plows Avenue until the allotments whereat it returns and carries on north to the southern point of Belle Vue Terrace.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to part of Walmgate Stray (A3) and within 50m of Green Wedge (C2 & C3)	<p>Purpose 4 & 2 - Adjacent land is within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land to the rear of William Plows Avenue and to the south of the built elements of The Retreat sit within Walmgate Stray. Areas to the south of the retreat are also identified as within green wedge. This section of the boundary also runs adjacent to the Retreat and Heslington Road conservation area, the setting of which is enhanced by the presence of Walmgate stray to the south.</p> <p>Purpose 1- Land has access to 2 or more services.</p> <p>Purpose 3 - Land west of University Road (The Retreat) is designated as natural/semi natural</p>
	Nature Conservation/ OpenSpace	Walmgate Stray is designated as Natural/ semi natural openspace. Also within proximity of "The Retreat" outdoor sports facilities	
	Green Corridor	Within 50m of District Corridor (07) Tilmire	

Section: 7	Boundary: 16	Boundary Name: Green Dykes Lane, Garrow Hill and Heslington Road
----------------------	------------------------	--

Ancient Wood	N/A	greenspace (Walmgate Stray) and is part of a district green corridor.
--------------	-----	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within and adjacent to Heslington Conservation Area No 26 / Retreat Area of Archaeological Importance	ECUS Landscape Appraisal	Not Applicable
	Listed Buildings	Adjacent to The Retreat (Grade 2*); 1-5 Hesketh Cottages Heslington Lane		
	Scheduled Monument	N/A	Urban Characterisation	Within Character Area 63 The Retreat & Walmgate Stray. Adjacent to Character Area 61 University Campus.
	Historic Park & Garden	Yes - Associated gardens with the Retreat (designated Oct 2018) & landscape elements of University of York campus (designated Aug 2018)		
	Strategic Views	N/A	Open Space Typology	Walmgate Stray (natural Semi-natural) openspace partly abuts the boundary.
	Urban Historic Landscape Character	Institutional (Medical)	Rural Historic Landscape Character	Settlement Planned estate (Irregular Boundary)
	The Retreat/Heslington Road Conservation Area was designated in 1975. The open character of the Conservation Area extends west to York Cemetery, south to Walmgate Stray and east to the landscaped campus of the University of York. It consists of a series of listed buildings and open greenspace on the edge of the city. The Retreat sits to the south of the Roman route of Lawrence Street. During the medieval period the area formed part of Low Moor and common land serving Fulford village situated to the west. The area was enclosed in 1757 creating Walmgate Stray from the common lands of Fulford. In 1973 York Quakers purchased land to create a new hospital for mentally ill members in open surroundings with access to gardens and animals. The Retreat was constructed in 1796, and is still in use as a place for the treatment of people with mental health issues.		Key aspects of the conservation area are recognised to be that The Retreat is set in parkland surrounded by high walls but with views out and a series of gardens and adjoining parkland, giving a very open landscape character consisting mainly of open greenspace on the edge of the city. The Conservation Area extends west to York Cemetery, south to Walmgate Stray and east to the landscaped campus of the University. The Retreat occupies high ground with views north of the City and south over Walmgate Stray; land slopes down towards the south and Low Moor. The 3 storey listed building is located adjacent to Heslington Road (to the north. Aside from the private walled garden, the historic, open landscape surrounding it has provided an important place for grazing and agricultural practice since the medieval period. The area closest to The Retreat is more park like in nature, attested by the purposely planted row of trees, an attempt to make the Stray areas more recreational spaces.	

Section: 7	Boundary: 16	Boundary Name: Green Dykes Lane, Garrow Hill and Heslington Road
----------------------	------------------------	--

	The open aspect of the parkland adjacent to Walmgate Stray means that they are synonymous and read together in the landscape.
Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.	

Strategic Permanence	
The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
LOCAL Permanence	
Recognisability	Permanence
The proposed boundary includes land to the north of Green Dykes Lane, including Garrow Hill and the Retreat, in Green Belt. The boundary follows the hedgeline until it joins University Road, turning west to follow the southern highway edge on Thief Lane/University Road. The boundary then follows the tree line south to the rear of properties at William Plows Avenue until the allotments whereat it returns and carries on to the southern point of Belle Vue Terrace.	The boundary follows existing features on the ground, predominantly road carriageways and established hedge and mature tree lines. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Hedge line, leading along edge of footpath/highway on both University Road and Thief Lane/Heslington Road. Tree line to curtilage of William Plow Ave.	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.	

Section: 7	Boundary: 17	Boundary Name: North of York Cemetery / Cemetery Road and r/o Fulford Police Station
----------------------	------------------------	--

Ancient Wood	N/A	as allotment space to the south. Land also forms part of a District level Green Corridor.
--------------	-----	---

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adj Heslington Rd Con Area No ?, Within 50m of Fulford Rd Con Area No 30 & 250m of Cnetralk Histori	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	Adj to Grade 2; York Cemetery Railings, Gates, Piers, Within 50m of Grade 2 Terry Monument, Plot No 1977 York Cemetery, 49 Cemetery Road, Fulford District Conservative Club		
	Scheduled Monument	Within 250m of SAM (10) SMR No. 287; Lamel Hill(Anglo-Saxon Tumulus)	Urban Characterisation	Adjacent to Character Area 60 Lawrence St and Heslington Rd; Character Area 63 The Retreat & Walmgate Stray; 64 Imphal Barracks & 65 Fulford Road Area
	Historic Park & Garden	N/A		
	Strategic Views	General City Wide Fixed View with Focal Point of Minster from A64 South of Fulford	Open Space Typology	Cemetaries - York Cemetery, Allotments - Low Moor and District Allotments & Natural and Semi Natural - Walmgate Stray
	Urban Historic Landscape Character	Settlement Through terraces	Rural Historic Landscape Character	Designed landscape Municipal cemetery and Unenclosed land Greens
	<p>The northern and western extent of York Cemetery reflects the boundary as shown on the First Edition OS Survey Plan 1852 (it has subsequently expanded, accommodating fields to the south until the boundary with Fulford Lodge. While not in a conservation area, York Cemetery bridges the gap between The Retreat Conservation Area to the east and Fulford Road Conservation Area to the west and south. This is the large municipal cemetery in York which has partial legibility and displays evidence of designed views, as well as mausoleums, which form the main building features and gardens. The cemetery has greatly expanded since 1850 by a factor of 4</p> <p>To the south, the boundary follows the eastern edge of the sie of the former</p>		<p>The boundary separates areas of distinctly different character and follows the boundary of York Cemetery. To the north it abuts the curtilage of residential properties; to the west it continues to follow the low wall and fence marking the western boundary of York Cemetery from Cemetery Road; to the south it follows a fenced/hedged boundary with residential properties (Kensal Rise and Edgeware Road). At its most easterly point, this section of the boundary moves south, describing the hedge/treed edge of Low Moor allotments to the east. The allotments, while managed and subdivided by fencing, retain a high level of openness.</p>	

Section: 7	Boundary: 17	Boundary Name: North of York Cemetery / Cemetery Road and r/o Fulford Police Station
----------------------	------------------------	--

<p>Cavalry Barracks (now in use as Fulford Police Station). The Cavalry Barracks were constructed to house troops who had previously been billeted throughout the surrounding area, one of 101 barracks built in England between 1793 and 1804. The adjacent Stray and Low Moor, like many other public open spaces, was utilised by the army as a training area during the First and Second World War. However, the military connection to this large patch of land probably dates back to the construction of the Cavalry Barracks in the late 18th C.</p>	
<p>Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</p>	

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The proposed boundary follows the northern boundary of York Cemetery, where it abuts properties on Alne Terrace and Auden House. The boundary turns south, following the walled western boundary of York Cemetery, the east and south again along the Cemetery's southern hedged and fenced boundary with properties on Kensal Rise and Edgeware Road. Where it meets Low Moor Allotments, the boundary turns south and follows the rear hedged and fenced boundary with residential properties on Edgeware Road, Kilburn Road and east of Fulford Road Police Station.</p>	<p>This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, following the boundary of York Cemetery and the former site of the Cavalry Barracks on Fulford Road, defining the urban edge with Walmgate Stray to the east. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>

Section: 7	Boundary: 17	Boundary Name: North of York Cemetery / Cemetery Road and r/o Fulford Police Station
----------------------	------------------------	--

	<p>Walled boundary of historic Cemetery. Fenced/hedged boundary between urban edge (residential property/site of Fulford Police Station) and allotments.</p>
	<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>

Section: 7	Boundary: 18	Boundary Name: East of Imphal Barracks along Hollands Road. East of Moorlands Fields
----------------------	------------------------	--

The boundary follows the northern extent of Imphal Barracks in an easterly direction, until it reaches the end of the buildings, then cuts south and follows Hollands Road south, then follows the northern boundary of gardens of properties on Bray Road, until it reaches Walmgate Stray.



Strategic Openness			
Openness	Green Belt Appraisal	Green wedge (C3) and Walmgate Stray (A3)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Walmgate Stray has historical importance as common grazing, and is presently maintained as public open space. The green wedge helps protect the open setting of the City and open space adjacent to the Barracks. It provides a rural setting to the City affording good views of the Minster.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land forms part of a District level Green Corridor. It is not designated as public open space, but is currently in use as recreational sports pitches associated with Imphal Barracks.</p>
	Nature Conservation/ Openspace	Natural and Semi Natural - Walmgate Stray. Amenity Greenspace - Land between Broadway and Bray Road	
	Green Corridor	Adjacent to District Corridor (07) Tilmire & Local Corridor (28) Fulford Road Fulford Cross	
	Ancient Wood	N/A	

Section: 7	Boundary: 18	Boundary Name: East of Imphal Barracks along Hollands Road. East of Moorlands Fields
----------------------	------------------------	--

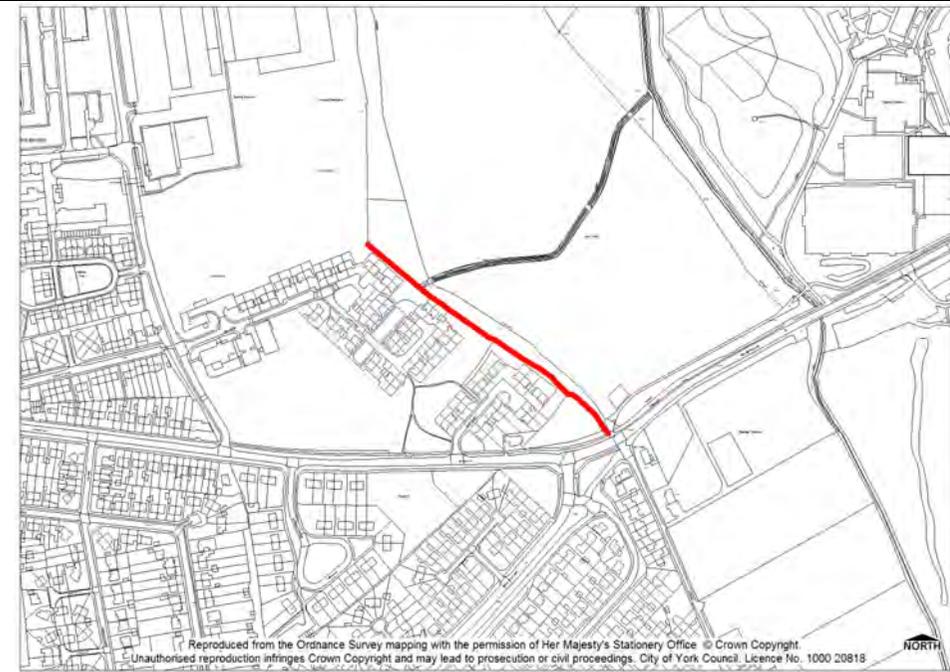
Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	Within 250m of Fulford (no 10) and Heslington (no 26) Conservation Areas	ECUS Landscape Appraisal	Land not evaluated
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 63 The Retreat & Walmgate Stray, 64 Imphal Barracks ,65 Fulford Road Area, 67 Broadway Estates & Surrounds
Historic Park & Garden	N/A		
Strategic Views	N/A	Open Space Typology	Natural and Semi Natural - Walmgate Stray. Amenity Greenspace - Land between Broadway and Bray Road
Urban Historic Landscape Character	Military Accommodation	Rural Historic Landscape Character	Unenclosed land Greens
Openness	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the western extent of Walmgate Stray and Low Moor. The northern section also follows the northern boundary of the former Cavalry Barrack Nursery. The Infantry Barracks were constructed to the south of the Cavalry Barracks in 1877 (renamed Imphal Barracks). The adjacent Stray and Low Moor, like many other public open spaces, was utilised by the army as a training area during the First and Second World War. However, the military connection to this large patch of land probably dates back to the construction of the Cavalry Barracks in the late 18th C. The Barracks are not included in the Fulford Road Conservation Area due to lack of access to date, given the sensitive nature of the site.		The boundary separates areas of distinctly different character and marks the edge of the built up area. Imphal Barracks to the west was built in the late 19th century around a central parade ground. The barrack buildings vary in scale and are surrounded by a high red brick wall. The majority of visible military buildings are 2 storey, although substantial in height; Land to the east (Low Moor/Walmgate Stray) retains its open, rural feel. There are a number of isolated buildings within the Imphal Barracks site which have been included in the green belt along with their surrounding green space; this land sits within Walmgate Stray, the importance of which is described under 'Strategic Openness'. As such, it is important to keep this land open.
	Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.		

Section: 7	Boundary: 18	Boundary Name: East of Imphal Barracks along Hollands Road. East of Moorlands Fields
----------------------	------------------------	--

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The northern section of the boundary follows a hedged tree line along the northern extent of the Imphal Barracks site. Following the eastern and southern edge of footpath around the eastern extent of the Barracks, it then turns south and continues along the eastern edge of Hollands Road, then east along the rear property boundary of houses on Bray Road.</p>	<p>This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, following the boundary of the former Cavalry Barrack Nursery/Imphal Barracks with Walmgate Stray. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Edge of carriageway and hedge line.	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 19	Boundary Name: North of Broadway. Junction Of Broadway.
----------------------	------------------------	---

The boundary follows the north eastern boundary of gardens of properties on Bray Road and Smith Close, as far as the junction of Broadway, Heslington Lane and Mitchell's Lane



Strategic Openness			
Openness	Green Belt Appraisal	Green wedge C3 and within 50m of Walmgate Stay A3	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Walmgate Stray has historical importance as common grazing, and is presently maintained as public open space. The green wedge helps protect the open setting of the City. It provides a rural setting to the City affording good views of the Minster.</p> <p>Purpose 1 -Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is designated as open space (Natural and Semi-Natural Greenspace) and forms part of a District level Green Corridor.</p>
	Nature Conservation/ Openspace	Within 250m of SINC Fulford Golf Course, Roughs (SE64-06YK). Amenity Greenspace - Land between Broadway and Bray Road & Natural and Semi Natural - Walmgate Stray	
	Green Corridor	Within 50m of District Corridor (07) Tilmire	

Section: 7	Boundary: 19	Boundary Name: North of Broadway. Junction Of Broadway.
----------------------	------------------------	---

Ancient Wood	N/A
--------------	-----

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 63 The Retreat & Walmgate Stray and 64 Imphal Barracks and 67 Broadway Estates & Surrounds
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Land between Broadway and Bray Road & Natural and Semi Natural - Walmgate Stray
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the western extent of Walmgate Stray and Low Moor. Walmgate stray consists of an open area with rough grassland. There is no evidence of industry or modern management regime. This is an area of open public land, but doesn't come under the commonland register		The boundary separates areas of distinctly different character and marks the edge of the built up area, following the hedged/fenced rear boundary of properties on Bray Road and Smith Close;	
Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.				

Section: 7	Boundary: 19	Boundary Name: North of Broadway. Junction Of Broadway.
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The section follows a fenced tree and hedge line to the rear of residential properties.</p>	<p>This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, following the western boundary of Low Moor. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Rear Boudnary of Propoerties/Hedge/fence line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 20	Boundary Name: Mitchels Lane. Track East of East Moor/Meers Close. Boundary along Germany Beck/Fulford Mews. East Of Former Fordlands House.
----------------------	------------------------	--

The boundary follows Mitchell's Lane to the rear of properties at Heath Moor Drive & Tilmire Close. Beyond the southern extent of Mitchell's Lane, the boundary continues south and follows the field boundary / track to the intersection with Germany Beck. West from here, the boundary follows the new service road for the Germany Beck development (Millennium Way). Beyond the junction with the cycle route, the boundary heads west along the cycle route/public footpath, south along the western edge of the meadows, and again follows the southern edge of the access road until it joins Fordlands Road.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green Wedge (C3) & Area retaining Rural setting (F2) and within 50m of Walmgate Stray (A3)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land south of Heslington has been identified as agricultural land which affords good views towards the Minster and Heslington Village; it contributes to giving an impression of a historic City within a rural setting.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land forms part of a District level Green Corridor. Land to the south is proposed</p>
	Nature Conservation/ Openspace	Within 50m of SINC Germany Beck Meadow (SE64-05YK) and 250m of Fulfrod Ings SSSI & SINC Fulford Golf Course, Roughs. Walmgate Stray.	

Section: 7	Boundary: 20	Boundary Name: Mitchels Lane. Track East of East Moor/Meers Close. Boundary along Germany Beck/Fulford Mews. East Of Former Fordlands House.
----------------------	------------------------	--

	Cemeteries - Fordlands Road Cemetery, Fulford	as new open space in the emerging Local Plan, and includes a SINC.
Green Corridor	Adjacent to District Corridor (07) Tilmire & Local Corridor (27) Germany Beck & Within 250m of Regional Corridor (1)	
Ancient Wood	N/A	

Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	Within 50m of Fulford Conservation Area No 10	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 67 Broadway estate & surrounds and Character Area 68 Fulford
Historic Park & Garden	N/A		
Strategic Views	General City Wide Fixed View with Focal Point of Minster from A64 South of Fulford	Open Space Typology	Natural and Semi Natural - Walmgate Stray. Cemeteries - Fordlands Road Cemetery, Fulford
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure & Enclosed land Modern Improved Fields
Some sections of this boundary have parity with features shown on the First Edition OS Survey Plan 1852. The eastern section, south of Mitchell Lane, follows established field boundaries; to the south, the route of Germany Lane is visible following a watercourse (Germany Beck). The fields which have not been engulfed in the modern expansion of York are comprised of planned enclosure which consists of small regular fields defined by regular external and straight overgrown hedges. This area has complete legibility with no boundary change since the first edition and is post medieval in date		The boundary separates areas of distinctly different character and marks the edge of the built up area. The northern section of the boundary continues across Heslington Lane and from this point follows the western edge of the footpath along Mitchell's Lane, until its end r/o Tilmire Close. There are 2 detached houses on the eastern side of Mitchell's Lane, built on the site of a former Police Station; to define a strong boundary, they have been included in green belt. Beyond the end of Mitchell's Lane, the boundary reflects the developed footprint of Planning Consent 01/01315/OUT REM; the application site itself follows defined field boundaries to the east and includes land to the south of Germany Beck. The Green Belt boundary instead follows the southern edge of the newly constructed road (Millenium Way), which itself is buffered to the south by Germany Beck. South West meadow is included in Green Belt. Fordlands Road itself is excluded from	

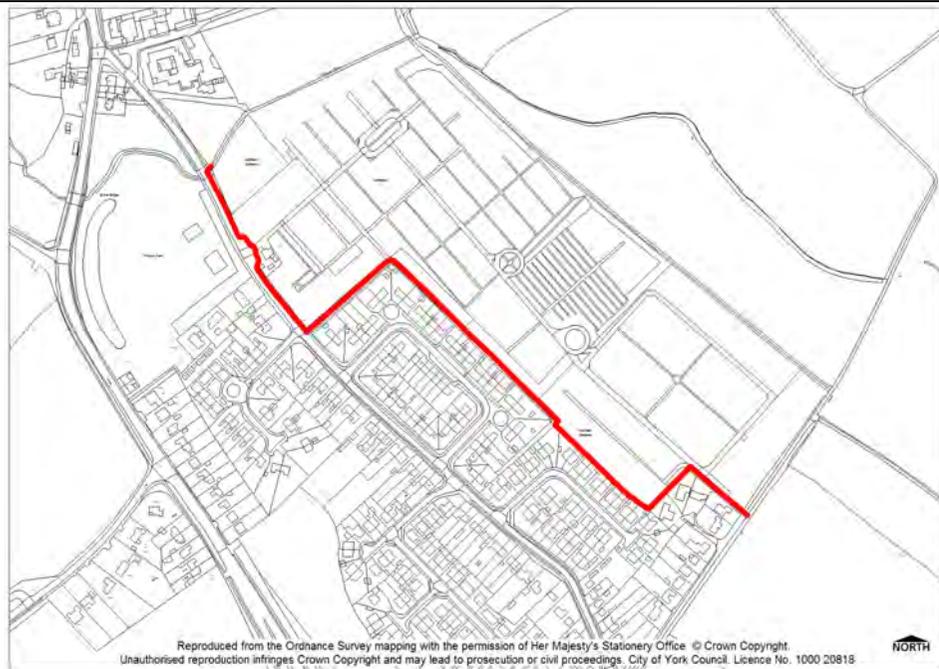
Section: 7	Boundary: 20	Boundary Name: Mitchels Lane. Track East of East Moor/Meers Close. Boundary along Germany Beck/Fulford Mews. East Of Former Fordlands House.
----------------------	------------------------	--

	Green Belt.
Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.	

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	Follows the western path edge (Mitchel's Lane) until its end, then the track following a field boundary south to its intersection with Germany Beck. West from here, the boundary follows the new service road for the Germany Beck development (Millennium Way). Beyond the junction with the cycle route, the boundary heads west along the cycle route/public footpath, south along the western edge of the meadows, and again follows the southern edge of the access road until it joins Fordlands Road.	This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, on which both Mitchel's Lane and German Lane are both visible features. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	Edge of path/hedge line/road carrigeway	
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 7	Boundary: 21	Boundary Name: Fulford Cemetery. North East of Fordlands Road
----------------------	------------------------	---

The boundary runs south, along Fordlands Road following the boundary of Fulford Cemetery. The boundary then continues east following the footpath which runs along the rear property boundary of houses on Crossfield Crescent. Continuing south, the boundary follows the fence line with Fulford Allotments, then the fenced boundary with the Cemetery to the north east, until it joins Cross Lane



Strategic Openness			
Openness	Green Belt Appraisal	Area retaining Rural setting (F2)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land south of Heslington has been identified as agricultural land which affords good views towards the Minster and Heslington Village; it contributes to giving an impression of a historic City within a rural setting.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - At the northern edge, adjacent land is designated as open space (in use as a Cemetery); land further south, to the rear of housing at Key Way, is allotment space.</p>
	Nature Conservation/ Openspace	Within 250m of Fulford Ings SSSI and Germany Beck Meadow SINC (SE64-05YK). Cemeteries - Fordlands Road Cemetery, Fulford. Allotments - Cross Lane Allotments	
	Green Corridor	Adjacent to Local Corridor (27) Germany Beck & Within 50m of	

Section: 7	Boundary: 21	Boundary Name: Fulford Cemetery. North East of Fordlands Road
----------------------	------------------------	---

	Regional Corridor (1)	
Ancient Wood	N/A	

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of Fulford Conservation Area No 10	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 68 Fulford
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Cemetaries - Fordlands Road Cemetery, Fulford. Allotments - Cross Lane Allotments
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Designed landscape Municipal cemetery
	Some sections of this boundary have parity with features shown on the First Edition OS Survey Plan 1852. Dam Lands Lane (now Fordlands Road) and Cross Lane are visible features, as are the hedge boundaries of Dam Lands Field which form the development boundaries of contemporary housing at Crossfield Crescent, Key Way and East Moor Gardens. Fulford cemetery which is modern in date and is a municipal designed landscape. The built features are represented by mausoleums, with no other real design features apart from the way it is laid out. The previous HLC was planned enclosure		The boundary separates areas of distinctly different character and marks the edge of the built up area. Land east of the boundary forms Fulford Cemetery; the green belt boundary follows the Cemetery's western wall and hedge line. The rural feel is enhanced by the allotments and playground to the west.	
Evidence shows that land contained by this section of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York				

Section: 7	Boundary: 21	Boundary Name: Fulford Cemetery. North East of Fordlands Road
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>Land east of the boundary forms Fulford Cemetery; the boundary follows the Cemetery's western wall and extends along the hedge line abutting Fordlands Road. The boundary then continues east following the footpath which runs along the rear property boundary of houses on Crossfield Crescent. Continuing south, the boundary follows the fence line with Fulford Allotments, then the fenced boundary with the Cemetery to the north east, until it joins Cross Lane</p>	<p>This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, in particular the extent of Dam Lands Lane and historic hedge lines. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Wall and line of hedge	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 22	Boundary Name: East of Cross Lane
----------------------	------------------------	---

The boundary then follows along the south of Cross Lane until it meets Fordlands Road.



Strategic Openness			
Openness	Green Belt Appraisal	Area retaining Rural setting (F2)	Purpose 4 & 2 - Adjacent land sits within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land south of Heslington has been identified as agricultural land which affords good views towards the Minster and Heslington Village; it contributes to giving an impression of a historic City within a rural setting. Purpose 1 - Land has access to 2 or more services. Purpose 3 - Adjacent land is not designated as open space.
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Within 250m of Local Corridor (12) Ring Rd Corridor	
	Ancient Wood	N/A	

Section: 7	Boundary: 22	Boundary Name: East of Cross Lane
----------------------	------------------------	---

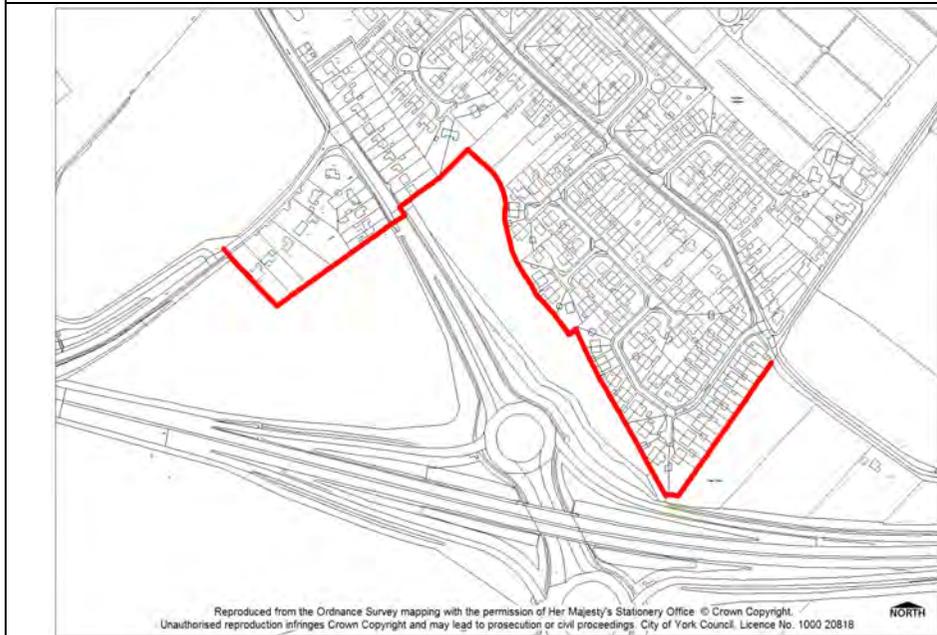
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 68 Fulford
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed Land Modern Improved Fields and Planned Enclosure
	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852: Cross Lane and Dam Lands Lane (Fordlands Road) are visible features. This is part of the Fulford parliamentary award and consists of medium sized fields defined by straight hedgerows. This area has significant legibility with very little boundary change since the first edition. This area dates between 1766 and 1768.		The boundary separates areas of distinctly different character and marks the edge of the built up area. Land south of Cross Lane is in agricultural use and has a distinctly open rural character; land to the north is representative of mid 20 th Century suburban housing development.	
Evidence shows that land contained by this section of the proposed boundary should be kept open in order to preserve the setting and special character of the historic City of York				

Section: 7	Boundary: 22	Boundary Name: East of Cross Lane
----------------------	------------------------	---

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows the southern edge of Cross Lane, and the hedge line separating agricultural land to the south.</p>	<p>This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, in particular the extent of Cross Lane and Dam Lands Lane (Fordlands Road). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Edge of road carrigeway/hedge line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 23	Boundary Name: North of A19
----------------------	------------------------	---------------------------------------

The boundary runs north east of A19 and north of the A64, along the rear of properties at Cherrywood Cres, Fordlands Rd & Fordlands Cres & crossing the A19 and running along the rear of gardens on Naburn Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Green Wedge (C3) and Area retaining Rural setting (F2) & Within 50m of Green Wedge (C4 and C5)	<p>Purpose 4 & 2 - Land to the south of properties on Cherry Wood Crescent sits within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land contributes to giving an impression of a historic City within a rural setting. Land east and west of Selby Road sits within a Green Wedge (continuing Micklegate Stray).</p> <p>Purpose1 - Land has access to 2 or more services.</p> <p>Purpose3 - Adjacent land is not designated as open space.</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Adjacent to Local Corridor (12) Ring Rd Corridor & Within 250m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 7	Boundary: 23	Boundary Name: North of A19
----------------------	------------------------	---------------------------------------

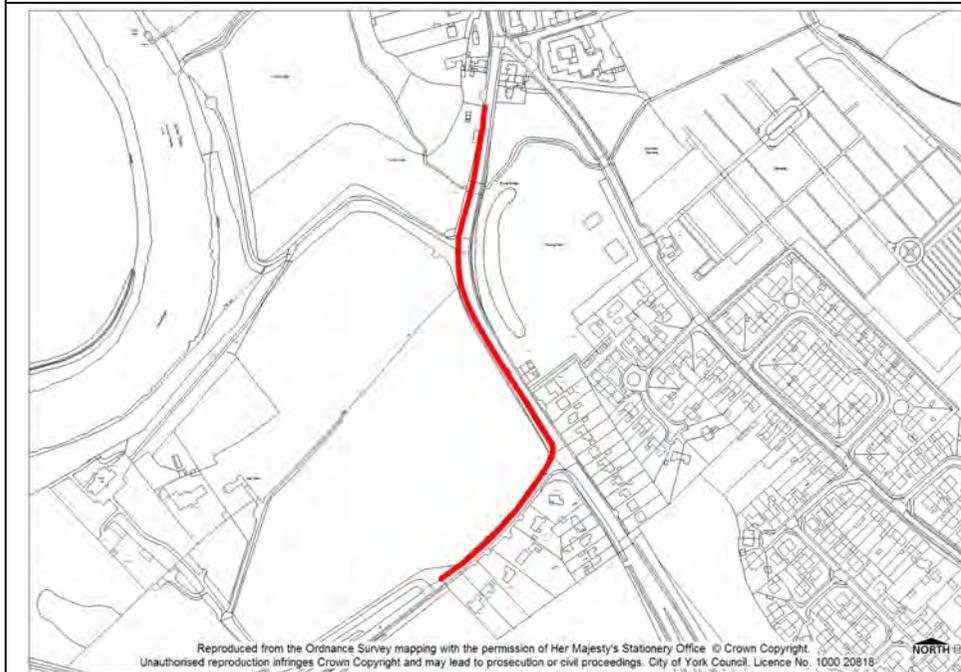
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 68 Fulford
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Communications Road junction (Other)
	<p>There are limited features shown on the First Edition OS Survey Plan 1852 which help to define the extent of this parcel of land. Both Naburn Lane and a footpath describing the extent of Selby Road are visible. While Fulford Village is a Conservation Area, development to the south of the village is mid 20th Century in the main. The landscape which has been somewhat disturbed by modern development dates from 1757-1759 and retains fragmentary legibility</p>		<p>The boundary separates areas of distinctly different character and marks the edge of the built up area. Land south and west of of residential properties on Cherry Wood Crescent, and east of Selby Road, has a predominately open character. Land provides a buffer with Selby Road to the west. While the A19 (Selby Road) is a distinctly urban feature in the landscape, it cuts through otherwise rural landscape, which is an important feature of this approach into the City.</p>	
<p>Evidence shows that land contained by this section of the proposed boundary should be kept open in order to preserve the setting and special character of the historic City of York</p>				

Section: 7	Boundary: 23	Boundary Name: North of A19
----------------------	------------------------	---------------------------------------

Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows fenced and hedged rear/side property boundaries of dwellings on Cherry Wood Crescent, Fordlands Crescent and (crossing Selby Road) Naburn Lane.</p>	<p>There are limited features shown on the First Edition OS Survey Plan 1852 which help to define the extent of this parcel of land. Both Naburn Lane and a footpath describing the extent of Selby Road are visible. The rear boundary of residential development west of Cherry Wood Crescent appears to follow the line of the township boundary of Gate Fulford, but further north, where the boundary crosses Selby Road, there are no visible historic features; this is typically due to the 20th century expansion of the village of Fulford southwards. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Fence/hedge line	
<p>The proposed boundary has been established as part of 20th Century development. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		

Section: 7	Boundary: 24	Boundary Name: B1222/Selby Road
----------------------	------------------------	---

The boundary continues along the B1222 and north towards along yhe A19 and ends as it approaches Main Street, Fulford.



Strategic Openness			
Openness	Green Belt Appraisal	Green Wedge (C3) and within 50m of Green Wedge (C4 and C5) and River Corridor (B3)	<p>Purpose 4 & 2 - Adjacent land sits within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land west of Selby Road (Green Wedge -Fulford Ings) is an important undeveloped, natural open space with a rural feel, reaching close to the centre of the city. The Ings are water hay meadows situated on the broad river flooplains of the Ouse, and represent historical continuity of land use, management and tenure. Land to the north of Naburn Lane is identified as having value as a Green Wedge; the extension to Fulford Ings is described as open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the City.</p> <p>Purpose 1 - Land has access to 2 or more services.</p> <p>Purpose 3 - Adjacent land is not designated as open space.</p>
	Nature Conservation/ Openspace	Within 50m of Fulford Ings SSSI & within 250m of SINC Fulford Ings Village Green (SE64-03YK) & Candidate SINC	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 50m of Local Corridor (27) Germany Beck & Within 250m of	

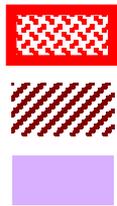
Section: 7	Boundary: 24	Boundary Name: B1222/Selby Road
----------------------	------------------------	---

	Local Corridor (12)	
Ancient Wood	N/A	

Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Fulford Conservation Area No 10	ECUS Landscape Appraisal	ECUS Landscape Character 4 Wooded Arable Lowland
	Listed Buildings	N/A	Urban Characterisation	west of Character Area 45 S&W Fulford mid-late 20thC exp
	Scheduled Monument	N/A		
	Historic Park & Garden	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Strategic Views	N/A	Rural Historic Landscape Character	Enclosed land Lowland meadow
	Urban Historic Landscape Character	Settlement Planned estate	The boundary separates areas of distinctly different character and marks the edge of the built up area. Land to the west of Selby Road and to the rear of properties is open with local views across to the river / green wedge and contributes to York's rural setting.	
	There are limited features shown on the First Edition OS Survey Plan 1852 which help to define the extent of this parcel of land. Both Naburn Lane and a footpath describing the extent of Selby Road are visible. While Fulford Village is a Conservation Area, development to the south of the village is mid 20th Century in the main. This is the area of Ings which lies adjacent to the river near Fulford and consists of mainly large irregular fields defined by regular hedges. This area has significant legibility although there has been some boundary loss.			
Evidence shows that land contained by this section of the proposed boundary should be kept open in order to preserve the setting and special character of the historic City of York				

Section: 7	Boundary: 24	Boundary Name: B1222/Selby Road
----------------------	------------------------	---

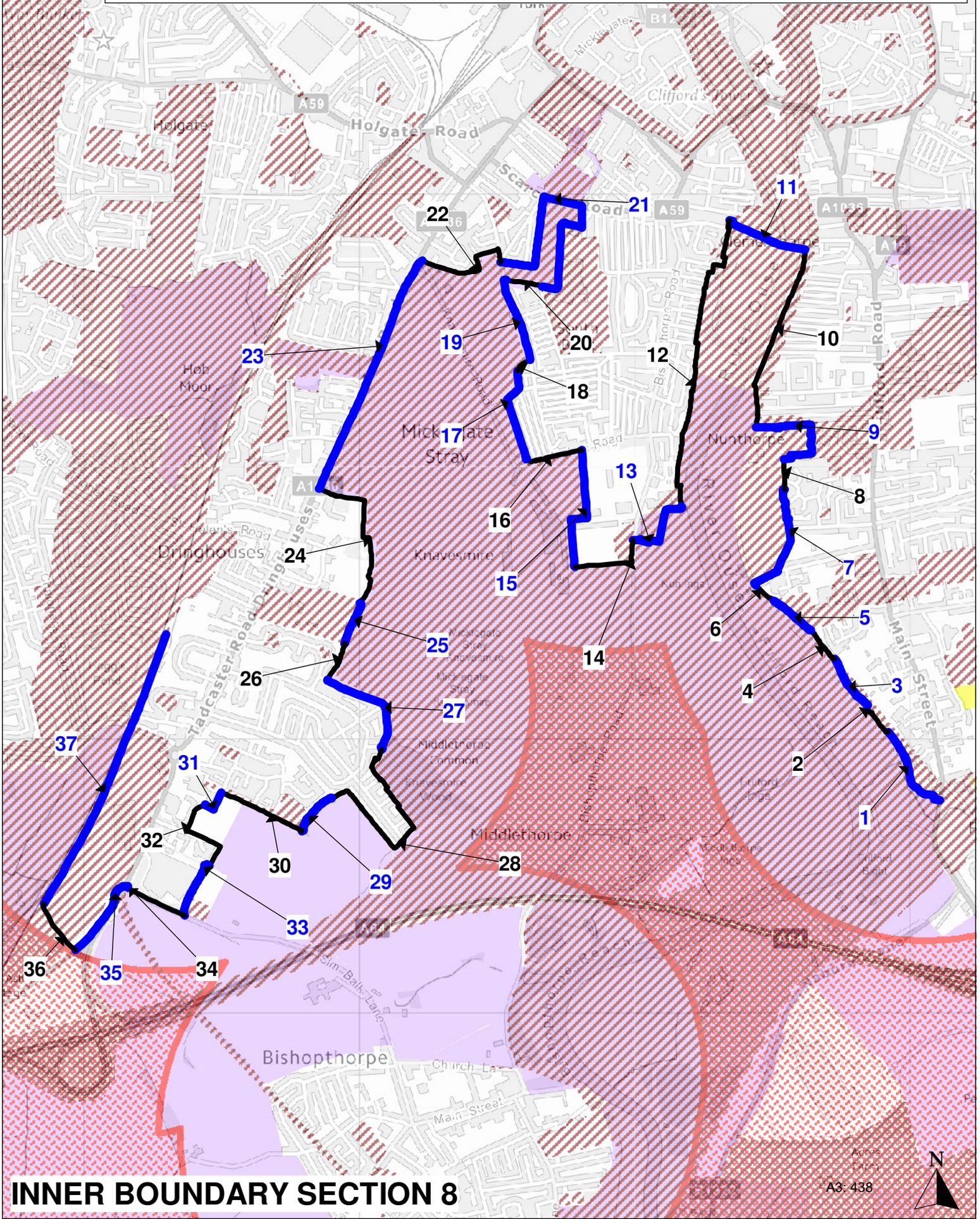
Permanence	Strategic Permanence	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>This section of the boundary follows the northern edge of Naburn Lane, leading north on the hedge line abutting the western footpath alongside Selby Road.</p>	<p>This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, in particular the extent of Naburn Lane and a footpath describing the extent of Selby Road are visible. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	Road carrigeway/hedge line	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>		



Areas without access to 2 or more services - Areas preventing Sprawl

Areas of open space and nature conservation Value - Protecting the countryside

Areas protecting Special Character and Setting (including coalescence)

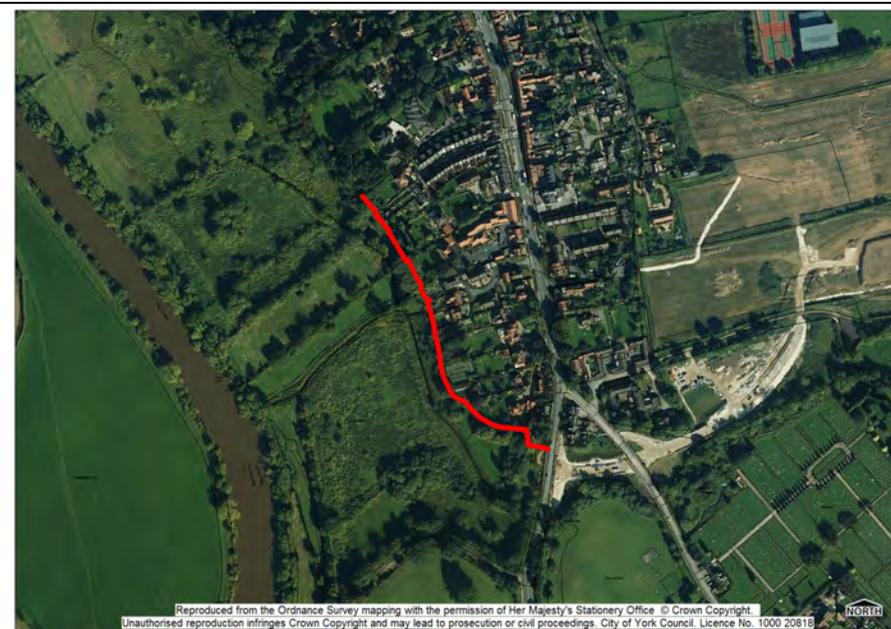
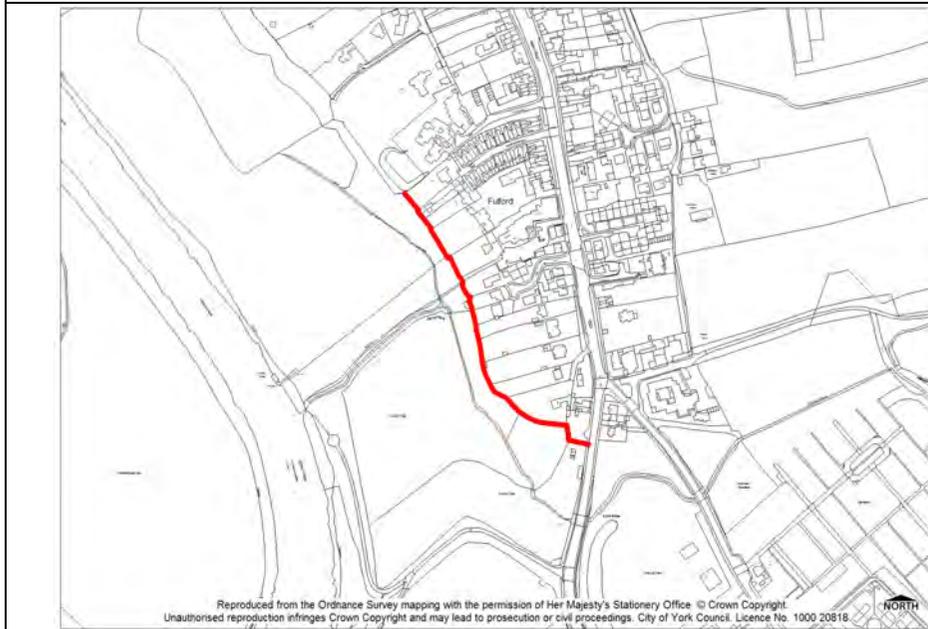


INNER BOUNDARY SECTION 8



Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm & Prospect Terrace
----------------------	-----------------------	---

From the West of Main St, Fulford, the boundary runs to the rear of properties of Main St, Pasture Farm & Prospect Terrace



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to River Corridor B3 and Green Wedge C4	<p>Purpose 4 & 2 - The proposed boundary is important in preserving the historic character and setting of York - a Green Wedge (C4) and a River Corridor (B3) lie to the west. These are described as “Hay flood Meadow, tall herb fen marsh contributing to the open rural approach to the city and site of the battle of Fulford 1066” and “open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the city”.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 -The area to the west has also developed as an important green corridor linking flora and fauna from the urban areas into the wider countryside - Regional Corridor (1) - as well as being within 50m of the Local Green Infrastructure Corridor 27 – Germany Beck. The boundary is within 50m of Fulford Ings SSSI and within 250m of SINC Fulford Ings Village Green (SE64-03YK).</p>
	Nature Conservation	Within 50m of Fulford Ings SSSI, Within 250m of SINC Fulford Ings Village Green (SE64-03YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 50m of Local Corridor (27) Germany Beck	
	Ancient Wood	N/A	

Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm & Prospect Terrace
----------------------	-----------------------	---

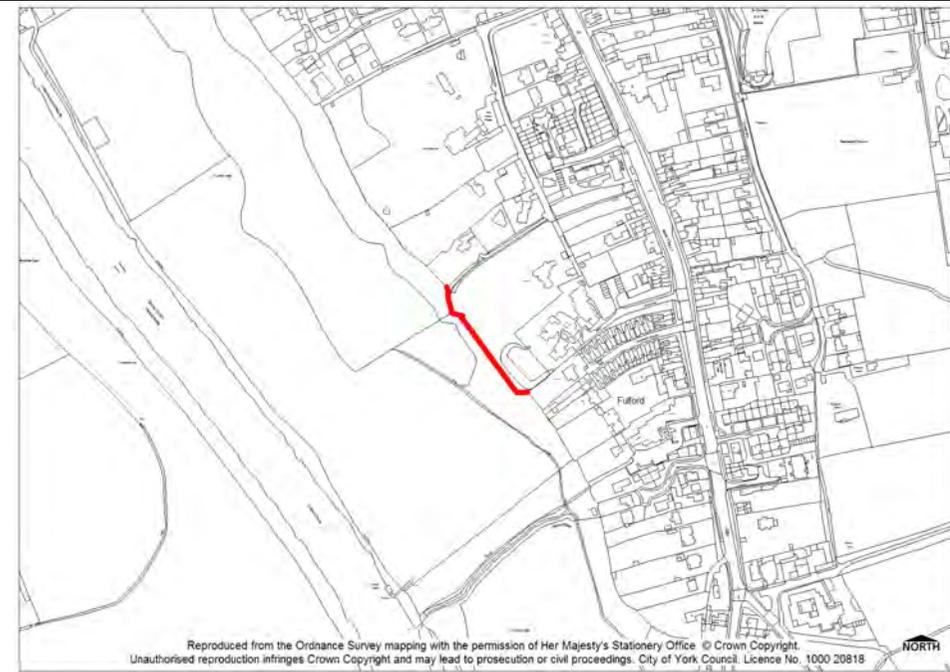
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Fulford Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 250m of Grade 2 Listed: Telephone Kiosk @ 53 Main Street, 30-32 Main Street & Delwood Croft		
	Scheduled Monument	N/A	Urban Characterisation	Adja to Character Area 68 Fulford & 69 Middlethorpe Ings
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Linear Village	Rural Historic Landscape Character	Enclosed land Lowland meadow
	<p>The OS Survey Plan 1852 shows a series of field boundaries which broadly equates to the current Green Belt boundary, forming the rear gardens of properties on Fulford Road, backing on to Fulford Ings. This area of Ings is historically important due to its representation of historical agricultural uses. The fields adjacent to the boundary today have significant legibility to the past landscape. The Green Belt boundary in this section follows part of the Fulford Village Conservation Area. The strong identity of the original linear village with its surviving historic street pattern and rural secluded character are some of the important surviving characteristics. There are recognised gradually unfolding views along main street which reveal the contrast between the character of the Ings and the attractive varied styles of and ages of housing and their gardens at the western fringe of the settlement. Openness plays an important part in the conservation area and views into and out of the area. There are a number of listed buildings, for which the green belt and Ings may provide some of the setting. There is evidence that the Battle of Fulford was fought in September 1066 between the northern Earls and Harald Hardrada, immediately before the Battle of Hastings.</p>		<p>The Green Belt boundary forms the boundary between Characterisation Areas 68 & 69. The land to the east of the of the proposed boundary is formed of a historic linear village straddling Main Street/Fulford Road which has expanded from the late 18th to late 20th century with residential and commercial properties. It retains its own sense of identity despite the urban sprawl of the nearby city and forms a distinct community. While still retaining a tangible rural appearance reinforced by the linear village street, gardens, trees and hedgerows there is still a clear line between the built and the rural environment which follows the rear properties of these properties and is reinforced by the conservation area boundary. In contrast the land to the west of the proposed boundary has remained constrained from development as historic green wedges. This has allowed for the development of local wildlife interest and has provided recreational opportunities. There are no built structures between the existing urbanised line to the rear of the properties and the River Ouse giving the area a rural feel and bringing a sense of linkage to the countryside. Rural views from School Lane and out to the south of the village. Some views of the Racecourse and Terry's Clock Tower</p>	
	<p>Evidence shows that land of the west to the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment, to prevent sprawl and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm & Prospect Terrace
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well established feature in the form of the rear boundary of properties Main St, Pasture Farm & Prospect Terrace.	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised development from the 18th century which has been further infilled and reinforced by inter war and early 20th century housing. The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and have been present in this form since the 18th century. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 2	Boundary Name: West of Delwood & Delwood Croft
----------------------	-----------------------	--

Boundary continues to the West of Main St, Fulford to the West of Delwood & Delwood Croft



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to River Corridor B3 and Green Wedge C4	<p>Purpose 4 & 2 - The proposed boundary is important in preserving the historic character and setting of York - a Designated Green Wedge (C4) and a River Corridor (B3) lie to the west. These are described as “Hay flood Meadow, tall herb fen marsh contributing to the open rural approach to the city and site of the battle of Fulford 1066” and “open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the city.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3- The area to the west has also developed as an important green corridor linking flora and fauna from the urban areas into the wider countryside - Regional Corridor (1) . The boundary is adjacent to Fulford Ings SSSI and within 250m of SINC Fulford Ings Village Green (SE64-03YK).</p>
	Nature Conservation	Adjacent to Fulford Ings SSSI and Within 250m of SINC Fulford Ings Village Green (SE64-03YK) & Candidate SINC	
	Green Corridor	Adjacent to Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 8	Boundary: 2	Boundary Name: West of Delwood & Delwood Croft
----------------------	-----------------------	--

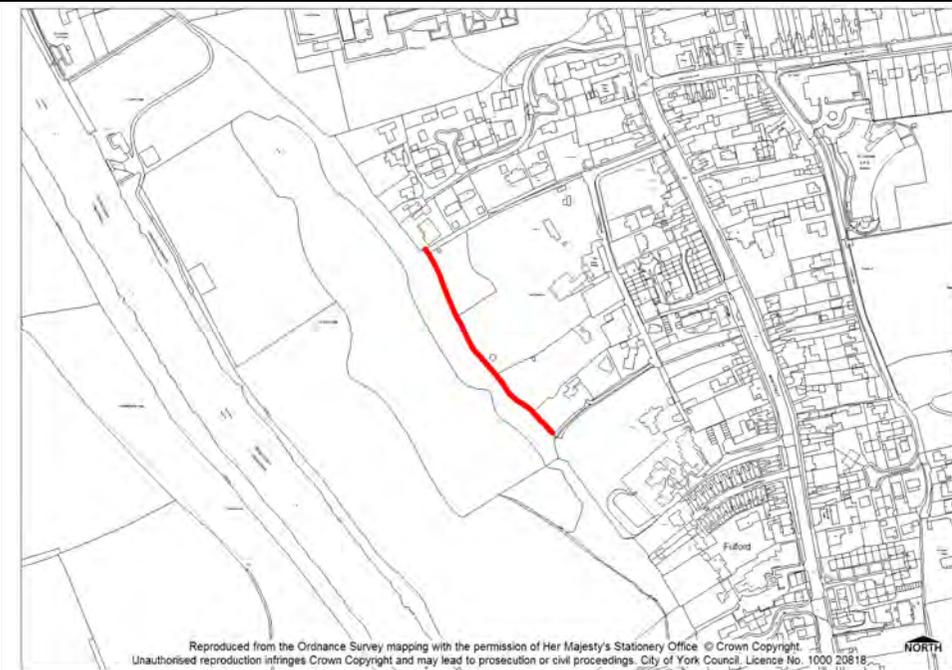
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Fulford Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 250m of Grade 2 Listed: Telephone Kiosk @ 53 Main Street, 30-32 Main Street & Delwood Croft		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 68 Fulford & 69 Middlethorpe Ings
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Linear Village	Rural Historic Landscape Character	Enclosed land Lowland meadow
	<p>The OS Survey Plan 1852 shows a series of field boundaries which broadly equates to the current Green Belt boundary, forming the rear gardens of properties on Fulford Road, backing on to Fulford Ings. This area of Ings is historically important due to its representation of historical agricultural uses. The fields adjacent to the boundary today have significant legibility to the past landscape. The Green Belt boundary in this section follows part of the Fulford Village Conservation Area. The strong identity of the original linear village with its surviving historic street pattern and rural secluded character are some of the important surviving characteristics. There are recognised gradually unfolding views along main street which reveal the contrast between the character of the Ings and the attractive varied styles of and ages of housing and their gardens at the western fringe of the settlement. Openness plays an important part in the conservation area and views into and out of the area. There are a number of listed buildings, for which the green belt and Ings may provide some of the setting. There is evidence that the Battle of Fulford was fought in September 1066 between the northern Earls and Harald Hardrada, immediately before the Battle of Hastings.</p>		<p>The Green Belt boundary forms the boundary between Characterisation Areas 68 & 69. The land to the east of the proposed boundary is formed of a historic linear village straddling Main Street / Fulford Road which has expanded from the late 18th to late 20th Century with residential and commercial properties. It retains its own sense of identity despite the urban sprawl of the nearby city and forms a distinct community. While still retaining a tangible rural appearance reinforced by the linear village street, gardens, trees and hedgerows there is still a clear line between the built and rural environment which follows the rear boundaries of these properties and is reinforced by the conservation area boundary. In contrast the land to the west of the proposed boundary has remained constrained from development as historic green wedges and River Corridor. This has allowed for the development of local wildlife interest and has provided recreational opportunities. There are no built structures between the existing urbanised line to the rear of the properties and the River Ouse giving the area a rural feel and bringing a sense of linkage to the countryside. Some views of the Racecourse and Terry's Clock Tower.</p>	
	<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment, to prevent sprawl and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 2	Boundary Name: West of Delwood & Delwood Croft
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well established feature in the form of the rear boundary of properties west of Delwood and Delwood Croft.	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised development from the 18th century and elite housing. The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and have been present in this form since the 18th century. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties with path or openland		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 3	Boundary Name: West of Fenwicks Lane
----------------------	-----------------------	--

The boundary follows the rear of properties of Fenwicks Lane and Great Fulford Hall



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to River Corridor B3 and Green Wedge C4	<p>Purpose 4 & 2 - The proposed boundary is important in preserving the historic character and setting of York - a Green Wedge (C4) and a River Corridor (B3) lie to the west. These are described as “Hay flood Meadow, tall herb fen marsh contributing to the open rural approach to the city and site of the battle of Fulford 1066” and “open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the city.”</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services (Purpose 1). Purpose 3 - The area to the west has also developed as an important green corridor linking flora and fauna from the urban areas into the wider countryside - Regional Corridor (1) - as well as being within 250m of the Local Green Infrastructure Corridor 26 (Fulford Road Fulford Park). The boundary is adjacent to Fulford Ings SSSI and within 250m of Candidate SINC R. Ouse (SE-23YK).</p>
	Nature Conservation	Adjacent to Fulford Ings SSSI and Within 250m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 250m of Local Corridor (26) Fulford Road Fulford Park	
	Ancient Wood	N/A	

Section: 8	Boundary: 3	Boundary Name: West of Fenwicks Lane
----------------------	-----------------------	--

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Fulford Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 250m of Grade 2 Listed: 4, 6-8 & 14 Main Street (The White House) and Delwood Croft		
	Scheduled Monument	N/A	Urban Characterisation	Adj to Character Area 68 Fulford & 69 Middlethorpe Ings
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Lowland meadow
	<p>The OS Survey Plan 1852 shows a series of field boundaries which broadly equates to the current Green Belt boundary, forming the rear gardens of properties on Fulford Road, backing on to Fulford Ings. This area of Ings is historically important due to its representation of historical agricultural uses. The fields adjacent to the boundary today have significant legibility to the past landscape. The Green Belt boundary in this section follows part of the Fulford Village Conservation Area. The strong identity of the original linear village with its surviving historic street pattern and rural secluded character are some of the important surviving characteristics. There are recognised gradually unfolding views along main street which reveal the contrast between the character of the Ings and the attractive varied styles of and ages of housing and their gardens at the western fringe of the settlement. Openness plays an important part in the conservation area and views into and out of the area. There are a number of listed buildings, for which the green belt and Ings may provide some of the setting. There is evidence that the Battle of Fulford was fought in September 1066 between the northern Earls and Harald Hardrada, immediately before the Battle of Hastings.</p>		<p>The Green Belt boundary forms the boundary between Characterisation Areas 68 & 69. The land to the east of the proposed boundary is formed of a historic linear village straddling Main Street / Fulford Road which has expanded from the late 18th to late 20th Century with residential and commercial properties. It retains its own sense of identity despite the urban sprawl of the nearby city and forms a distinct community. While still retaining a tangible rural appearance reinforced by the linear village street, gardens, trees and hedgerows there is still a clear line between the built and rural environment which follows the rear boundaries of these properties and is reinforced by the conservation area boundary. In contrast the land to the west of the proposed boundary has remained constrained from development as historic green wedges and River Corridor. This has allowed for the development of local wildlife interest and has provided recreational opportunities. There are no built structures between the existing urbanised line to the rear of the properties and the river ouse giving the area a rural feel and bringing a sense of linkage to the countryside. Some views of the Racecourse and Terry's Clock Tower.</p>	
	<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment, prevent sprawl and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 3	Boundary Name: West of Fenwicks Lane
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well established feature in the form of the rear boundary of properties west of Fenwicks Lane.	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised development from the 18th century and elite housing. The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and have been present in this form since the 18th Century. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties with path or openland		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 4	Boundary Name: West of Fulford Park
----------------------	-----------------------	---

The boundary follows the rear of properties at Fulford Park



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to River Corridor B3 and Green Wedge C4	<p>Purpose 4 & 2 - The proposed boundary is important in preserving the historic character and setting of York - a Green Wedge (C4) and a River Corridor (B3) lie to the west. These are described as “Hay flood Meadow, tall herb fen marsh contributing to the open rural approach to the city and site of the battle of Fulford 1066” and “open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the city.”</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services</p> <p>Purpose 3 - The area to the west has also developed as an important green corridor linking flora and fauna from the urban areas into the wider countryside - Regional Corridor (1) - as well as being within 50m of the Local Green Infrastructure Corridor 26 (Fulford Road Fulford Park). The boundary is adjacent to Fulford Ings SSSI and within 250m of Candidate SINC R. Ouse (SE-23YK).</p>
	Nature Conservation	Adjacent to Fulford Ings SSSI and Within 250m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 50m of Local Corridor (26) Fulford Road Fulford Park	
	Ancient Wood	N/A	

Section: 8	Boundary: 4	Boundary Name: West of Fulford Park
----------------------	-----------------------	---

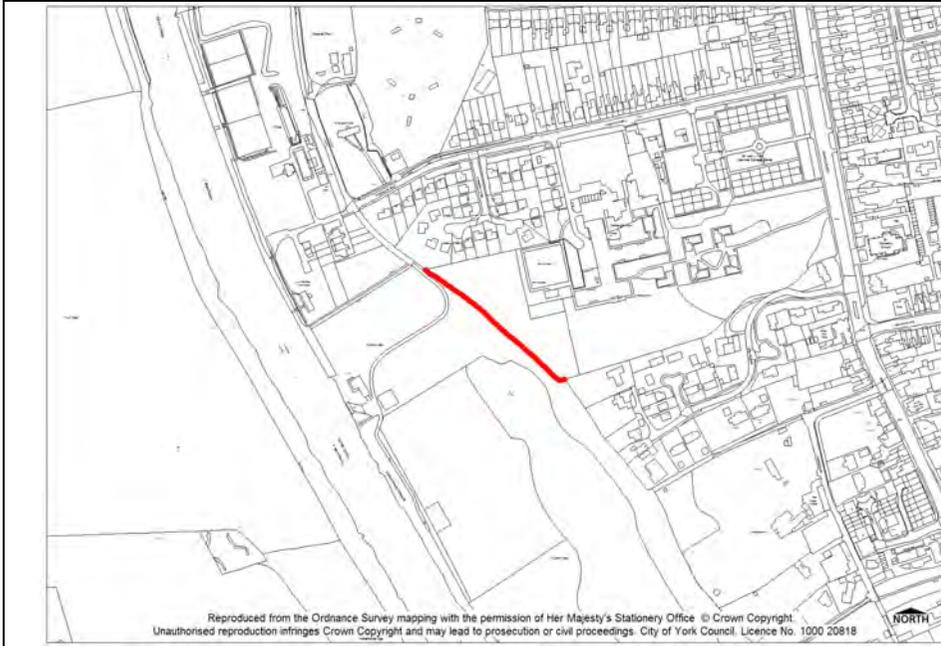
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Fulford Conservation Area No 10	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 250m of Grade 2 Listed: 4, 6-8 & 14 Main Street (The White House)		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 68 Fulford and Adjacent to Character Area 69 Middlethorpe Ings
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Lowland meadow
	<p>The OS Survey Plan 1852 shows a series of field boundaries which broadly equates to the current Green Belt boundary, forming the rear gardens of properties on Fulford Road, backing on to Fulford Ings. This area of Ings is historically important due to its representation of historical agricultural uses. The fields adjacent to the boundary today have significant legibility to the past landscape. The Green Belt boundary in this section follows part of the Fulford Village Conservation Area. The strong identity of the original linear village with its surviving historic street pattern and rural secluded character are some of the important surviving characteristics. There are recognised gradually unfolding views along main street which reveal the contrast between the character of the Ings and the attractive varied styles of and ages of housing and their gardens at the western fringe of the settlement. Openness plays an important part in the conservation area and views into and out of the area. There are a number of listed buildings, for which the green belt and Ings may provide some of the setting. There is evidence that the Battle of Fulford was fought in September 1066 between the northern Earls and Harald Hardrada, immediately before the Battle of Hastings.</p>		<p>The Green Belt boundary forms the boundary between Characterisation Areas 68 & 69. The land to the east of the proposed boundary is formed of a historic linear village straddling Main Street / Fulford Road which has expanded from the late 18th to late 20th Century with residential and commercial properties. It retains its own sense of identity despite the urban sprawl of the nearby city and forms a distinct community. While still retaining a tangible rural appearance reinforced by the linear village street, gardens, trees and hedgerows there is still a clear line between the built and rural environment which follows the rear boundaries of these properties and is reinforced by the conservation area boundary. In contrast the land to the west of the proposed boundary has remained constrained from development as historic green wedges and River Corridor. This has allowed for the development of local wildlife interest and has provided recreational opportunities. There are no built structures between the existing urbanised line to the rear of the properties and the River Ouse giving the area a rural feel and bringing a sense of linkage to the countryside. Some views of the Racecourse and Terry's Clock Tower.</p>	
	<p>Evidence shows that land to to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment, prevent sprawl and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 4	Boundary Name: West of Fulford Park
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well established feature in the form of the rear boundary of properties west of Fulford Park.	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised modern development and elite housing. The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and have been present in its form as modern housing. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 5	Boundary Name: West of Connaught Mews, St Oswalds Road
----------------------	-----------------------	--

The boundary follows the rear of properties at Connaught Mews and nearby Bowling Green



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to River Corridor B3 and Green Wedge C4	<p>Purpose 4 & 2 - The proposed boundary is important in preserving the historic character and setting of York - as a Designated Green Wedge (C4) and a River Corridor (B3) lie to the west. These are described as “Hay flood Meadow, tall herb fen marsh contributing to the open rural approach to the city and site of the battle of Fulford 1066” and “open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the city.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The area to the west has also developed as an important green corridor linking flora and fauna from the urban areas into the wider countryside sitting at the junction of Regional Corridor No. 1 (River Ouse and Local Green Infrastructure Corridor 26 (Fulford Road Fulford Park).The boundary also connects to Fulford Ings SSSI and is within 250m of Candidate SINCR. Ouse (SE-23YK). It is therefore a gateway site for wildlife.</p>
	Nature Conservation	Adjacent to Fulford Ings SSSI and Within 250m of Candidate SINCR. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) and Local Corridor (26) Fulford Road Fulford Park	
	Ancient Wood	N/A	

Section: 8	Boundary: 5	Boundary Name: West of Connaught Mews, St Oswalds Road
----------------------	-----------------------	--

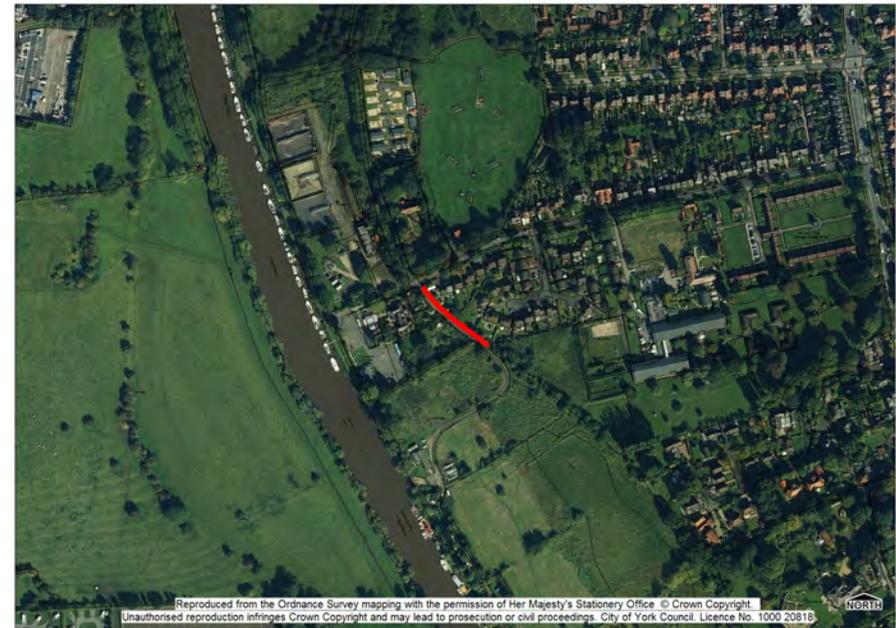
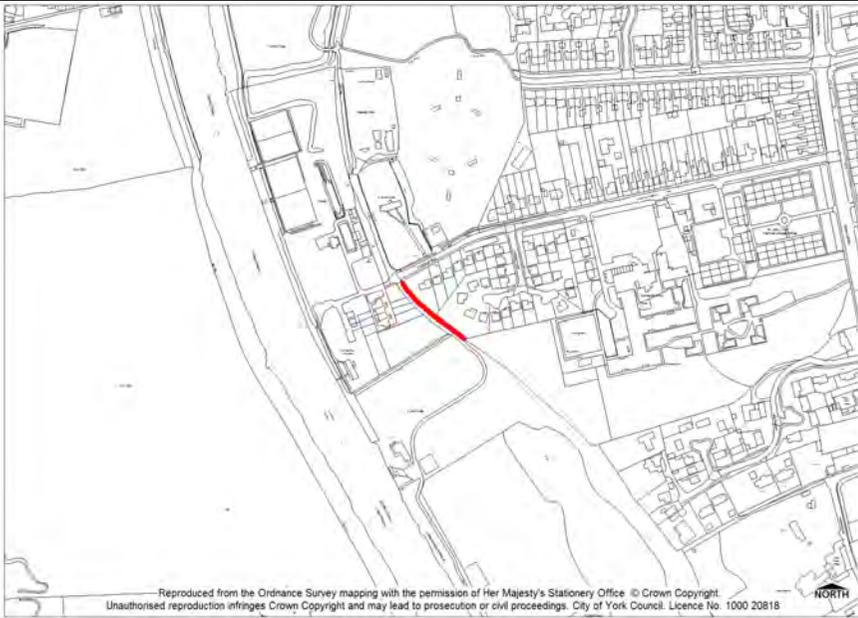
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Fulford Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 250m of Grade 2 Listed: The Cottage, St Oswald's Hall, Memorial 2.5m S St Oswald's Hall, Coffin Lid 10m S St Oswald's Hall.		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 68 Fulford and Adjacent to Character Area 69 Middlethorpe Ings
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Lowland meadow
	<p>The proposed boundary equates to historical field boundaries. It represents the edge of landscaped grounds in association with Connaught Court as it backs on Fulford Ings. This area of Ings is historically important due to its representation of historical agricultural uses. The fields to the west of the boundary today have significant legibility to the past landscape. The Green Belt boundary in this section follows part of the Fulford Village Conservation Area. The strong identity of the original linear village with its surviving historic street pattern and rural secluded character are some of the important surviving characteristics. The village has retained its own sense of identity despite the urban sprawl of the nearby city and forms a distinct community. The village retains a tangible rural appearance with recognised gradually unfolding views along main street which reveal the contrast between the character of the Ings and the attractive varied styles of and ages of housing and their gardens at the western fringe of the settlement. Openness plays an important part in the conservation area and views into and out of the area. There are a number of listed buildings, for which the green belt and Ings may provide some of the setting.</p>		<p>The Green Belt boundary forms the boundary between Characterisation Areas 68 & 69 which depict the division of open and built up character. The land to the east of the proposed boundary is formed of the limit of the existing Connaught Court (a residential care home run by the Royal Masonic Benevolent Institution). Planning consent has been granted for new housing within the grounds of the home which is now under construction but will be contained within the proposed boundary. Beyond this further east is the historic linear village of Fulford which straddles Main Street / Fulford Road and has expanded from the late 18th to late 20th Century with residential and commercial properties.</p> <p>In contrast the land to the west of the proposed boundary has remained constrained from development as historic green wedges and River Corridor. This has allowed for the development of local wildlife interest and has provided recreational opportunities. There are no built structures between the existing urbanised line to the rear of the properties and the river Ouse giving the area a rural feel and bringing a sense of linkage to the countryside. Some views of the Racecourse and Terry's Clock Tower.</p> <p>There is still a clear line between the enclosed landscaped environment to the east and the open rural environment to the west and this follows the boundaries of this property.</p>	
	<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment, prevent sprawl and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 5	Boundary Name: West of Connaught Mews, St Oswalds Road
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of a boundary wall and fences punctuated by trees and shrubs which follow the route of a well established feature in the form of the rear boundary of properties west of Connaught Mews, St Oswalds Road.	<p>The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by the Connaught Court care home development.</p> <p>The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and have been present in its current form for a significant period of time.</p> <p>The planning consents granted at Connaught Court have been taken into account in the drawing of this boundary.</p>
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 6	Boundary Name: West of Atcherley Close
----------------------	-----------------------	--

The boundary follows the west of Atcherley Close, to the rear of those properties up to St Oswald's Road/Love Lane.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to River Corridor (B3) and Green Wedge (C4)	<p>Purpose 4 & 2 - The proposed boundary is important in preserving the historic character and setting of York - Green Wedge (C4) and a River Corridor (B3) lie to the west. These are described as “Hay flood Meadow, tall herb fen marsh contributing to the open rural approach to the city and site of the battle of Fulford 1066” and “open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the city.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 -The land to the west is identified as an area of open space and nature conservation value. The area to the west has developed as late 19th Century and early 20th Century housing. The boundary is adjacent to Fulford Ings SSSI and within 250m of Candidate SINC R. Ouse (SE-23YK). It is adjacent to a Regional Corridor (1) & within 50m of Local Corridor (26) Fulford Road Fulford Park</p>
	Nature Conservation	Adjacent to Fulford Ings SSSI and Within 250m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 50m of Local Corridor (26) Fulford Road Fulford Park	
	Ancient Wood	N/A	

Section: 8	Boundary: 6	Boundary Name: West of Atcherley Close
----------------------	-----------------------	--

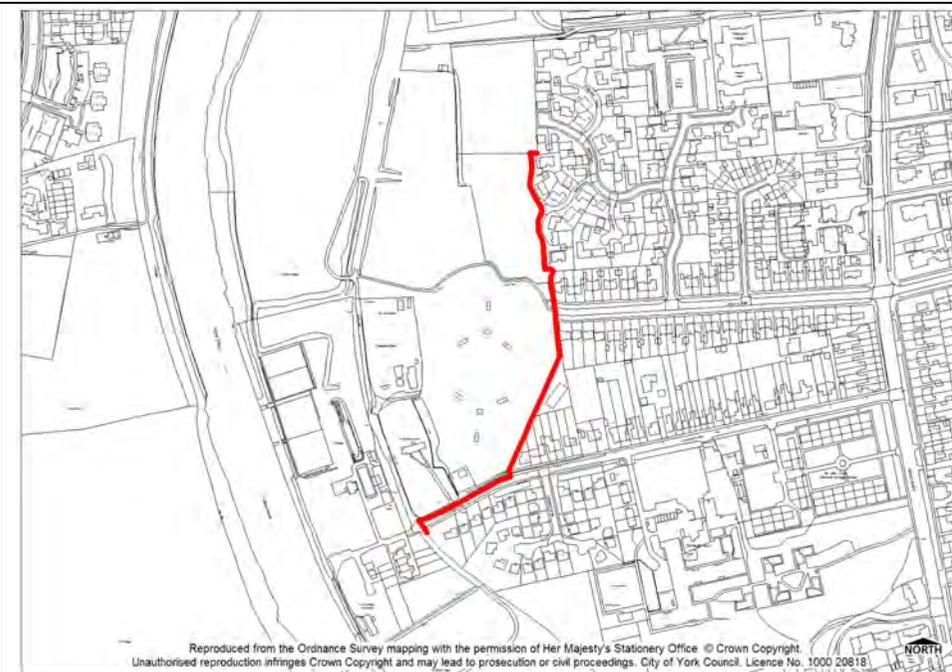
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50 m of Fulford Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	Within 250m of Grade 2 Listed: The Cottage, St Oswald's Hall, Memorial 2.5m S St Oswald's Hall, Coffin Lid 10m S St Oswald's Hall.		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 68 Fulford and Adjacent to Character Area 69 Middlethorpe Ings
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	<p>The current boundary is legible with the First Edition OS Survey Plan. The land to the west is part of the River Ouse flood plain and an area formerly farmed as "Ings", these areas are important due to the representation of historical agricultural uses and human influences over the landscape. While there has been some development on this land the separation of the main urban area from the river is still important in maintaining the urban form of York. The designation of the green wedge underlines the importance of maintaining a corridor to the river which creates an intimate sense of openness which connects the urban populations with the countryside. The maintenance of views from the urban area into these open areas adjacent to the river are important in maintaining this sense of a city within the countryside, which is important to the special character of York. There are listed buildings, monuments within proximity to the boundary. In addition there is a recognised panorama of the Minster in the setting of the urban fringe and river corridor through this area taken from the important approach road of the A64 where it meets the River.</p>		<p>The proposed boundary represents the division between Characterisation Areas 68 & 69 which depict the division of open and built up character. The land to the east of the proposed boundary is formed by modern expansion of York in the form of Atcherley Close to the south of St Oswalds Road. There is a small estate of detached infill housing with private back gardens and off road parking. There are a number of built structures between the proposed boundary and the river to the west, however some of these are associated with recreational boating uses and the residential properties are isolated from the urban areas with deep front gardens and heavy tree and shrub cover maintaining a rural feel. It is important to limit development in this area to the west in conformity with maintaining the rural river corridor important to preserving the historic character and setting of the city.</p>	
	<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment, prevent sprawl and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 6	Boundary Name: West of Atcherley Close
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of side & rear property boundaries west of Atcherley Close and similar boundaries of properties to the west of the boundary, with a gravel vehicle track separating them. The gravel vehicle access track leads to the riverside area / Ings.	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852. Inter war housing is located to the east of the boundary. The boundary features offer strength and resilience as they offer the most consistent and continuous line in this area which has been established over a significant period of time and marks a distinct change in character.
Rear boundary of properties and gravel track.		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 7	Boundary Name: East Caravan Park at Love Lane and West of St Oswald, Broadway W & Norway Dr
----------------------	-----------------------	---

The boundary carries on to go between the Caravan Park at Love Lane and rear of properties of St Oswald, Broadway W & Norway Dr



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C4)	<p>Purpose 4 & 2 - Although the boundary does not lie within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York, it lies within 50m of Green Wedge (C4) to the west. This is described as "open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the city."</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 -The land to the west is identified as an area of open space and nature conservation value. The boundary is within 250m of Fulford Ings SSSI & Candidate SINC R. Ouse (SE-23YK). It is adjacent to a Regional Corridor (1) & within 250m of Local Corridor 26 & 28.</p>
	Nature Conservation	Within 250m of Fulford Ings SSSI & Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 250m of Local Corridor (26) & Within 250m of Local Corridor (28)	
	Ancient Wood	N/A	

Section: 8	Boundary: 7	Boundary Name: East Caravan Park at Love Lane and West of St Oswald, Broadway W & Norway Dr
----------------------	-----------------------	---

Local Openness				
Historic Context		Openness and Urban Fabric		
Conservation Area	Within 50m of Fulford Road Conservation Area and 250m of Fulford Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain	
Listed Buildings	Within 50m of; Coffin Lid 10m S St Oswald's Hall and 250m of The Cottage, St Oswald's Hall, Memorial 2.5m S St Oswald's Hall (All Grade 2)			
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Adjacent to Character Area 68 Fulford and 67 Broadway estate & surrounds 68 Fulford & 69 Middlethorpe Ings	
Historic Park & Garden	N/A			
Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Danesmead Meadow Amenity Space & Natural and Semi Natural - Danesmead Meadow - Masts & Outdoor Sports Facility - Norway Drive OSF	
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Lowland meadow	
Openness	The First Edition OS Survey Plan 1852 does not equate to the current boundary as proposed, as the 1852 Plan does not have any defined boundaries in this area apart from a few tracks. In 1852, the area appeared to have a number of gravel pits between St Oswald's Church and Fulford Field House. The area was originally part of Gate Fulford. It became part of the City of York after the boundary change of 1884 and the linear high street was designated as a conservation area in 1975 because of its special historic and townscape value. There are a number of listed buildings in proximity to the area and the open space presents the setting for Sat Oswalds Hall, Place of Worship, memorial and coffin lid all designated as grade 2 assets.		The Green Belt boundary lies partially within Characterisation Areas 68 & 68. The land to the east of the proposed boundary is modern development off Fulford Road. Beyond these developments, this part of Fulford is dominated by Military presence. By contrast, to the west of the proposed boundary, which is dominated by trees, open space, communications masts, riverside walk and St Oswalds Church (now a residential property). There is also a caravan site on Love Lane and beyond that, an operational facility operated by Yorkshire Water. There are a limited number of built structures to the west of the boundary and these are not dense, retaining the rural character. The width of the river corridor is important here to give a sense of countryside close to the urban population. This area is covered by designated openspace much of which is semi natural in character and offer amenity land which acts as an urban fringe and connects well to the wider river corridor with no visual barriers.	
	Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 7	Boundary Name: East Caravan Park at Love Lane and West of St Oswald, Broadway W & Norway Dr
----------------------	-----------------------	---

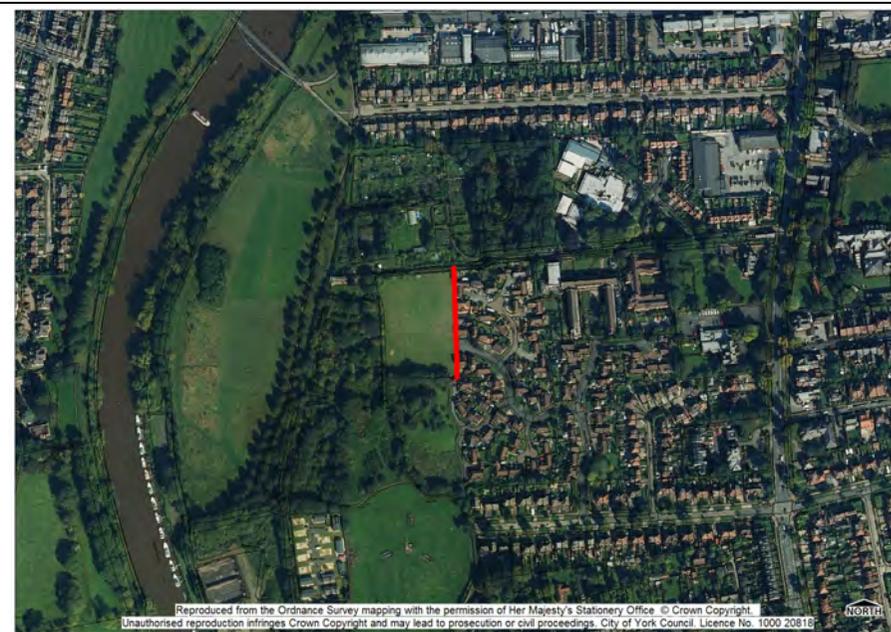
Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of the garden boundaries to properties between St Oswalds Road and Broadway and the road forming Redman Close. To the west of the proposed boundary is open space (with telecommunications masts), wooded areas and St Oswalds Church and Love Lane Caravan site beyond.	The proposed boundary does not follow a specific boundary from the First Edition OS Survey Plan 1852, as at that time the land close to St Oswalds Church was generally undeveloped and field patterns were less defined. It appears that this boundary was only defined by 20th Century housing development in this area (mostly 1960's / modern development). The area to the west of the boundary is predominantly in recreational use. The boundary features offer strength and resilience to change, particularly as it forms a clear boundary between the built and natural environment and presents the most continuous and consistent line to protect the setting of the church and maintain the openness of the river corridor.
Rear boundary of properties with path or openland		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land		

Section: 8	Boundary: 7	Boundary Name: East Caravan Park at Love Lane and West of St Oswald, Broadway W & Norway Dr
----------------------	-----------------------	---

uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

Section: 8	Boundary: 8	Boundary Name: East of Fulford Cross Playing Fields, West of Norway Drive
----------------------	-----------------------	---

The boundary continues to follow along from Norway Drive before it ends at is approaches Fulford Cross



Strategic Openness			
Openness	Green Belt Appraisal	Within 100m of Green Wedge (C4)	<p>Purpose 4 & 2 - The proposed boundary does not fall within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates) as important in preserving the historic character and setting of York, although land close to the boundary to the west (aligned with Love Lane) is part of the Green Wedge and is important in the heritage and evolution of the city as well as maintaining the separation of urban areas.</p> <p>Purpose 1 Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 The land to the west is identified as an area of open space and nature conservation value. The boundary is adjacent to a Regional Corridor (1) and adjacent to Local Corridor (28) Fulford Road Fulford Cross</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to Regional Corridor (1) and Adjacent to Local Corridor (28) Fulford Road Fulford Cross	
	Ancient Wood	N/A	

Section: 8	Boundary: 8	Boundary Name: East of Fulford Cross Playing Fields, West of Norway Drive
----------------------	-----------------------	---

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 250m of Fulford Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent Character Area 68 Fulford and 69 Middlethorpe Ings
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Outdoor Sports Facility - Norway Drive OSF
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Lowland meadow
	The First Edition OS Survey Plan 1852 does not equate to the current boundary as proposed, as the 1852 Plan does not have any defined boundaries in this area apart from a few tracks. In 1852, the area appeared to have a number of gravel pits between St Oswald's Church and Fulford Field House. This is the area of Ings which lies adjacent to the river near Fulford and consists of mainly large irregular fields defined by regular hedges. This area has significant legibility although there has been some boundary loss		The Green Belt boundary lies within Characterisation Area 65. The land to the east of the proposed boundary is modern development off Fulford Road. By contrast, to the west of the proposed boundary is open space (Norway Drive outdoor sports field) leading on to Danesmead meadow (natural / semi natural openspace) and love lane amenity greenspace abutting the River Ouse. There are a limited number of built structures to the north west of the boundary which forms the corner of Fulford allotments to the north.	
	Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 8	Boundary Name: East of Fulford Cross Playing Fields, West of Norway Drive
----------------------	-----------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of garden boundaries to properties off Norway Drive and Stockholm Close and . Where Norway Drive forms a turning head adjacent to the boundary, a post and rail fence forms the boundary.	The proposed boundary does not follow a specific boundary from the First Edition OS Survey Plan 1852, as at that time the land east of Fulford Cross Playing Fields, West of Norway Drive was generally undeveloped and field patterns were less defined. It appears that this boundary was only defined by modern development to the east and recreational land to the west. The boundary features offer strength and resilience to change, clearly because it forms the boundary between the built and natural environment. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of West properties and East of Playing Fields		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 9	Boundary Name: Fulford Cross Allotment Gardens
----------------------	-----------------------	--

The boundary follows Fulford Cross until it goes to the rear boundary of Danesgate Community College and until the end of Maple Grove



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C4)	<p>Purpose 4 & 2 - The proposed boundary does not fall within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates) as important in preserving the historic character and setting of York, although land close to the boundary to the west (aligned with Love Lane) is part of the Green Wedge and is important in the heritage and evolution of the city as well as maintaining the separation of urban areas.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services</p> <p>Purpose 3 -The proposed boundary links a regional Green Corridor alongside the River Ouse with Walmgate Stray. The boundary is within 250m of Candidate SINC R. Ouse (SE-23YK). It is adjacent to Local Corridor (28) Fulford Road Fulford Cross & within 50m of Regional Corridor (1)</p>
	Nature Conservation	Within 250m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Local Corridor (28) Fulford Road Fulford Cross & Within 50m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 8	Boundary: 9	Boundary Name: Fulford Cross Allotment Gardens
----------------------	-----------------------	--

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	and 250m of Fulford no 10 and 250m of New Walk Terry Ave No 32	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
	Listed Buildings	N/A		
	Scheduled Monument	Within 250m of SAM (16) SMR No. 26618 Fulford Cross 200m SW Of The Barracks SE608650	Urban Characterisation	Adjacent to Character Area 68 Fulford and 69 Middlethorpe Ings
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Allotments - Fulford Cross Allotments & Amenity Greenspace - Love Lane AGS & Natural and Semi Natural - Fulford Cross Nature Reserve
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	The First Edition OS Survey Plan 1852 partially follows the boundary of the curtilage of Fulford Field House and Gravel Pits, a large house and grounds off Fulford Road. The grounds include a walled garden, which still exists, but the site of the house and the majority of the grounds now appears to be allotments, woodland and Fulford Cross School. The site does not fall within a Conservation Area, contain listed buildings, scheduled ancient monuments, historic parks and gardens or area of archaeological importance.		The boundary lies within Characterisation Area 65. There is a limited number of buildings to the west, although there is a walled garden close to the boundary. There are views across towards the Racecourse , to the south west and towards Millenium Bridge, to the north west. A track (Fulford Cross) lies along the southern boundary of the site. Land to the north of the boundary is housing (Maple Grove), land to the east is Fulford Cross / Steiner School and land to the south is housing (Stockholm Close). Some views of the Racecourse and Terry's Clock Tower. The area contained by 3 sides of the boundary is part woodland and part allotments, and is included in the Green Belt.	
	Evidence shows that land to the west and south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 9	Boundary Name: Fulford Cross Allotment Gardens
----------------------	-----------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of garden boundaries, hedges, trees, fences and a track (Fulford Cross)	The proposed boundary does not follow any specific boundary from the First Edition OS Survey Plan 1852, as at that time the land around Fulford Cross Allotment Gardens was undeveloped, and appeared to be part of the grounds of Fulford Field House, a large detached property off Fulford Road. The boundary appears to be mostly 20th Century, with educational uses to the east and interwar private housing to the north. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 10	Boundary Name: West of Fulford Road, Path by River Ouse
----------------------	------------------------	---

The boundary follows straight down path next to River Ouse, starting from Maple Grove until Grange Garth



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Green Wedge (C4)	<p>Purpose 4 & 2 - The southern part of this boundary is important in preserving the historic character and setting of York as it is part of Green Wedge C4. This is described as “open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the city. However, the northern extent of this boundary, from the point where the area narrows significantly adjacent to Hospital Fields Industrial Estate and the River Ouse, north of Millenium Bridge , is not covered by this designation.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The boundary is within 50m of Candidate SINC R. Ouse (SE64-23YK). It is adjacent to a Regional Corridor (1) & adjacent to Local Corridor (28) Fulford Road Fulford Cross & within 250m of District Corridor (07) Tilmire</p>
	Nature Conservation	Within 50m of Candidate SINC R. Ouse (SE64-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Adj to Local Corridor (28) Fulford Road Fulford Cross & Within 250m of District Corridor (07) Tilmire	
	Ancient Wood	N/A	

Section: 8	Boundary: 10	Boundary Name: West of Fulford Road, Path by River Ouse
----------------------	------------------------	---

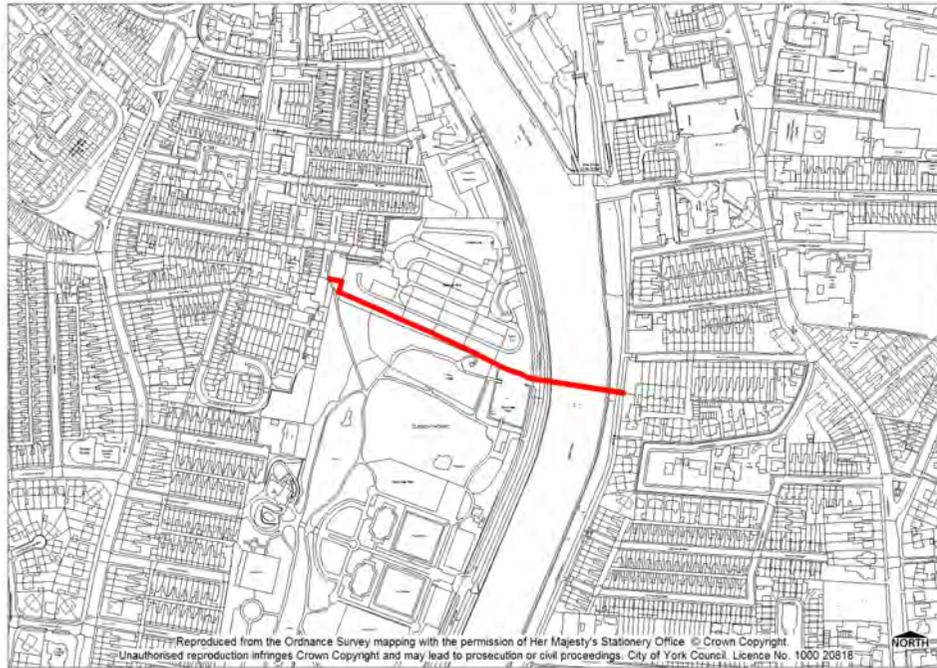
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent New Walk/Terry Avenue Conservation Area No 32 and 250m of Central Historic Core no 9	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	Adjacent to Grade 2 Star; Pikeing Well New Walk & Within 50m of Grade 2; 13- 18 New Walk Terrace York YO1 4BG & Grade 2; 32 Grange Garth York		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 68 Fulford and 69 Middlethorpe Ings
	Historic Park & Garden	Rowntrees Park – Grade II listed		
	Strategic Views	N/A	Open Space Typology	Allotments - Fulford Cross Allotments & Amenity Greenspace - Love Lane AGS
	Urban Historic Landscape Character	Settlement Through terraces and planned settlement	Rural Historic Landscape Character	Designed landscape Public park and lowland meadow
	The First Edition OS Survey Plan 1852 shows boundaries following Love Lane and a tree lined path running parallel with the River Ouse and a nursery gardens site to the east. The northern part of the site, from the point where the are narrows significantly adjacent to Hospital Fields Industrial Estate and the River Ouse, north of Millenium Bridge falls within New Walk / Terry Avenue Conservation Area. It does not contain listed buildings, scheduled ancient monuments, historic parks and gardens or area of archaeological importance. This is Rowntrees Park in York and dates to the period after the first world war. It was gifted by Rowntrees but is a municipal park and has views and vistas, with the main water feature being the lake. It is active and has significant legibility		The boundary lies within Characterisation Area 65. There are no buildings between the boundary and the River Ouse, although there are a limited number of buildings in Rowntree Park, opposite. There are no views to the Racecourse, as views are obscured by trees, but excellent views of the Muillenium Bridge. Development to the east of the boundary includes commercial development at Hospital Fields Industrial Estate, with 19th and early 20th Century terraced housing and inter-war housing also along the boundary. The land between the boundary and the River Ouse is recreational land (riverside walkway and grass).	
	Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 10	Boundary Name: West of Fulford Road, Path by River Ouse
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of built and natural features in the form of garden boundaries, hedges, fences and a brick retaining wall (adjacent properties outside the Green Belt are significantly higher than the riverside walkway and are separated by the 8ft high wall).	The proposed boundary follows a clear and defined boundary from the First Edition OS Survey Plan 1852, with a track (Love Lane) to the southern extent, with the current boundary between the riverside walk and the residential area to the east, being defined in 1852 as a walled boundary to a nursery garden site. This boundary has been retained as the western extent of the boundary to Hospital Fields Industrial Estate and housing between Fulford Road and the River Ouse. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties alongside River		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 11	Boundary Name: South of Rowntree Park Caravan Site
----------------------	------------------------	--

The boundary crosses the River Ouse and follows along a dense treeline between Rowntree Park Caravan and Motorhome Club Site, adjacent to Rowntree Park



Strategic Openness			
Openness	Green Belt Appraisal	N/A	<p>Purpose 4 & 2 - The boundary does not lie within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the the historic character and setting of York (Purposes 2 & 4)</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services (Purpose 1). Purpose 3-The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3). The boundary is adjacent to Candidate SINC (SE64-23YK) R. Ouse. It is adjacent to a Regional Corridor (1) & within 250m of District Corridor (07) Tilmire</p>
	Nature Conservation	Adjacent to Candidate SINC (SE64-23YK) R. Ouse	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 250m of District Corridor (07) Tilmire	
	Ancient Wood	N/A	

Section: 8	Boundary: 11	Boundary Name: South of Rowntree Park Caravan Site
----------------------	------------------------	--

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent New Walk/Terry Avenue Conservation Area and 250m of Central Historic Core	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	Within 50m of Grade 2; 13, 14, 15, 16, 17 & 18 New Walk Terrace & 32 Grange Garth		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 71 Clementhorpe & Bishopthorpe Road
	Historic Park & Garden	Rowntrees Park – Grade II listed		
	Strategic Views	Panorama View of the Minster and Urban Fringe	Open Space Typology	Children's Play Area - Rowntree Park (Play Area) & City Park - Rowntree Park
	Urban Historic Landscape Character	Settlement Through terraces	Rural Historic Landscape Character	Designed landscape Public park
	<p>Rowntree Park is a registered Historic Park, and provides a large (10ha) green space for the community to enjoy. It boasts play areas, a lake, tennis courts, cafe and large open green spaces. Some buildings within the Park have been nominated for inclusion in the Local List of Heritage Assets as they form the nucleus of the Park. The Dovecote contains two memorial plaques to those Terrys employees who lost their lives in the First and Second World Wars. The Grade II listed gates are situated off Terry Avenue. The park contains, amongst other sculptures, a large Roman helmet. The land to the north of the Green Belt boundary (Rowntree Park Caravan and Motorhome Club site) is included in the City Centre Area of Archaeological Importance. The Historic Core Conservation Areas includes part of the boundary. This is Rowntrees Park in York and dates to the period after the first world war. It was gifted by Rowntrees but is a municipal park and has views and vistas, with the main water feature being the lake. It is active and has significant legibility</p>		<p>The site falls within Character Area 71. There are few buildings immediately adjacent to the boundary. The boundary falls within an area recognised as in recreational use. However, to the west of the boundary there is 19th - early 20th Century terraced housing and mid - late 20th Century social housing. Terry Avenue, which runs parallel with the River Ouse (to the west of the river), cuts across the boundary and is a popular walking and cycling route to the City centre from the south. It is lined by mature trees and part of the hedgerow of the former ings which occupied the riverside before Rowntree Park.</p>	
	<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 11	Boundary Name: South of Rowntree Park Caravan Site
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary cuts at right angles across a narrow part of the riverside walkway to the east of the River Ouse, the River Ouse itself and Terry Avenue. It is then a recognisable mix of hedges, shrubs and trees, forming a dense boundary between Rowntree Park to the south of the Green Belt boundary, and Rowntree Park Caravan and Motorhome Club site to the north of the Green Belt boundary.	The Green Belt boundary to the west of the River Ouse appears to be defined on the First Edition OS Survey Plan 1852 as being a field boundary (separating several large open fields running between the River Ouse and Bishopthorpe Road). More recent 20th Century recreational development (Rowntree Park and the Caravan and Motorhome Club site) have strengthened this boundary. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Boundary between Caravan Park/Rowntree Park (dense treeline)		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 12	Boundary Name: East of Bishopthorpe Road/West of Rowntree Park
----------------------	------------------------	--

The boundary follows along Bishopthorpe Road, starting from Anne Street until Reginald Grove and ends at Ash House



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C4)	<p>Purpose 4 & 2 - The northern end of the boundary (to the north of Butcher Terrace does not lie within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York . However, land south of Butcher Terrace lies within a Designated Green Wedge (C4).</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services .</p> <p>Purpose 3 -The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3). The boundary is within 50m of Candidate SINC R. Ouse (SE-23YK). It is adjacent to a Regional Corridor (1) & within 250m of Local Corridor (28) Fulford Road Fulford Cross</p>
	Nature Conservation	Within 50m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 250m of Local Corridor (28) Fulford Road Fulford Cross	
	Ancient Wood	N/A	

Local Openness

Section: 8	Boundary: 12	Boundary Name: East of Bishopthorpe Road/West of Rowntree Park
----------------------	------------------------	--

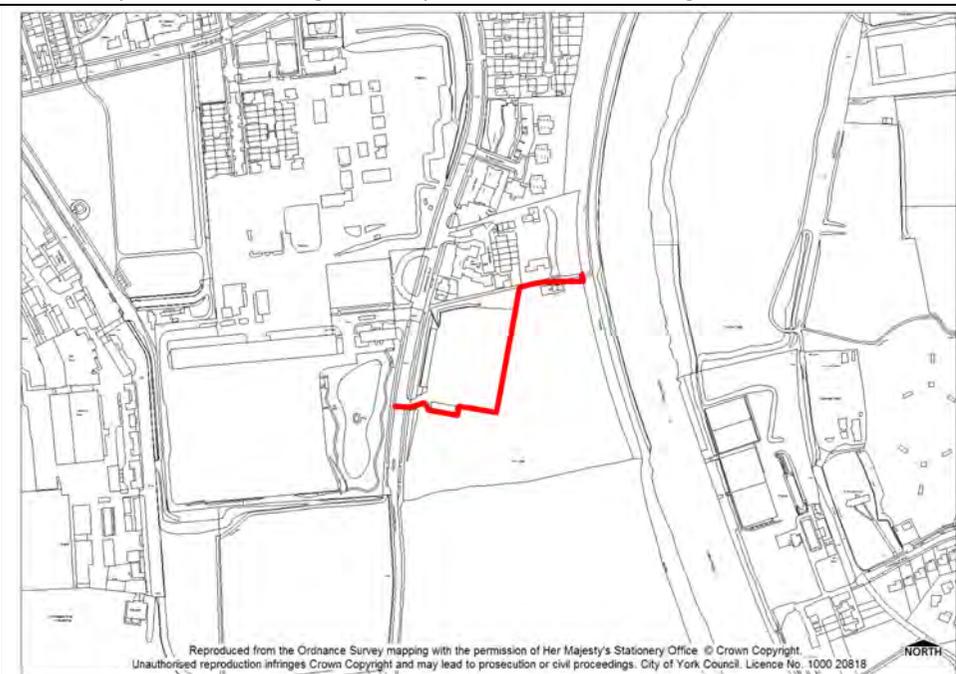
Historic Context		Openness and Urban Fabric	
Conservation Area	Within 250m of New Walk/Terry Avenue Conservation Area & Central Historic Core	ECUS Landscape Appraisal	Land not evaluated/ECUS Landscape Character 9 River Ouse Floodplain
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 69 Middlethorpe Ings and 71 Clementhorpe & Bishopthorpe Road
Historic Park & Garden	Rowntrees Park – Grade II listed		
Strategic Views	Panorama View of Minster and Urban Fringe/river corridor from A64/River Ouse	Open Space Typology	Amenity Greenspace - Fenwick Street Open Space & Land near Millenium Bridge & City Park - Rowntree Park
Urban Historic Landscape Character	Settlement Planned estate and through terraces	Rural Historic Landscape Character	Designed landscape Public park and
<p>The First Edition OS Survey Plan 1852 shows a boundary which broadly corresponds to the current Rowntree Park. Rowntree Park is a registered Historic Park and provides a large (10ha) green Space for the community to enjoy. It boasts play areas, a lake, tennis courts, cafe and large open green spaces. Some buildings within the Park have been nominated for inclusion in the Local List of Heritage Assets as they form the nucleus of the Park. The Dovecote contains two memorial plaques to those Terrys employees who lost their lives in the First and Second World Wars. The Grade II listed gates are situated off Terry Avenue. The park contains, amongst other sculptures, a large Roman helmet. There is evidence of Roman and Medeval field systems to the southern part of the boundary, between Terrys Factory and the River Ouse. This is Rowntrees Park in York and dates to the period after the first world war. It was gifted by Rowntrees but is a municipal park and has views and vistas, with the main water feature being the lake. It is active and has significant legibility</p>		<p>The boundary lies within Characterisation Areas 71 and 69. There are a few sporadic buildings to the east of the boundary, with generally dense terraced / semi detached housing to the west of the boundary. There are views across towards the River Ouse and Millenium Bridge to the east of the boundary. The Ings area is generally screened from nearby development by mature trees and hedgerows. Access to the Ings area can be gained from a number of locations.</p>	
<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 12	Boundary Name: East of Bishopthorpe Road/West of Rowntree Park
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of hedges, shrubs, trees and fences and railings forming property boundaries for the predominantly 19th Century terraced properties and mid / late 20th Century Social housing which back on to Rowntree Park and the area between Bishopthorpe Road and the River Ouse, which generally consists of inter war private housing and modern development. For a significant length of this boundary, there is a narrow pedestrian alley running between the residential properties and the railings adjacent to Rowntree Park. To the south of Rowntree Park the boundary follows the end of back gardens of properties backing on to the Ings (off Terry Street, Finsbury Avenue etc) , with a more varied collection of hedge & fence boundary treatments.	The Green Belt boundary along this section is generally aligned to field boundaries as shown on the First Edition OS Survey Plan 1852, although more specific boundaries are defined by later development from the early 20th Century onwards. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
----------------------	------------------------	---

Boundary continues alongside footpath from river turning south to the rear of tarmac car park/Chocolate Works to Bishopthorpe Road



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor. The boundary is within 50m of Candidate SINC R. Ouse (SE-23YK). It is adjacent to a Regional Corridor (1) & within 250m of District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation/ Openspace	Within 50m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Adjacent to Regional Corridor (1) & Within 250m of District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
----------------------	------------------------	---

Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	Within 50m of Racecourse Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 69 Middlethorpe Ings
Historic Park & Garden	N/A		
Strategic Views	Adjacent to Identified Panorama with Focal Point of the Minster and Urban Fringe & Identified View with Focal Point of Terry's Clock Tower	Open Space Typology	Amenity Greenspace - Land near Millenium Bridge
Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Lowland meadow
<p>The First Edition OS Survey Plan 1852 shows a field boundary to the immediate north of the site, and the frontage on to Bishopthorpe Road, however, the map predates the development of the Terry's Factory and current residential development to the north. The site lies within an area of Ings land. There are excellent views to the adjacent Terry's Factory Clock Tower. The boundary lies adjacent to the Racecourse and Terrys Factory Conservation Area, which is a cluster of buildings set in an open landscape, with buildings of both the Terrys Factory (especially the Clock Tower) and Racecourse grandstands rising out of their parkland setting. Given that the adjacent Terrys Factory site is higher than this boundary, it dominates the area. The area lies within an area of archaeological features, with a Roman burial site and World War II seachlight battery nearby, although the boundary of the Green Belt follows an established tree line. This is the area of Ings which lies adjacent to the river near Fulford and consists of mainly large irregular fields defined by regular hedges. This area has significant legibility although there has been some boundary loss</p>		<p>The boundary lies within Characterisation area 69, but borders 70 and 71. There are no buildings between the boundary and the River Ouse, although there is a dense tree / hedge boundary forming a field boundary and a tree / hedge boundary close to the River Ouse and adjacent path. A path immediately adjacent to the northern boundary of the site leads from the riverside footpath area to Bishopthorpe Road. Adjacent to the north is modern 20th Century residential development. The car park to the south has a tarmac surface with semi-enclosed bike sheds. The boundary lies adjacent to the Racecourse and Terrys Factory Conservation Area, which is a cluster of buildings set in an open landscape, with buildings of both the Terrys Factory redevelopment site (especially the Clock Tower) and Racecourse grandstands rising out of their parkland setting. The adjacent Terrys Factory site dominates the area. The area lies within an area of archaeological features, with a Roman burial site and World War II seachlight battery nearby.</p>	
<p>Evidence shows that land to the east and south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

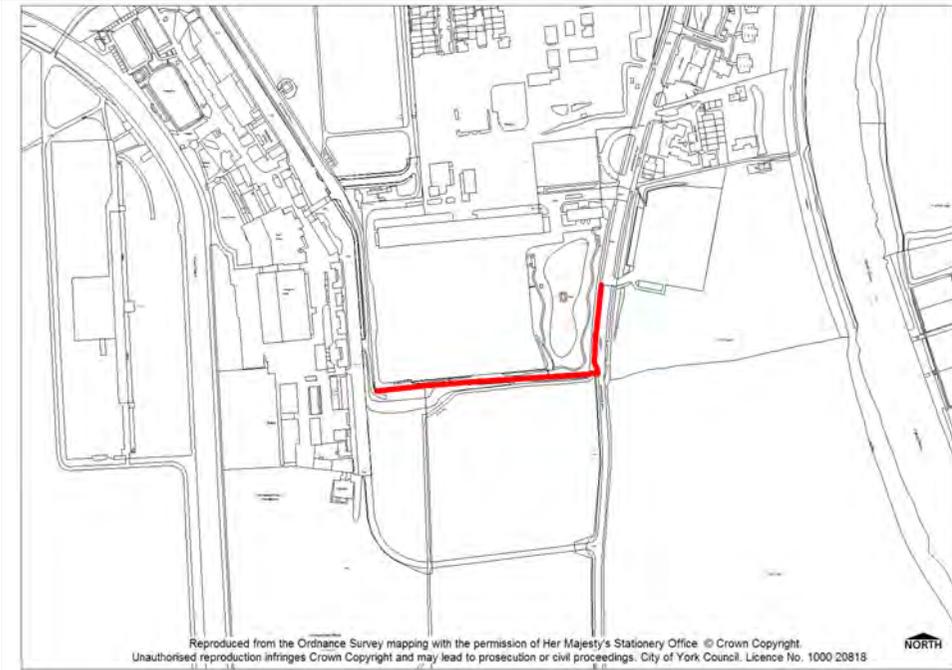
Openness

Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable boundary formed by the riverside path, trees, hedges and metal security fencing around Terrys Car Park site. The site is topographically lower than Bishopthorpe Road.	There is no boundary shown on the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear of properties and car park		
The proposed boundary follows existing recognisable features such as the footpath to the rear of existing properties and the establshd hedge /treeline around Terrys Car park. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 14	Boundary Name: South of The Residence
----------------------	------------------------	---

After crossing over from Bishopthorpe Road, the boundary carries on by following along nearby Childrens Play Area and The Residence



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and Micklelegate Stray (A4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3). The boundary is within 250m of Candidate SINC R. Ouse (SE-23YK). It is within 50m of a District Corridor (10) Knavesmire/Hob Moor & within 50m of a Regional Corridor (1)</p>
	Nature Conservation	Within 250m of Candidate SINC R. Ouse (SE-23YK)	
	Green Corridor	Within 50m of District Corridor (10) Knavesmire/Hob Moor & Within 50m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 8	Boundary: 14	Boundary Name: South of The Residence
----------------------	------------------------	---

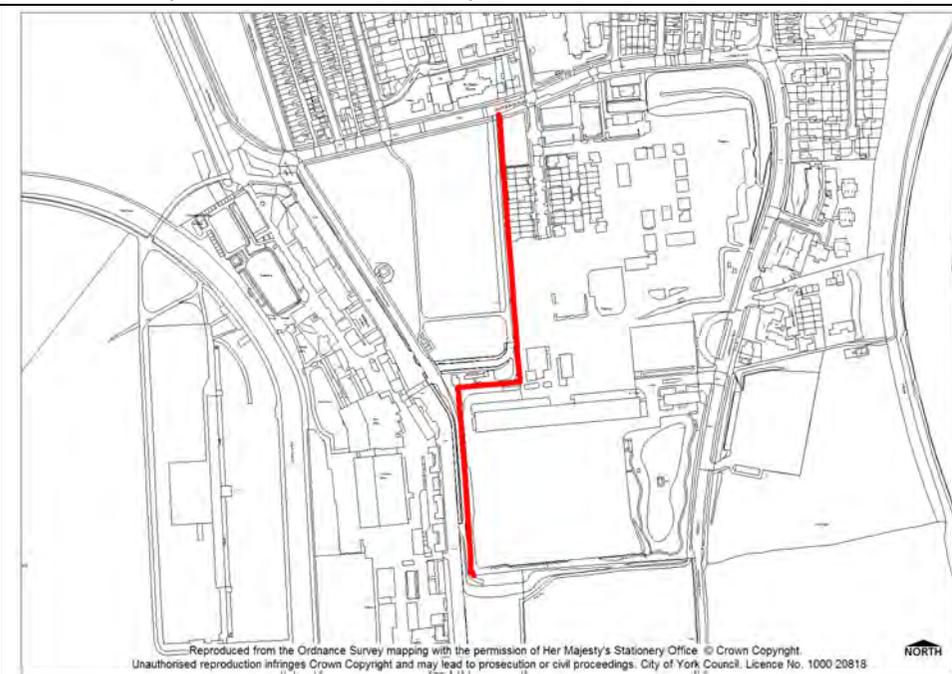
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adj Racecourse Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 9 River Ouse Floodplain & Character 11
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 70 Terry's Factory and Character Area 74 Knavesmire & Racecourse
	Historic Park & Garden	N/A		
	Strategic Views	Key City Wide Fixed View (No 6) with Focal Point of Terry's Clock Tower from A64 South of Knavesmire	Open Space Typology	Amenity Greenspace - Terry's Openspace Development & Knavesmire AGS
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Unenclosed land Greens
	<p>The First Edition OS Survey Plan 1852 defines the boundary of Bishopthorpe Road and a field boundary to the south of the current Terrys Factory (which also forms a Municipal boundary) - this predates the development of Terrys Factory. There are excellent views to the adjacent Terry's Factory Clock Tower. The boundary lies adjacent to the Racecourse and Terrys Factory Conservation Area, which is a cluster of buildings set in an open landscape, with buildings of both the Terrys Factory (especially the Clock Tower) and Racecourse grandstands rising out of their parkland setting, and the open views across the Knavesmire from Terry's Factory and the racecourse towards Tadcaster Road with its mature trees and gardens backing on to the Stray. The Clock Tower is one of the last working examples of a Gents 'Waiting Train' turret clock (manufactured 1907).</p>		<p>The Green Belt boundary follows the boundary between Characterisation areas 70, 69 and 74. There are no buildings to the south and east of the Green Belt boundary as this is open racecourse and ings land - although there are significant areas of white plastic racecourse fencing and hedges, associated with the racecourse, on land south of the boundary. However, to the immediate north of the boundary, behind a significant tree line (and a red brick wall along Bishopthorpe Road), the Terrys Factory redevelopment site and associated clock tower, dominates views in the area, contrasting with the open space immediately south of the boundary, and further from the racecourse as a whole (as well as other parts of the City). The Terry's Factory site and its current redevelopment for a mixed use scheme form a large early modern and later 20th Century industrial buildings. The site is flat but occupies a higher ridge of land which gradually becomes lower to the east towards the river and to the low lying racecourse are to the west. Given the prominence of the red brick industrial buildings / clock tower and new build redevelopment buildings, the site dominates views from nearby streets, riverside and racecourse. The Terry's Factory site includes 5 Grade II listed buildings.</p>	
	<p>Evidence shows that land to the east and south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 14	Boundary Name: South of The Residence
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of a wall (adjacent Bishopthorpe Road), mature trees and hedge and a metal security fence between the Terrys site (ST16) and York Racecourse. There is a footpath which runs to the immediate south of the boundary.	The proposed boundary appears to follow a field boundary and a track, shown on the First Edition OS Survey Plan 1852. The boundary was further strengthened by the development in the late 19th Century and early 20th Century of the Terrys Chocolate factory, and allotment gardens immediately to the south of the factory. The allotment gardens then became part of the York Racecourse land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 15	Boundary Name: East of the Racecourse
----------------------	------------------------	---

The boundary carries on towards Campleshon Road, between the East side of the Racecourse and Clock Tower Way further East.



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and within 50m of Micklelegate Stray (A4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services (Purpose 1).</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3).</p> <p>The boundary is within 50m of a District Corridor (10) Knavesmire/Hob Moor & within 250m of Regional Corridor (1)</p>
	Nature Conservation/ Openspace	N/A	
	Green Corridor	Within 50m of District Corridor (10) Knavesmire/Hob Moor & Within 250m of Regional Corridor (1)	
	Ancient Wood	N/A	

Section: 8	Boundary: 15	Boundary Name: East of the Racecourse
----------------------	------------------------	---

Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	Adj Racecourse Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
Listed Buildings	Within 50m of Grade 2; Terry's Of York Factory, Terry's Clock Tower, Liquor Factory, & St Chad On The Knavesmire, Campleshon Rd		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 70 Terry's Factory and Character Area 74 Knavesmire & Racecourse
Historic Park & Garden	N/A		
Strategic Views	Key City Wide Panorama (No 6) of Minster Racecourse and Terry's Clock Tower from A64 South of Knavesmire	Open Space Typology	Amenity Greenspace - Knavesmire AGS
Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Unenclosed land Greens
<p>The First Edition OS Survey Plan 1852 shows a number of field / plot boundaries which appear to broadly equate to the current boundary - although the Plan predates the development of Terry's Factory. There are excellent views to the adjacent Terry's Factory Clock Tower. The boundary is included within the Racecourse and Terry's Factory Conservation Area (although the northern part of the boundary forms the outer edge of the Conservation Area - to include the Racecourse land but exclude the northern part of the Terry's / redevelopment site). The main element of the character of the Conservation Area is a cluster of buildings set in an open landscape, with buildings of both the Terry's Factory (especially the Clock Tower) and Racecourse Grandstands rising out of their parkland setting, and the open views across the Knavesmire from Terry's Factory and the racecourse towards Tadcaster Road with its mature trees and gardens backing on to the Stray. The Clock Tower is one of the last working examples of a Gents 'Waiting Train' turret clock (manufactured 1907).</p>		<p>The Green Belt boundary forms the boundary between Characterisation Areas 70 & 74. To the east, the Terry's Factory site and its current redevelopment for a mixed use scheme form a large early modern and later 20th Century industrial buildings. The site is flat but occupies a higher ridge of land which gradually becomes lower to the east towards the river and to the low lying racecourse are to the west. Given the prominence of the red brick industrial buildings / clock tower and new build redevelopment buildings, the site dominates views from nearby streets, riverside and racecourse. To the west, lies the large open green space including the racecourse area and dominant racecourse grandstand and associated buildings. The Knavesmire is bounded by tree lined roads, separating the nearby urban development from the green space. The area provides a large, important recreational space and is popular for events, part of Micklegate Stray. There are 3 Grade II listed buildings and 1 Grade II* buildings associated with the Racecourse. There are local views of the racecourse grandstands and Terry's factory from the nearby streets and riverside. Views across the Knavesmire from Tadcaster Road and Knavesmire Road. There are glimpsed views of York Minster.</p>	
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

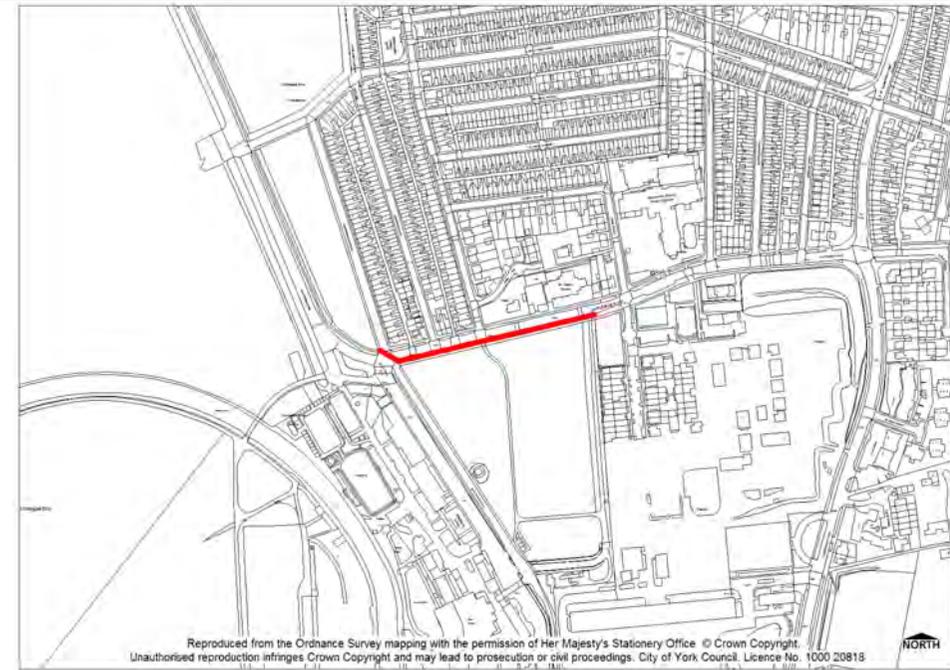
Openness

Section: 8	Boundary: 15	Boundary Name: East of the Racecourse
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of mature trees and hedge and a metal security fence, on a raised bank, between the Terrys site (ST16) and York Racecourse. A footpath runs parallel with the boundary, where it runs adjacent to Racecourse Road. Where the route of Racecourse Road deviates slightly from the Terrys site (Near the white bridge over Racecourse Road), the proposed boundary cuts in along a line of mature trees, before following a path, fence line and shrubs separating the Terrys site (ST16) from the Racecourse land, to the point where it meets Campleshon Road.	The proposed boundary appears to follow a number of field boundaries adjacent to Campleshon Gravel Pits and sheds, shown on the First Edition OS Survey Plan 1852. The boundaries were further strengthened by the development in the late 19th Century and early 20th Century of the Terrys Chocolate factory and York Racecourse. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 16	Boundary Name: Campleshon Road
----------------------	------------------------	--

The boundary follows Campleshon Road by St Chads Parish and continues west until the Racecourse



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and within 50m of Micklelegate Stray (A4)	Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).
	Nature Conservation	N/A	Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services (Purpose 1).
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	Purpose 3 -The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3).
	Ancient Wood	N/A	The boundary is adjacent to a District Corridor (10) Knavesmire/Hob Moor

Local Openness

Section: 8	Boundary: 16	Boundary Name: Campleshon Road
----------------------	------------------------	--

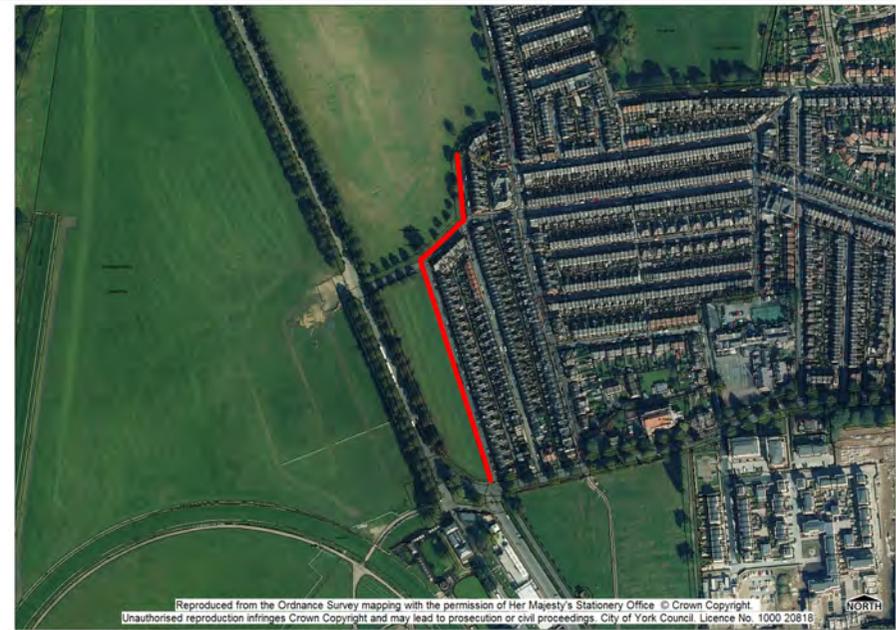
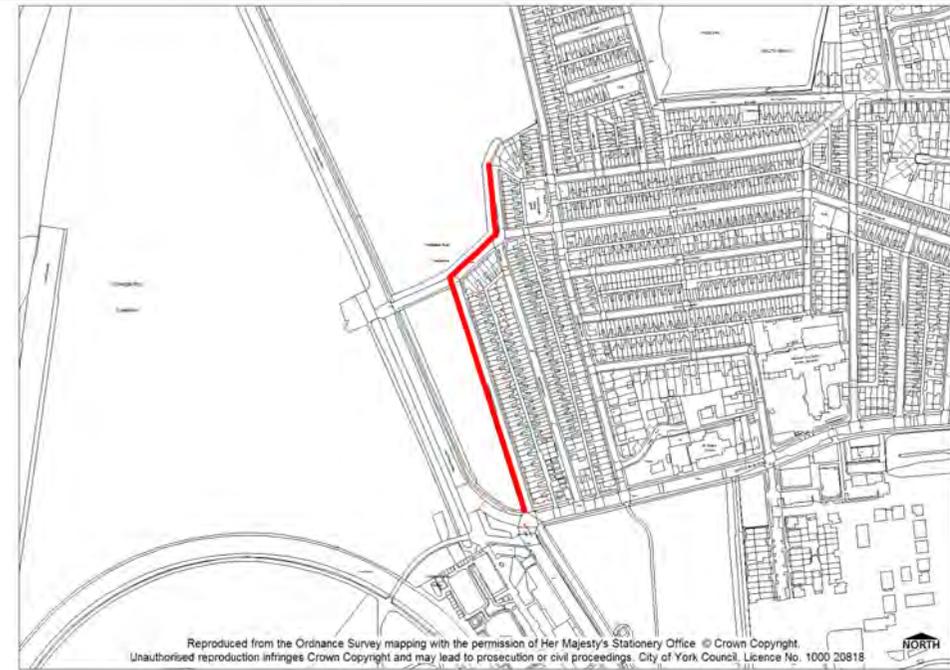
Historic Context		Openness and Urban Fabric	
Conservation Area	Within 50m of Racecourse Conservation Area	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
Listed Buildings	Within 50m of Grade 2; St Chad On The Knavesmire, Campleshon Road		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 70 Terry's Factory and Character Area 74 Knavesmire & Racecourse
Historic Park & Garden	N/A		
Strategic Views	Adjacent to Identified Panorama View of the Minster, Racecourse and Terry's Clock Tower	Open Space Typology	No Openspace Adjacent to Boundary
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
<p>The First Edition OS Survey Plan 1852 shows a field boundary which appears to broadly equate to the alignment of part of Campleshon Road, but part of Campleshon Road appears to have been re-aligned more recently. Campleshon Road forms part of the boundary of the Racecourse/Terry's Factory Conservation Area. The land immediately south of this part of the boundary is part of the open land as part of York Racecourse and may be used for parking at race meetings. There are excellent views to the nearby Terry's Factory Clock Tower. The boundary follows the northern boundary of the Racecourse/Terry's Factory Conservation Area. The main element of the character of the Conservation Area is a cluster of buildings set in an open landscape, with buildings of both Terry's Factory (especially the Clock Tower) and Racecourse Grandstands rising out of their parkland setting, and the open views across the Knavesmire from Terry's Factory and the Racecourse towards Tadcaster Road with its mature trees and gardens backing on to the Stray. The Clock Tower is one of the last working examples of a Gents 'Waiting Train' turret clock (manufactured 1907).</p>		<p>The Green Belt boundary forms the boundary between Characterisation Areas 72 & 74. To the north of the boundary, the area is predominantly 2-3 storey late 19th Century - early 20th Century working and middle class terrace housing, with pockets of interwar development, surrounded by open space (Knavesmire). The land is slightly undulating with the highest land situated near Millthorpe School. A pocket of lower land exists north of Campleshon Road / Green Belt boundary (on land which was a former gravel quarry). There are views of York's landmarks (Knavesmire, Racecourse and Terry's Factory) from this area. To the south of the boundary, lies the large open green space including the racecourse area and dominant racecourse grandstand and associated buildings. The Knavesmire is bounded by tree lined roads, separating the nearby urban development from the green space. The area provides a large, important recreational space and is popular for events, part of Micklegate Stray. There are 3 Grade II listed buildings and 1 Grade II* buildings associated with the Racecourse. There are local views of the racecourse grandstands and Terry's factory from the nearby streets and riverside. Views across the Knavesmire from Tadcaster Road and Knavesmire Road.</p>	
<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 16	Boundary Name: Campleshon Road
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary is a recognisable mix of a 4ft high wooden picket fence, mature trees and highway footpath, along the southern boundary of Campleshon Road, from the north eastern edge of the Terrys site (ST16) and the alignment of Knavesmire Crescent. A vehicle access /gateway is located within this boundary section.	The proposed boundary does not follow any field boundary on the First Edition OS Survey Plan 1852 - Campleshon Lane was realigned around the late 19th Century and early 20th Century, to the current boundary alignment. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Road Carriageway		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 17	Boundary Name: Knavesmire Crescent
----------------------	------------------------	--

The boundary carries on from the corner of Campleshon Road to along the end of Knavesmire Crescent



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and Micklelegate Stray (A4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3). The boundary is adjacent to a District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Openness	Local Openness
-----------------	-----------------------

Section: 8	Boundary: 17	Boundary Name: Knavesmire Crescent
----------------------	------------------------	--

Historic Context		Openness and Urban Fabric	
Conservation Area	Within 50m of Racecourse Conservation Area No 7	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse and Character Area 72 Scarcroft Terraces and Southbank
Historic Park & Garden	N/A		
Strategic Views	N/A	Open Space Typology	Outdoor Sports Facility - Little Knavesmire OSF
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
<p>The First Edition OS Survey Plan 1852 shows field boundaries which appear to broadly equate to the current alignment of the Green Belt boundary along Knavesmire Crescent, with open land / Knavesmire to the west and terraced development to the east. There are open views across the Knavesmire towards the Tadcaster Road area and also view to Terrys' Factory Clock Tower and the racecourse grandstand.</p>		<p>The Green Belt boundary forms the boundary between Characterisation Areas 72 & 74. To the east of the boundary, the area is predominantly 2-3 storey late 19th Century - early 20th Century working and middle class terrace housing, with pockets of interwar development, surrounded by open space (Knavesmire). The land is slightly undulating with the highest land situated near Millthorpe School. A pocket of lower land exists north of Campleshon Road / Green Belt boundary (on land which was a former gravel quarry). There are views of York's landmarks (Knavesmire, Racecourse and Terry's Factory) from this area. To the west of the boundary, lies the large open green space including the racecourse area and dominant racecourse grandstand and associated buildings. The Knavesmire is bounded by tree lined roads, separating the nearby urban development from the green space. The area provides a large, important recreational space and is popular for events, part of Micklegate Stray. There are 3 Grade II listed buildings and 1 Grade II* buildings associated with the Racecourse. There are local views of the racecourse grandstands and Terry's factory. Views across the Knavesmire from Tadcaster Road and Knavesmire Road.</p>	
<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

P Strategic Permanence

Section: 8	Boundary: 17	Boundary Name: Knavesmire Crescent
----------------------	------------------------	--

The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.

LOCAL Permanence

Recognisability

The proposed boundary follows the western boundary of Knavesmire Crescent, aligned along a 3ft high post and rail fence separating Knavesmire Crescent (road) and a grassed area of open space. The boundary then follows a metal post and rail fence, sporadic trees and road edge to the northern end of Knavesmire Crescent.

Permanence

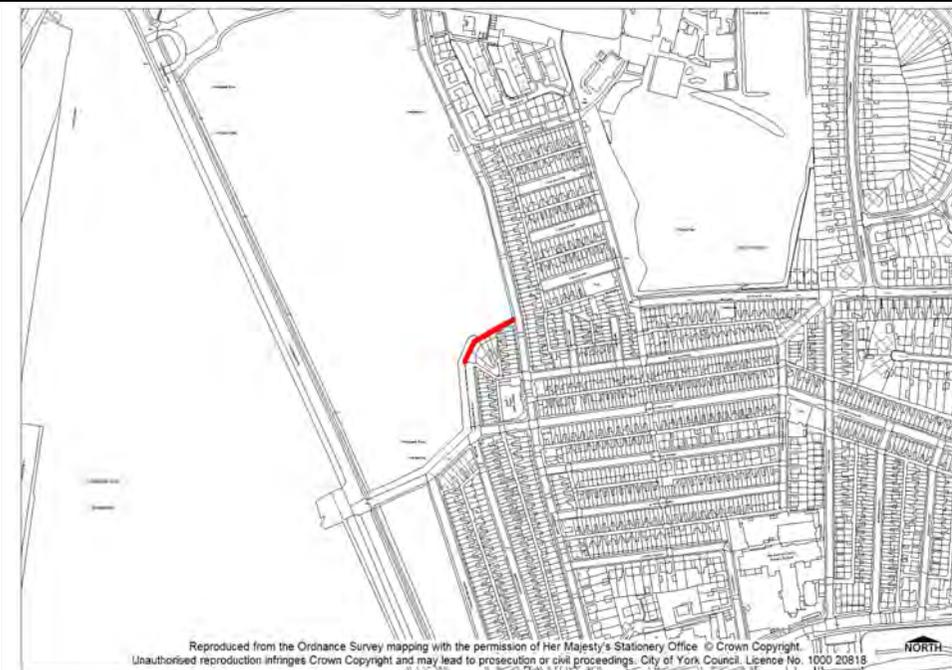
The proposed boundary appears to follow existing field boundaries on the First Edition OS Survey Plan 1852, for its entire length, within this section. However, the field boundaries appear to be on the eastern side of what is now Knavesmire Crescent, where as the currently proposed boundary follows the western boundary of Knavesmire Crescent. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area

Road Carriageway

The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

Section: 8	Boundary: 18	Boundary Name: West of Knavesmire Crescent
----------------------	------------------------	--

The boundary continues between the northern corner of Knavesmire Crescent and Racecourse



Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. City of York Council. Licence No. 1000 20818

Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Micklelegate Stray (A4) and within 50m of Green Wedge (C5)	Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).
	Nature Conservation	N/A	Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3).
	Ancient Wood	N/A	The boundary is adjacent to a District Corridor (10) Knavesmire/Hob Moor

Section: 8	Boundary: 18	Boundary Name: West of Knavesmire Crescent
----------------------	------------------------	--

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse and Character Area 72 Scarcroft Terraces and Southbank
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point of the Minster View see next section description	Open Space Typology	Outdoor Sports Facility - Little Knavesmire OSF
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	The First Edition OS Survey Plan 1852 shows a field boundary which appears to broadly equate to their current alignment of the Green Belt on this short section. There are open views across the Knavesmire towards the Tadcaster Road area and the City and some of its landmarks to the north.		The Green Belt boundary forms the boundary between Characterisation Areas 72 & 74. To the south east of the boundary, the area is predominantly 2-3 storey late 19th Century - early 20th Century working and middle class terrace housing, with pockets of interwar development, surrounded by open space (Knavesmire). The land is slightly undulating with the highest land situated near Millthorpe School. A pocket of lower land exists north of Campleshon Road / Green Belt boundary (on land which was a former gravel quarry). To the north west of the boundary, lies the large open green space including the racecourse area / Little Knavesmire and dominant racecourse grandstand and associated buildings. The Knavesmire is bounded by tree lined roads, separating the nearby urban development from the green space. The area provides a large, important recreational space and is popular for events, part of Micklegate Stray. There are 3 Grade II listed buildings and 1 Grade II* buildings associated with the Racecourse. Views across the Knavesmire from Tadcaster Road and Knavesmire Road.	
	Evidence shows that land to the north west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

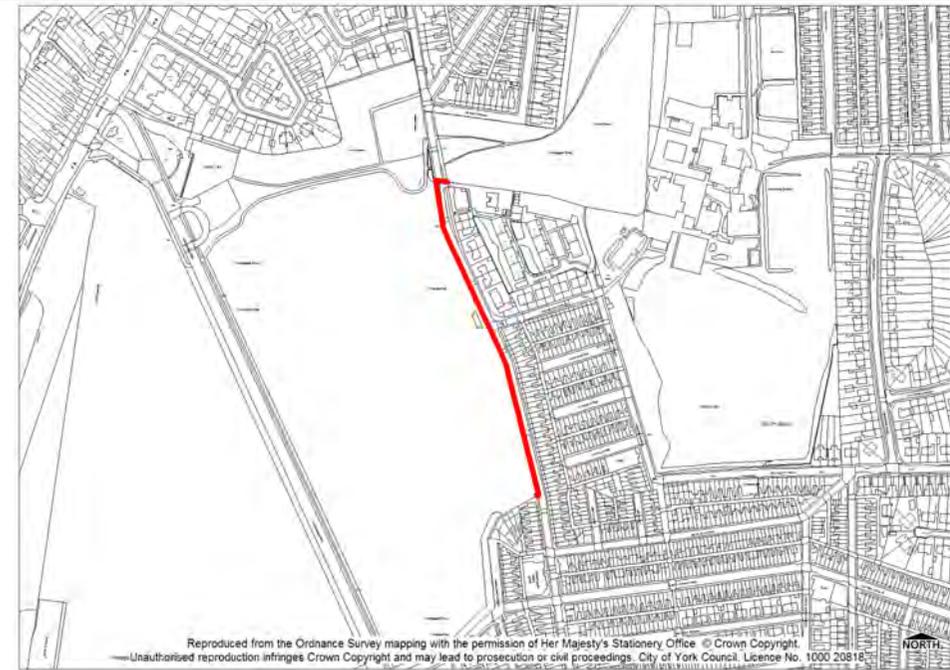
P	Strategic Permanence
----------	-----------------------------

Section: 8	Boundary: 18	Boundary Name: West of Knavesmire Crescent
----------------------	------------------------	--

<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
LOCAL Permanence	
Recognisability	Permanence
<p>The proposed boundary follows the alignment of a low wall hedge and metal railings / fence between existing terraced properties and the Little Knavesmire.</p>	<p>The proposed boundary appears to follow existing field boundaries on the First Edition OS Survey Plan 1852. However, the field boundaries appear to be on the southern side of boundary, where as the currently proposed boundary follows the northern boundary. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Low wall/hedge	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>	

Section: 8	Boundary: 19	Boundary Name: Albemarle Road
----------------------	------------------------	---

The boundary continues north alongside Albemarle Road until it approaches Allotment Gardens nearby to Telford Terrace



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and within 50m of Micklelegate Stray (A4)	Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).
	Nature Conservation	N/A	Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3).
	Ancient Wood	N/A	The boundary is adjacent to a District Corridor (10) Knavesmire/Hob Moor

Section: 8	Boundary: 19	Boundary Name: Albemarle Road
----------------------	------------------------	---

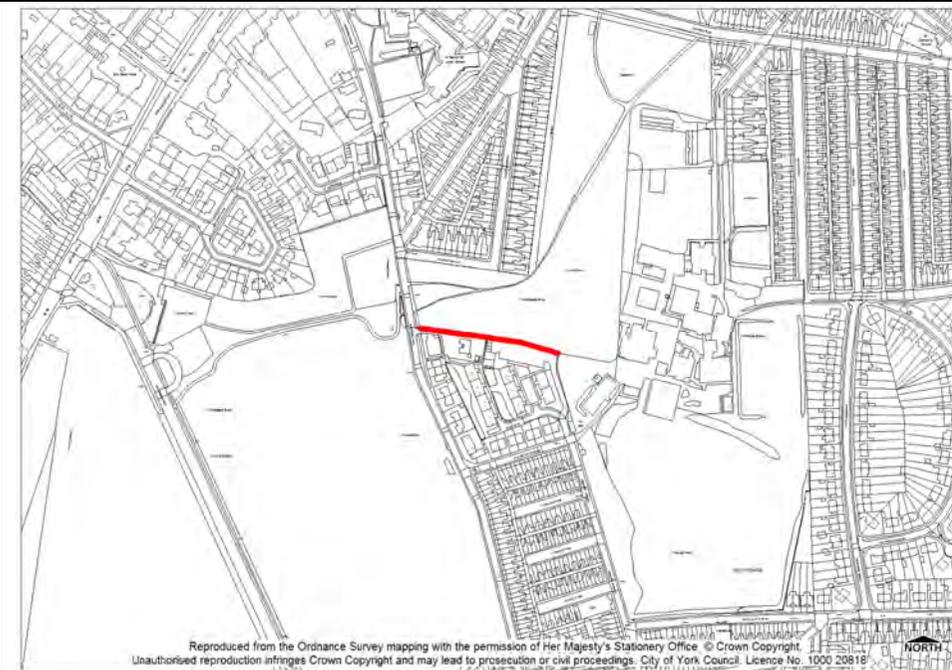
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	and 250m of Central Historic Core no 9 and 250m of Tadcaster Rd No 6	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
	Listed Buildings	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse and Character Area 72 Scarcroft Terraces and Southbank
	Scheduled Monument	N/A		
	Historic Park & Garden	N/A		
	Strategic Views	General City Wide Fixed View with Focal Point of Minster View from A64 South of York College	Open Space Typology	Allotments - Scarcroft Road Allotments
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	The First Edition OS Survey Plan 1852 shows a boundary which corresponds broadly to the current boundary of Albemarle Road, adjacent to 'Little Knavesmire'. The boundary does not lie within a Conservation Area. However, there are open views across the Knavesmire towards Tadcaster Road. There are some glimpses of the Racecourse Grandstand, but these are generally obscured by housing and vegetation along Albemarle Road.		The Green Belt boundary forms the boundary between Characterisation Areas 72 and 74. To the east of the boundary, the area is predominantly 2-3 storey late 19th Century - early 20th Century working and middle class terrace housing, with pockets of interwar development, surrounded by open space (Knavesmire). The land is slightly undulating with the highest land situated near Millthorpe School. To the west of the boundary, lies the large open green space including the racecourse area / Little Knavesmire and dominant racecourse grandstand and associated buildings. The Knavesmire is bounded by tree lined roads, separating the nearby urban development from the green space. The area provides a large, important recreational space and is popular for events, part of Micklegate Stray. There are 3 Grade II listed buildings and 1 Grade II* buildings associated with the Racecourse. Views across the Knavesmire from Tadcaster Road and Knavesmire Road.	
	Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 19	Boundary Name: Albemarle Road
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recognisable boundary, in the form of a low level wall between the pavement on the western side of Albermarle Road and the Little Knavesmire. There is approximately a 6ft drop on the Little Knavesmire side of the wall, as the Little Knavesmire is lower than Albermarle Road.	The proposed boundary appears to follow existing field boundary on the First Edition OS Survey Plan 1852. However, the field boundary appears to be on the eastern side of Albermarle Road, where as the current proposed boundary follows the western side. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Road Carriageway		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 20	Boundary Name: South of Allotment Gardens by Albemarle Road
----------------------	------------------------	---

The boundary runs from Albemarle Road to the rear of properties until it reaches the end of Ovington Terrace



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and within 50m of Micklelegate Stray (A4)	Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).
	Nature Conservation	N/A	Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3).
	Ancient Wood	N/A	The boundary is adjacent to a District Corridor (10) Knavesmire/Hob Moor

Section: 8	Boundary: 20	Boundary Name: South of Allotment Gardens by Albemarle Road
----------------------	------------------------	---

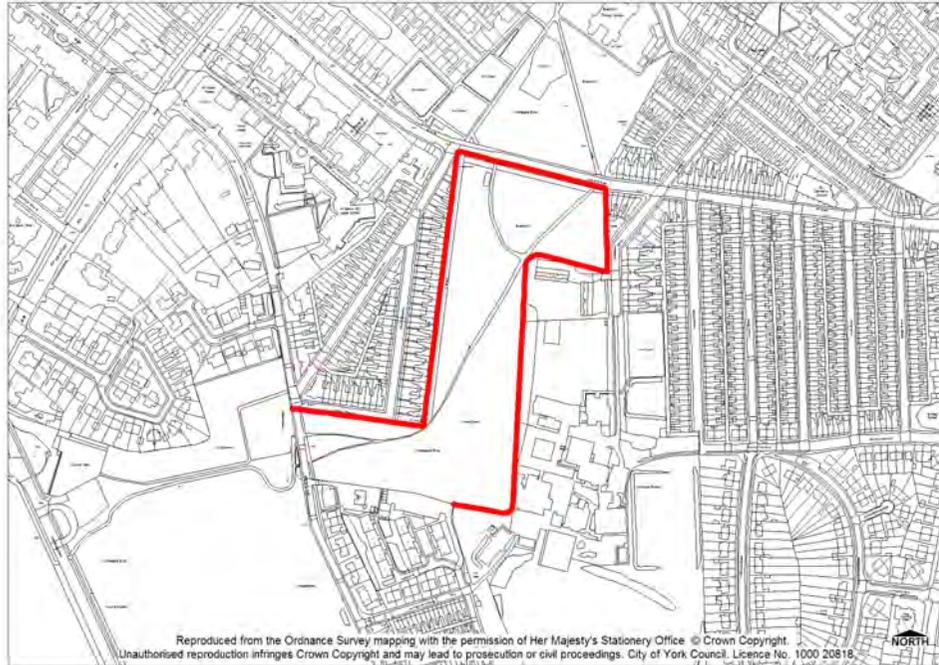
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	and 250m of Central Historic Core no 9 and 250m of Tadcaster Rd No 6	ECUS Landscape Appraisal	Land not evaluated
	Listed Buildings	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse and Character Area 72 Scarcroft Terraces and Southbank
	Scheduled Monument	N/A		
	Historic Park & Garden	N/A		
	Strategic Views	General City Wide Fixed View with Focal Point of Minster View from A64 South of York College	Open Space Typology	Allotments - Scarcroft Road Allotments
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	The First Edition OS Survey Plan 1852 shows a boundary (and possible an administrative boundary) which follows the current Green Belt boundary. Whilst the land rises slightly, there are limited views across the Racecourse due to vegetation cover.		The boundary forms the boundary between Characterisation Areas 72 and 74. To the south of the boundary, the area is predominantly 2-3 storey late 19th Century - early 20th Century working and middle class terrace housing, with pockets of interwar development, surrounded by open space (Knavesmire). The land is slightly undulating with the highest land situated near Millthorpe School. To the north and west of the boundary, lies allotments and a large open green space including the racecourse area / Little Knavesmire and dominant racecourse grandstand and associated buildings in the distance. The Knavesmire is bounded by tree lined roads, separating the nearby urban development from the green space. The area provides a large, important recreational space and is popular for events, part of Micklegate Stray. There are 3 Grade II listed buildings and 1 Grade II* buildings associated with the Racecourse. Some views across the Knavesmire from Tadcaster Road and Knavesmire Road.	
	Evidence shows that land to the north of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 20	Boundary Name: South of Allotment Gardens by Albemarle Road
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recognisable boundary, in the form, of a wall and trees between properties on Albermarle Road & Ovington Terrace and Scarcroft Allotment Gardens.	The proposed boundary appears to follow an existing field boundary on the First Edition OS Survey Plan 1852. This boundary was further strenghtened by the construction of Nunthorpe Hall adjacent to the boundary in the late 19th Century / early 20th Century (now demolished). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Curtilage boundary - trees/wall		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 21	Boundary Name: Millthorpe School & Scarcroft
----------------------	------------------------	--

Boundary continues north beyond Millthorpe School towards Nunthorpe Ave, going around Scarcroft Rd towards Wentworth Rd & Telford Terr



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and Micklelegate Stray (A4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3). The boundary is adjacent to a District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Section: 8	Boundary: 21	Boundary Name: Millthorpe School & Scarcroft
----------------------	------------------------	--

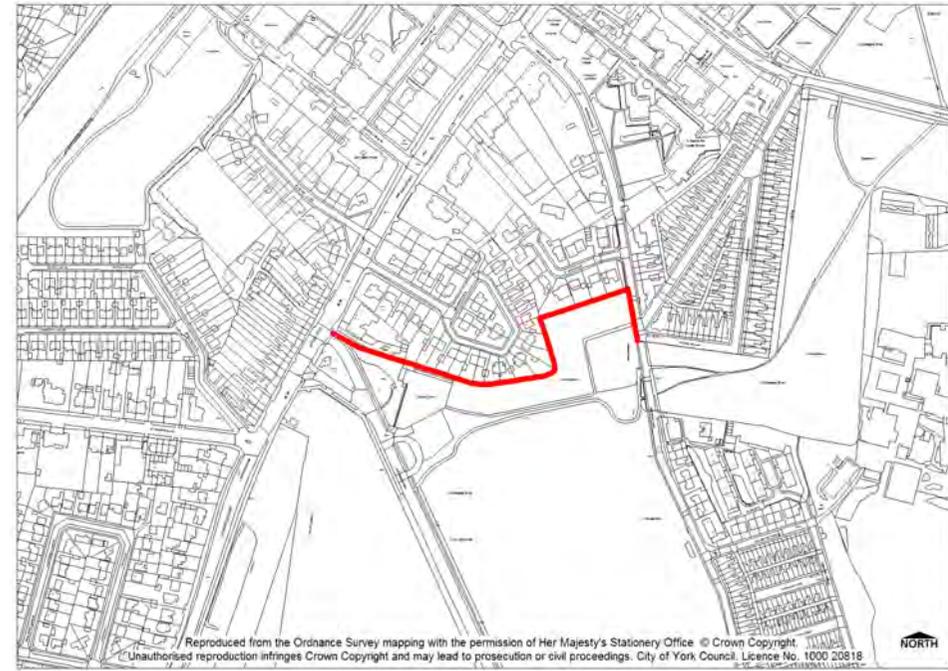
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Central Historic Core Conservation Area No 9 and 250m of Tadcaster Rd No 6	ECUS Landscape Appraisal	Land Not evaluated
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse and Character Area 72 Scarcroft Terraces and Southbank
	Historic Park & Garden	N/A		
	Strategic Views	General City Wide Fixed View with Focal Point of Minster View from A64 South of York College	Open Space Typology	Allotments - Scarcroft Road Allotments
	Urban Historic Landscape Character	Mixed Settlement Planned estate and through terraces	Rural Historic Landscape Character	Unenclosed land Greens
	The First Edition OS Survey Plan 1852 shows field boundaries which appear to broadly equate to the current boundaries, which currently contains the extent of Scarcroft Allotments, with Millthorpe School and its grounds to the east, Scarcroft Road to the north and Wentworth Road & Telford Terrace to the west. The south eastern part of the site raises significantly near Millthorpe School, and the land falls away significantly to the north, towards Scarcroft Road, with views to the north of the Minster and south to the Racecourse / Terry's Factory to the south, from its highest point.		The Green Belt boundary forms the boundary between Characterisation Areas 24, 72 and 74. The boundaries contain a dog-leg spur forming an area of allotments, with the highest are to the south, with the land falling away significantly to the north, affording good views of the City and its landmarks (eg. Minster etc) from the elevated viewpoint. To the immediate north lies open space between Scarcroft Road and Scarcroft Primary School. To the west the properties are generally affluent Victorian 2 or 3 storey terraced properties, some having long gardens. To the immediate east lies Millthorpe School and its grounds, with dense Victorian terraced properties to the east with a number of streets forming in a north-south direction. To the south, lie further school fields associated with Millthorpe School, and residential properties.	
	Evidence shows that land enclosed by the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 21	Boundary Name: Millthorpe School & Scarcroft
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recongnisable mix of trees, hedges, fences and walls forming the boundary between Scarcroft Allotments and Millthorpe School and residential terraced properties surrounding the allotments.	The proposed boundary appears to follow existing field boundaries on the First Edition OS Survey Plan 1852, which was further strengthened by the provison of the allotments and adjacent development. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 22	Boundary Name: South of St James Mount & Trentholme Drive
----------------------	------------------------	---

The boundary continues to follow to the rear of properties from Telford Ter and to both St James Mount & Trentholme Drive



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and Micklelegate Stray (A4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3).</p> <p>The boundary is adjacent to a District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Op	Local Openness
-----------	-----------------------

Section: 8	Boundary: 22	Boundary Name: South of St James Mount & Trentholme Drive
----------------------	------------------------	---

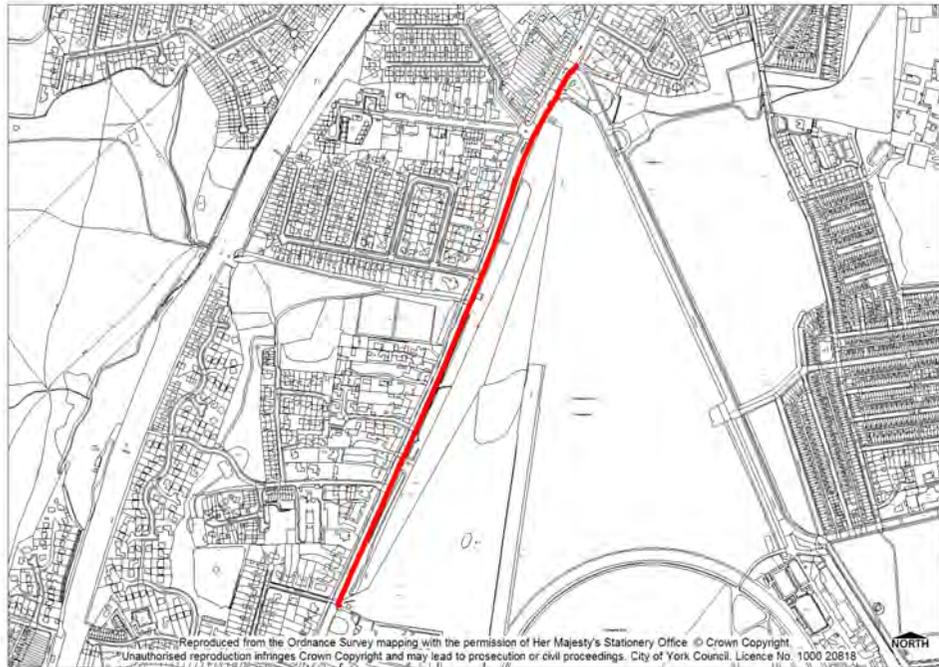
Historic Context		Openness and Urban Fabric	
Conservation Area	Adjacent Tadcaster Rd Conservation Area No 6 and Central Hist Core No 9 and Racecourse No 6	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
Listed Buildings	Adjacent to; 2 Bound Stones Knavesmire Rd & Within 50m of 159, 188, 192A, 194, 196, 198, 200, 202 & Newington Hotel Mount Vale (All Grade 2).		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse and Adjacent to Character Area 75 Dringhouses & Tadcaster Road
Historic Park & Garden	N/A		
Strategic Views	Adjacent to Identified View with Focal Point of the Minster View see previous section description	Open Space Typology	Allotments - Hospital Fields Allotments & Amenity Greenspace - Mount Vale AGS
Urban Historic Landscape Character	Settlement Through terraces	Rural Historic Landscape Character	Unenclosed land Greens
<p>The First Edition OS Survey Plan 1852 shows field boundaries which appear to broadly equate to the current boundary. There are open views across Little Knavesmire towards the Racecourse and the Grandstand and Terrys Factory Clock Tower, and the tree lined western extent of the Knavesmire along Tadcaster Road. The western edge of this boundary just falls within the extent of the Tadcaster Road Conservation Area. The key elements of the Conservation Area in relation to this boundary are the mature trees at the roadside and in private gardens and long views out across the Knavesmire and towards Terry's Factory. The Knavesmire is part of the historic Micklegate Stray. There are a number of Grade II listed buildings associated with the racecourse</p>		<p>The Green Belt boundary lies partially within Character Area 74 and partially forms the boundary with Character Area 75. The land to the north consists of mid 20th Century two storey housing in a cul de sac and later 1960's housing, with allotment development to the south, and views across the Knavesmire & Little Knavesmire. To the west, lies a large suburban area containing a variety of architectural styles spanning the early 18th to early 21st Centuries and a small element of social housing. Tadcaster Road itself runs along a low ridge of moranic material left by glaciers which covered the area during the last ice age.</p>	
<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 22	Boundary Name: South of St James Mount & Trentholme Drive
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recognisable mix of metal railings / fence (adjacent to Albermarle Road) and hedges, trees and fences, forming the boundaries between properties on St James Mount, Trentholme Drive & Tadcaster Road and the Allotment Gardens & depot storage yard.	The proposed boundary appears to follow existing field boundaries on the First Edition OS Survey Plan 1852, which was further strengthened by the provision of the allotments and adjacent development. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 23	Boundary Name: Tadcaster Road until Marriott Hotel
----------------------	------------------------	--

The boundary runs from the End of Mount Vale and goes southwards along Tadcaster Road until the Marriott Hotel



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and within 50m of Micklelegate Stray (A4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3). The boundary is adjacent to a District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation	Within 50m of Local Nature Reserve Hob Moor and SINC Hob Moor (SE55-22YK)	
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Section: 8	Boundary: 23	Boundary Name: Tadcaster Road until Marriott Hotel
----------------------	------------------------	--

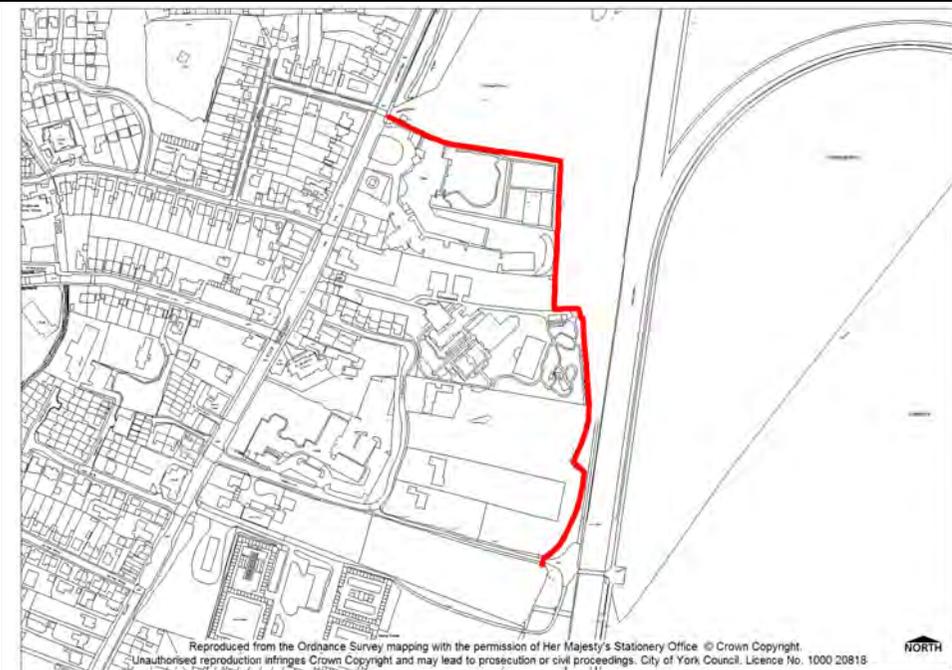
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Adjacent Tadcaster Rd Conservation Area, within 50m of Racecourse Conservation Area & 250m of Central Historic Core	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
	Listed Buildings	Within 50m of Grade 2; Mounting Block 66m S Of St Georges Pl Junction; 2 Bound Stones Knavesmire Rd ; 159, 188, 192A, 194, 196, 198, 200, 202 & Newington Hotel Mount Vale		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse and Character Area 29 Hob Moor and Character Area 75 Dringhouses & Tadcaster Road
	Historic Park & Garden	N/A		
	Strategic Views	Key City Wide Panorama View (No 10) of York Central from Water End	Open Space Typology	Allotments - Tadcaster Road Allotments & Amenity Greenspace - Mayfield Grove AGS & Natural and Semi Natural - Mayfield Grove South NSN
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	The First Edition OS Survey Plan 1852 shows the clear alignment of Tadcaster Road, which equates to the current boundary. To the east, there are views across the Knavesmire to the racecourse and its grandstand, and behind that, Terry's Clock Tower. The boundary forms part of the boundary of Tadcaster Road Conservation Area - the main characteristics in this area are the mature trees at the roadside and in private gardens, the long views out across the Knavesmire and towards Terry's Factory and the large villas in their own grounds along Tadcaster Road. Tadcaster Road follows the alignment of the main York- London Road, along a moranic ridge .		The Green Belt boundary forms the boundary between Characterisation areas 74 & 75 and includes further south, characterisation area 29. To the east, beyond Tadcaster Road lies a tree lined boundary, with the Knavesmire beyond (forming part of the historic Micklegate Stray), with views of the Racecourse Grandstand and Terry's Factory Tower. To the west, lies a significant residential area, with the railway line beyond. The residential area contains a number of architectural styles from early 18th Century to early 21st Century.	
	Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 23	Boundary Name: Tadcaster Road until Marriott Hotel
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a the alignment of Tadcaster Road	<p>The proposed boundary follows a clear and defined boundary on the First Edition OS Survey Plan 1852, following the alignment of Tadcaster Road.</p> <p>All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Road Carriageway		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 24	Boundary Name: Knavesmire Racecourse from Marriott Hotel to Cherry Lane
----------------------	------------------------	---

The boundary follows along the racecourse boundary to the rear of the Marriott Hotel towards Cherry Lane



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and within 50m of Micklelegate Stray (A4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4) .</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 -The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3). The boundary is adjacent to SINC Cherry Lane (SE54-08YK)and within 250m of SINC Knavesmire Stables Meadow (SE54-09YK). It is adjacent to a District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation	Adjacent to SINC Cherry Lane (SE54-08YK) Within 250m of SINC Knavesmire Stables Meadow (SE54-09YK)	
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Section: 8	Boundary: 24	Boundary Name: Knavesmire Racecourse from Marriott Hotel to Cherry Lane
----------------------	------------------------	---

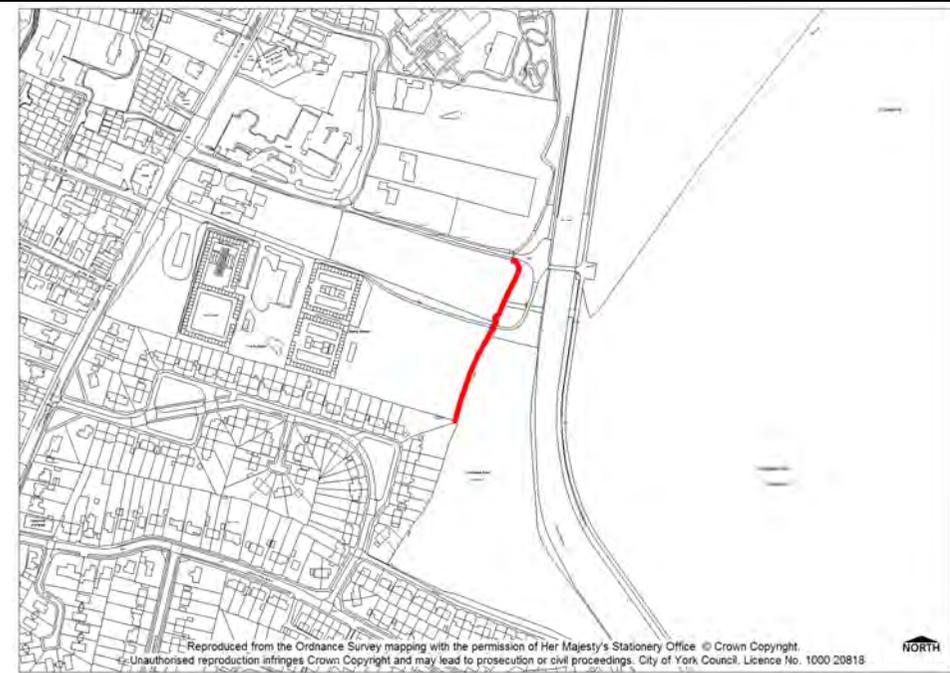
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of Racecourse Conservation Area No 7 and 50m of Tadcaster Rd No 6	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse and Adjacent to Urban Character (50) Dringhouses and Tadcaster Road
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified Panorama View of York Central see previous section description	Open Space Typology	Amenity Greenspace - Tadcaster Road AGS & Bracken Road AGS (Knavesmire) & Natural and Semi Natural - Knavesmire NSN
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	<p>The First Edition OS Survey Plan 1852 shows a field boundary around garden curtilages, which equates to the current Green Belt boundary. Additionally, there appears to be a Parliamentary / Municipal boundary on the section of the 1852 boundary, immediately east of Tadcaster Road, along the side of a property garden. This section of the boundary lies partially within the Tadcaster Road Conservation Area, characterised by mature trees at the roadside and in private gardens, views across the Knavesmire / Racecourse to the Grandstand & Terry's Factory to the east, and glimpses of the Minster to the north, large villas and hotels in their own grounds. Goddards House and Gardens is located adjacent to the boundary. The boundary is close to, but does not abut the Dringhouses Area of Archaeological Importance.</p>		<p>The Green Belt boundary forms the boundary of Characterisation Area 74 and 75 (and includes a small part of 74). To the west of the boundary, the area is characterised by the York Marriott Hotel, in extensive grounds, and a number of old 2 storey cottages and historical buildings, as well as some more recent dwellings behind the Tadcaster Road frontage. There are also a number of very large late 20th Century dwellings set in extensive grounds adjacent to the Green Belt boundary. To the east of the boundary, there are open views across the Knavesmire / Racecourse (with white plastic course fencing close to the boundary) , to the grandstand and Terry's Factory tower behind. There is a small car park at the end of Cherry Lane, adjacent to the Green Belt boundary (just within the Green Belt).</p>	
	<p>Evidence shows that land to the north and east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 24	Boundary Name: Knavesmire Racecourse from Marriott Hotel to Cherry Lane
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recognisable mix of walls, fences, hedges and trees, following the side and rear boundary of the Marriott Hotel grounds, Goddards House and Gardens and properties backing on to the Racecourse, as far as Cherry Lane.	The proposed boundary follows a track / lane (Tyburn Lane) and an administrative boundary off Tadcaster Road, and existing property boundaries between Tadcaster Road and the Racecourse, on the First Edition OS Survey Plan 1852 All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties - Fence		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 25	Boundary Name: South East of Cherry Lane by Knavesmire Racecourse
----------------------	------------------------	---

The boundary runs along the racecourse boundary towards the rear of Hunters Way



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and within 50m of Micklelegate Stray (A4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3). The boundary is adjacent to SINC Sites Knavesmire Stables Meadow (SE54-09YK) and Cherry Lane (SE54-08YK). It is adjacent to a District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation	Adjacent to SINC Sites Knavesmire Stables Meadow (SE54-09YK) and Cherry Lane (SE54-08YK)	
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Section: 8	Boundary: 25	Boundary Name: South East of Cherry Lane by Knavesmire Racecourse
----------------------	------------------------	---

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	Within 50m of Racecourse Conservation Area No 7 and 50m of Tadcaster Rd No 6	ECUS Landscape Appraisal	ECUS Landscape Character 11 Racecourse Stray
	Listed Buildings	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse
	Scheduled Monument	N/A		
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Amenity Greenspace - Bracken Road AGS (Knavesmire)
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	The First Edition OS Survey Plan 1852 shows a field boundary equating to the current Green Belt boundary - however there are no racing stables adjacent, just fields. The boundary lies close to, but outside the Tadcaster Road Conservation Area.		The Green Belt boundary lies within Characterisation Area 74. To the immediate west of the boundary is Cherry Tree Lane and Tadcaster Road Racing Stables which has a number of trees, hedge and fence boundaries and buildings, forming courtyard developments in clusters. The racing stables area adjacent to the boundary and Cherry Tree Lane are designated SINC sites. To the east of the boundary, there are open views across the Knavesmire (openspace) to the Racecourse and grandstand (with white plastic course fencing close to the boundary) and Terry's Factory tower.	
	Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 25	Boundary Name: South East of Cherry Lane by Knavesmire Racecourse
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows an historic and recognisable mix of fence line and hedge, separating York Racing Stables and the Racecourse	The proposed boundary follows an existing field boundary on the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Fence/hedge line		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 26	Boundary Name: East of Hunters Way
----------------------	------------------------	--

The boundary runs south to the rear of the properties at Hunters Way



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to Green wedge (C5) and Micklelegate Stray (A4)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3).</p> <p>The boundary is within 50m of SINC Knavesmire Stables Meadow (SE54-09YK) & within 250m of SINC Cherry Lane and C and S. It is adjacent to a District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation	Within 50m of SINC Knavesmire Stables Meadow (SE54-09YK) & Within 250m of SINC Cherry Lane and Cand S	
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Section: 8	Boundary: 26	Boundary Name: East of Hunters Way
----------------------	------------------------	--

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 74 Knavesmire & Racecourse and Character Area 75 Dringhouses & Tadcaster Road
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point of the Minster View see next section description	Open Space Typology	Amenity Greenspace - Bracken Road AGS (Knavesmire)
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	The First Edition OS Survey Plan 1852 shows a field boundary equating to the current Green Belt boundary / hedge and fence line to the rear of properties on Hunters Way.		The Green Belt boundary forms the boundary between Characterisation Areas 74 & 75. To the west of the boundary, the area is dominated by a traditional 20th Century semi-detached residential estate, with properties set in moderate sized plots with tree'd grass verges. To the east of the boundary, there are sporadic trees and open views across the Knavesmire / Racecourse (with white plastic course fencing) , to the grandstand and Terry's Factory tower behind.	
	Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 26	Boundary Name: East of Hunters Way
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recognisable mix of fences, walls, hedges and trees forming the boundary between properties to the east of Hunters Way and York Racecourse.	The proposed boundary follows a clear and defined field boundary on the First Edition OS Survey Plan 1852. it was further strengthened by 20th Century residential development. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Rear boundary of properties		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 27	Boundary Name: Bracken Road
----------------------	------------------------	---------------------------------------

The boundary runs from Hunters Way, along Bracken Road facing the frontage of the properties.



Strategic Openness			
Openness	Green Belt Appraisal	within 50m of Green Wedge C5 and within 50m of Micklegate Stray A4	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The proposed boundary forms part of an area of open space and nature conservation value and green corridor (Purpose 3).</p> <p>The boundary is within 50m of SINC Knavesmire Wood (SE54-11YK) and C and SINC Knavesmire Wood Fringe. It is within 50m of District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation	Within 50m of SINC Knavesmire Wood (SE54-11YK) and Cand SINC Knavesmire Wood Fringe	
	Green Corridor	Within 50m of District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Section: 8	Boundary: 27	Boundary Name: Bracken Road
----------------------	------------------------	---------------------------------------

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 11 Race Course Stray
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Character Area 75 Dringhouses & Tadcaster Road
	Historic Park & Garden	N/A		
	Strategic Views	General City Wide Fixed View with Focal Point of Minster View from A64 South of York College	Open Space Typology	Amenity Greenspace - Bracken Road AGS (Knavesmire)
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
	The First Edition OS Survey Plan 1852 shows a field boundary equating to the current Green Belt boundary / highway boundary to properties on Bracken Road.		The Green Belt boundary forms the boundary between Characterisation Areas 74 & 75. To the west of the boundary, the area is dominated by a traditional 20th Century semi-detached residential estate, with properties set in moderate sized plots with tree'd grass verges. To the east of the boundary, there are sporadic trees and open views across the Knavesmire / Racecourse (with white plastic course fencing) , to the grandstand and Terry's Factory tower behind.	
	Evidence shows that land to the north and east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 27	Boundary Name: Bracken Road
----------------------	------------------------	---------------------------------------

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recognisable boundary, formed by the edge of the highway on Bracken Road. A number of mature trees, grass verge and a hedge lie just beyond the boundary. Part of the boundary is adjacent to the northern edge of Knavesmire Wood, consisting of mature trees.	The proposed boundary follows a clear and defined field boundary on the First Edition OS Survey Plan 1852. The boundary was further strengthened by 20th Century residential development off Bracken Road. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Road Carrigeway		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 28	Boundary Name: Area around Dringthorpe Road
----------------------	------------------------	---

The boundary then continues on from Bracken Road and around the area along Dringthorpe Road



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to area preventing Coalescence (G3) and Green wedge (C5)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as a Designated Green Wedge (C4) (part) and an Area Preventing Coalescence (G3) (part).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The boundary is adjacent to Candidate / SINC Site Knavesmire Wood (SE54-11YK). It is adjacent to a District Corridor (10) Knavesmire/Hob Moor & Within 250m of Local Corridor (12) Ring Rd Corridor</p>
	Nature Conservation	Adjacent to Candidate SINC Site Knavesmire Wood (SE54-11YK)	
	Green Corridor	Adjacent to District Corridor (10) Knavesmire/Hob Moor & Within 250m of Local Corridor (12) Ring Rd	
	Ancient Wood	N/A	

Section: 8	Boundary: 28	Boundary Name: Area around Dringthorpe Road
----------------------	------------------------	---

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain & Character 11
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 75 Dringhouses & Tadcaster Road and Character Area 74 Knavesmire & Racecourse
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point of the Minster View see previous section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Unenclosed land Greens
The First Edition OS Survey Plan 1852 shows a boundary forming the south western edge of Knavesmire Wood and the edge Knavesmire Wood and 'Green Lane', equating to the current Green Belt boundary / edge of Knavesmire Wood and the rear garden boundaries of properties on Dringthorpe Road and adjacent to 'Green Lane'.		The Green Belt boundary forms the boundary between Characterisation Areas 74 & 75. To the west of the boundary, the area is dominated by a traditional 20th Century semi-detached residential estate, with properties set in moderate sized plots with tree'd grass verges. To the east of the boundary, there is a dense wooded area (Knavesmire Wood) which obscures views beyond the boundary. There are views from Green Lane and the south western edge of properties on Dringthorpe Road across open fields towards the A64 Ring Road and York College, south of York.		
Evidence shows that land to the north, east and south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.				

P Strategic Permanence

Section: 8	Boundary: 28	Boundary Name: Area around Dringthorpe Road
----------------------	------------------------	---

<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
LOCAL Permanence	
Recognisability	Permanence
<p>The proposed boundary follows a recognisable mix of fences, hedges and trees, which form the boundary between properties on Bracken Road, Middlethorpe Grove, Dringthorpe Road and Lycett Road, and Knavesmire Wood, Green Lane and woodland to the south west of Dringthorpe Road.</p>	<p>The proposed boundary follows a clear and defined field boundary bordering Knavesmire Wood and Green Lane on the First Edition OS Survey Plan 1852. The boundary was further strengthened by 20th Century housing. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>	

Section: 8	Boundary: 29	Boundary Name: South East of Bursary Court, Dringhouses
----------------------	------------------------	---

The boundary runs alongside Bursary Court until it approaches Teachers Close



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to area preventing Coalescence (G3)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as an Area Preventing Coalescence (G3).</p> <p>Purpose 1 - and in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 -The boundary is close to a Candidate SINC Site Knavesmire Wood (SE54-11YK). it is within 250m of District Corridor (10) Knavesmire/Hob Moor</p>
	Nature Conservation	Adjacent to Candidate SINC Site Knavesmire Wood (SE54-11YK)	
	Green Corridor	Within 250m of District Corridor (10) Knavesmire/Hob Moor	
	Ancient Wood	N/A	

Section: 8	Boundary: 29	Boundary Name: South East of Bursary Court, Dringhouses
----------------------	------------------------	---

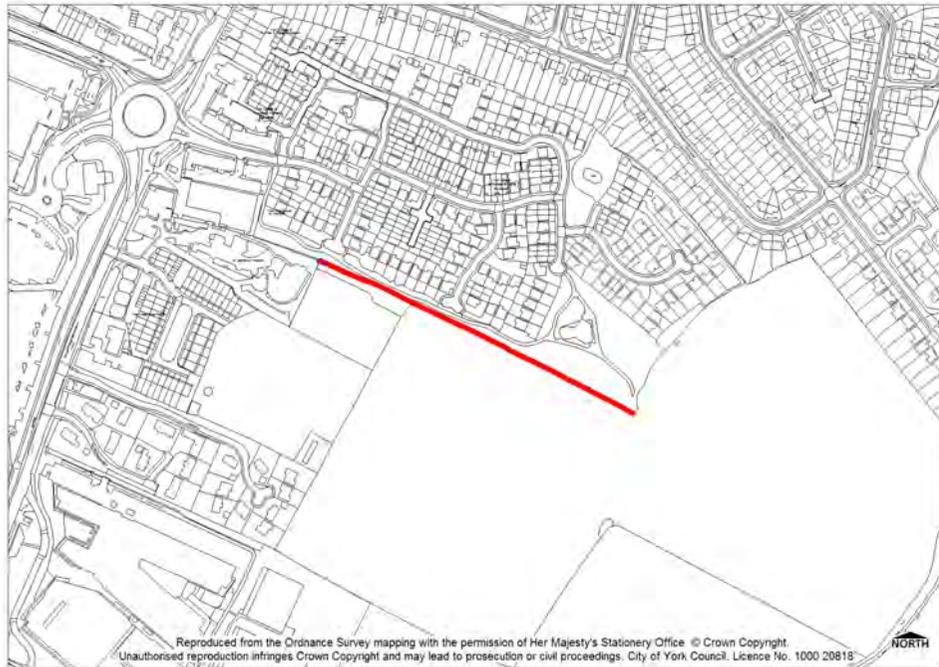
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 75 Dringhouses & Tadcaster Road
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point of the Minster View see next section description	Open Space Typology	Amenity Greenspace - AGS adjacent to Teachers Close
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Modern improved fields
	<p>The First Edition OS Survey Plan 1852 shows a boundary (possibly tree lined and / or a ditch), equating to the current Green Belt boundary which currently follows the rear boundaries of properties on Bursary Court and open space, adjacent to a wooded area. Modern improved fields lie just to the south of the Knavesmire and consists of large irregular fields defined by erratic hedges. This area has fragmentary legibility of the previous HLC which was possible medieval strip fields</p>		<p>The Green Belt boundary boundary lies within Characterisation Areas 75. To the north west of the boundary, is the early 21st Century residential development on the former York College site, dominated by 2 and 3 storey residential townhouse development, with pockets of public open space. Bursary Court, which backs on to the boundary is a small cul de sac development matching the rest of the development. A large area of open space also borders the Green Belt boundary adjacent to Bursary Court, which includes informal grass open space with sporadic trees and shrubs and tarmac footpaths. The centre of the open space includes a more formally laid out fenced/gated playground with play equipment and adjacent street lighting. There is a significant band of trees/shrubs/undergrowth immediately south east of the Green Belt boundary, which then opens out into open fields and areas of significant tree / undergrowth cover on land immediately south west of Dringthorpe Road. There are views to the A64 Ring Road and York College buildings and adjacent sports pitches.</p>	
	<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 29	Boundary Name: South East of Bursary Court, Dringhouses
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recognisable mix of trees, hedges and fences which form the boundary between early 21st Century housing on Bursary Court and an area of woodland / bushes. The boundary also forms the boundary between an area of open space and the woodland / bushes.	The proposed boundary follows a clear and defined field boundary and possible ditch on the First Edition OS Survey Plan 1852. The boundary has been further strengthened by 20th Century housing and open space. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Tree/hedge/fenced boundary		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 30	Boundary Name: South of Teachers Close
----------------------	------------------------	--

From the start of Teachers Close, the boundary continues to the rear of those properties until the Hospice



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to area preventing Coalescence (G3)	<p>Purpose 4 & 2 - The proposed boundary lies within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as an Area Preventing Coalescence (G3).</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 -The boundary is within 250m of a District Corridor (14) Askham Bog</p>
	Nature Conservation	N/A	
	Green Corridor	Within 250m of District Corridor (14) Askham Bog	
	Ancient Wood	N/A	

Op and	Local Openness
---------------	-----------------------

Section: 8	Boundary: 30	Boundary Name: South of Teachers Close
----------------------	------------------------	--

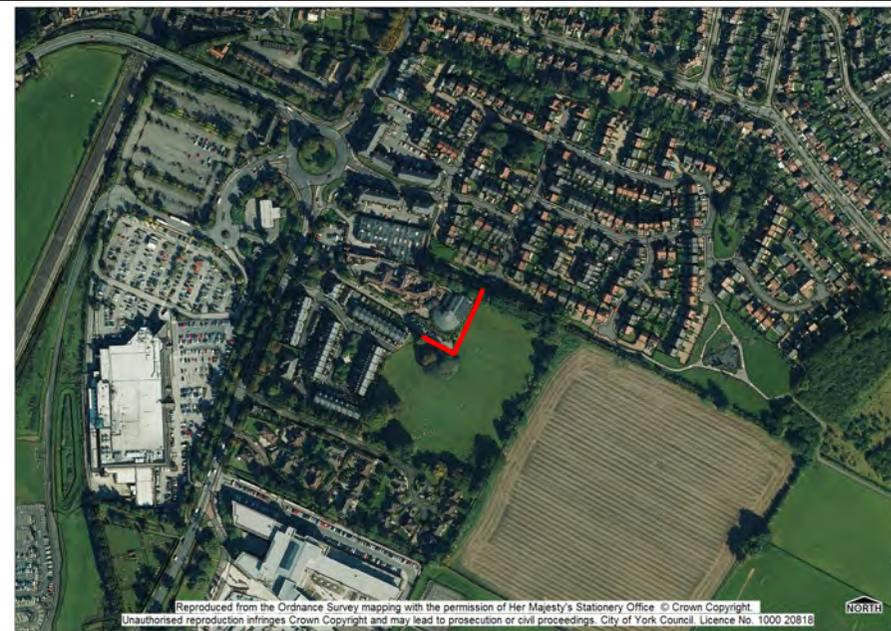
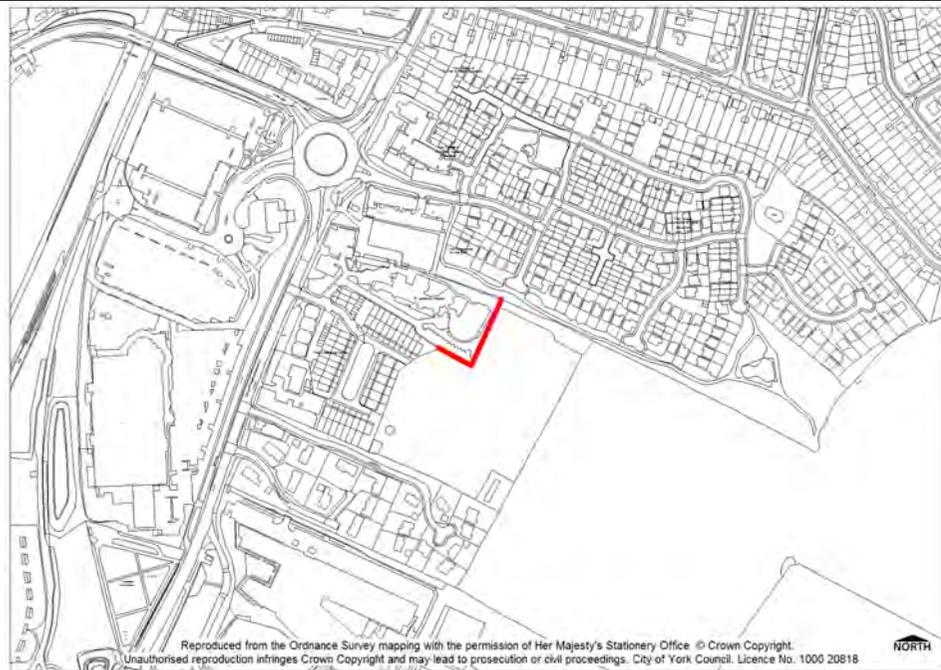
Historic Context		Openness and Urban Fabric	
Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 75 Dringhouses & Tadcaster Road
Historic Park & Garden	N/A		
Strategic Views	General Fixed View of Minster from A64 South of York College	Open Space Typology	Amenity Greenspace - AGS adjacent to Teachers Close
Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Modern improved fields
<p>The First Edition OS Survey Plan 1852 shows a field boundary, equating to the current Green Belt boundary which currently follows the south western edge of the York College re-development site. Modern improved fields lie just to the south of the Knavesmire and consists of large irregular fields defined by erratic hedges. This area has fragmentary legibility of the previous HLC which was possible medieval strip fields</p>		<p>The Green Belt boundary lies within Characterisation Areas 75. To the north east of the boundary, is the early 21st Century residential development on the former York College site, dominated by 2 and 3 storey residential townhouse development, with pockets of public open space. There is a wide footpath / linear grassed area which runs for most of the length of the boundary on the College redevelopment site side, providing a physical and visual separation between the boundary and properties nearest to the boundary. A large area of open space also borders the Green Belt boundary, which includes informal grass open space with sporadic trees and shrubs and tarmac footpaths. The centre of the open space includes a more formally laid out fenced/gated playground with play equipment and adjacent street lighting. There are views to the A64 Ring Road and York College buildings and adjacent sports pitches.</p>	
<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 30	Boundary Name: South of Teachers Close
----------------------	------------------------	--

<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
LOCAL Permanence	
Recognisability	Permanence
<p>The proposed boundary follows a clear and recognisable mix of trees and fences which form the boundary between the open space and the road opposite properties on Teachers Close and fields.</p>	<p>The proposed boundary follows a clear and defined field boundary on the First Edition OS Survey Plan 1852. The boundary has been further strengthened by 21st Century housing and open space. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Rear boundary of properties	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>	

Section: 8	Boundary: 31	Boundary Name: East of St. Leonards Hospice
----------------------	------------------------	---

The boundary runs along the rear of St Leonards Hospice and 'The Square' (road)



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of an Area preventing Coalescence (G3)	<p>Purpose 4 & 2 - The proposed boundary does not lie within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), although an Area Preventing Coalescence (G3) is within 50m running along the parallel field boundary to the east.</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The boundary is within 250m of a District Corridor (14) Askham Bog</p>
	Nature Conservation	N/A	
	Green Corridor	Within 250m of District Corridor (14) Askham Bog	
	Ancient Wood	N/A	

Section: 8	Boundary: 31	Boundary Name: East of St. Leonards Hospice
----------------------	------------------------	---

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 75 Dringhouses & Tadcaster Road
	Historic Park & Garden	N/A		
	Strategic Views	Adjacent to Identified View with Focal Point of the Minster View see previous section description	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	N/A
	The First Edition OS Survey Plan 1852 shows a field boundary, equating to the current Green Belt boundary on part of the site (to the immediate rear of the St Leonard's Hospice).		The Green Belt boundary lies within Characterisation Area 75. To the immediate north west of the boundary is the recently built St Leonard's Hospice building and access road called 'The Square', which is clearly delineated by a boundary wall and fence. The area south west of the boundary is a field which is clearly defined with trees/hedges and 'The Grove' development beyond which is open agricultural land.	
	Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 31	Boundary Name: East of St. Leonards Hospice
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows recognised post and rail fence line adjacent to St Leonards Hospice building and the walled boundary to 'The Square' (road) .	<p>The proposed boundary follows recognised post and rail fence line adjacent to St Leonards Hospice building and the walled boundary to 'The Square' (road) .</p> <p>All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p> <p>See annex 5 for proposed allocation H6</p>
Property boundary-post and rail fence / boundary wall		
The proposed boundary has been established by recent development of St Leonard's Hospice and the access road 'The Square'. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 32	Boundary Name: East of The Square and The Grove
----------------------	------------------------	---

The boundary continues to the RO of properties at the 'The Square' and 'The Grove' to York College



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of an area preventing Coalescence (G3)	<p>Purpose 4 & 2 - The proposed boundary adjacent to the square is not identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York – Within 50m however adjacent to the boundary to the rear of the grove - there is a designation of an Area Preventing Coalescence (G3) which seeks to maintain the separation of the mian urban area from the ring road and the villages beyond such as copmanthorpe and bishopthorpe.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 - The boundary is within 250m of a District Corridor (14) Askham Bog</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: 8	Boundary: 32	Boundary Name: East of The Square and The Grove
----------------------	------------------------	---

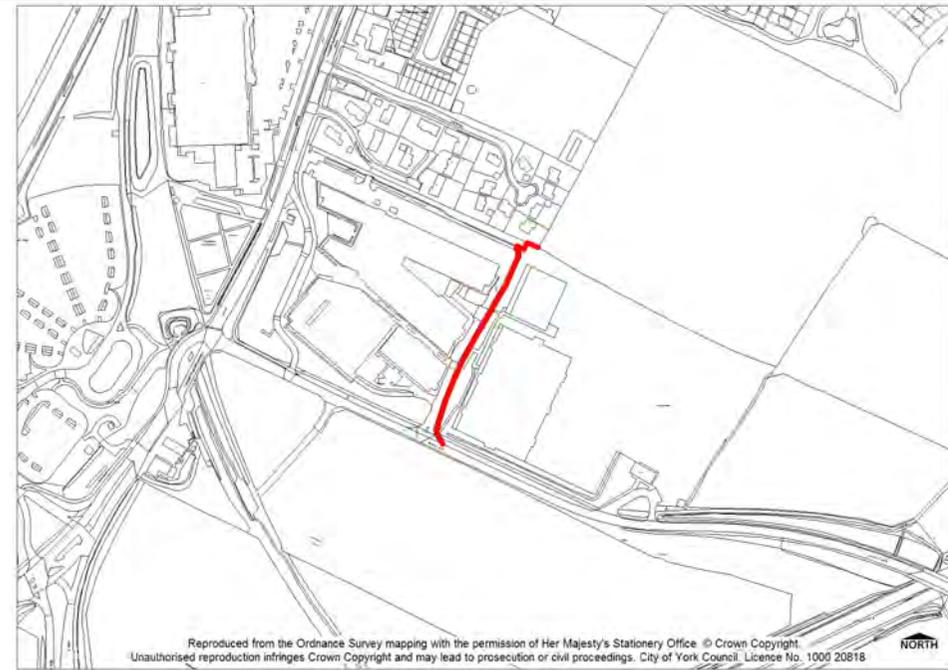
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 75 Dringhouses & Tadcaster Road
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Adjacent to Outdoor Sports Facility - York Sixth Form College
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Modern improved fields
	<p>The First Edition OS Survey Plan 1852 does not show any physical boundary on the ground. Modern improved fields lie just to the south of the Knavesmire and consists of large irregular fields defined by erratic hedges. This area has fragmentary legibility of the previous HLC which was possible medieval strip fields</p>		<p>The Green Belt boundary lies within Characterisation Area 75. The green belt boundary runs to the rear of properties at 'The Square', an early 20th Century development of townhouses of 3 and 4 storey, centred around a central garden area and continues along 'The Grove'(road) and the rear of associated properties on 'The Grove' and 'Chessingham Gardens'. Properties on the eastern side of the development have garden boundary treatments, providing a clear and defined boundary between the built environment and the open countryside. To the immediate west of the boundary behind The Square is a grass field, demarcated from the agricultural land beyond by a hedge and tree boundary. There are views through the gaps in the tree/hedge line field boundary identified to open fields to the east, adding to the sense of openness of the land and linking to the open, rural environment beyond. To the west of The Grove is open agricultural land.</p>	
	<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 32	Boundary Name: East of The Square and The Grove
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The boundary is defined by the property boundaries on The Square and The Grove (road and properties) which have been established through development.	<p>The boundary is defined by the property boundaries on The Square and The Grove (road and properties).</p> <p>All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p> <p>See Annex 5 for proposed allocation H6</p>
Rear boundary of properties		
The proposed boundary has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 33	Boundary Name: East of York College
----------------------	------------------------	---

The boundary continues along the line of previous hedgerow to the rear of built development at York College



Strategic Openness			
Openness	Green Belt Appraisal	Proximity to area preventing Coalescence (G3)	<p>Purpose 4 & 2 - The proposed boundary is in close proximity to an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as an Area Preventing Coalescence (G3)</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 – The boundary is within 250m of a District Corridor 14 (Askham Bog) and Local Corridors 12 and 15. The boundary is also within 250m of a Site of Importance Nature Conservation (Sim Hill -SE54-07YK).</p>
	Nature Conservation	Within 250m of SINC Sim Hill (SE54-07YK)	
	Green Corridor	Within 250m of District Corridor (14) Askham Bog & 250m of Local Corridor (12) & 250m of Local Corridor (15)	
	Ancient Wood	N/A	

Section: 8	Boundary: 33	Boundary Name: East of York College
----------------------	------------------------	---

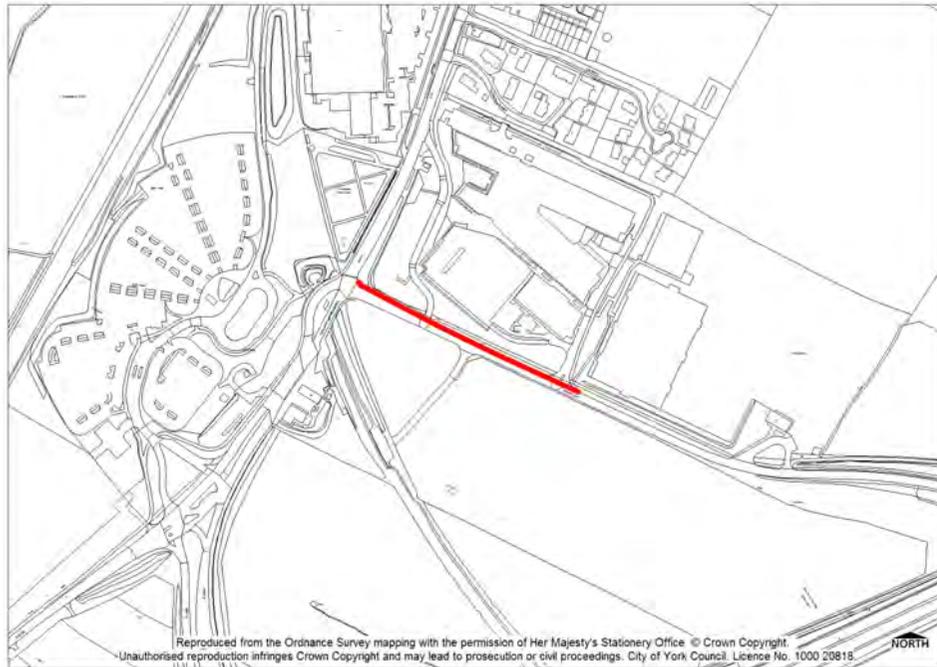
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 75 Dringhouses & Tadcaster Road
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	Adjacent to Outdoor Sports Facility - York Sixth Form College
	Urban Historic Landscape Character	Settlement Planned estate	Rural Historic Landscape Character	Enclosed land Modern improved fields
	<p>The First Edition OS Survey Plan 1852 shows a boundary equating to the current tarmac access road, immediately east of the College building aligning with the proposed boundary.</p> <p>The area contains modern improved fields to the south of the Knavesmire which consists of large irregular fields defined by erratic hedges. These have fragmentary legibility of the previous Historic Land Classification which was possible medieval strip fields but in this location these have been disturbed by the development of the college and associated pitches. The most important historic features in this location are the perception of York in its rural setting, maintaining a compact urban form and preventing coalescence.</p>		<p>The Green Belt boundary lies within Characterisation Area 75. Adjacent to the west /north west of the Green Belt boundary, is the new York College building, which was built in approximately 2010 (replacing the York Sixth Form College building). The new building is prominent as it is located in a low lying area and is very modern in design creating an angular, bold and modern landmark building on the edge of the urban area. It is clearly recognisable in its context when viewed from the key approaches to the City along Tadcaster Road and the A64 (east and west bound) when passing round York. Immediately to the east of the College building, beyond the service road, are several sports pitches enclosed with safety fencing and floodlighting which while maintaining openness do have an urbanising influence. Beyond these, to the east, are more marked out sports pitches (not enclosed) and a pavilion as well as agricultural fields to the northeast. The Green Belt boundary has been drafted to follow the service road/path immediately adjacent to the college building which forms the most distinct boundary to the open aspect of the playing fields and agricultural land to the east.</p>	
	<p>Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 33	Boundary Name: East of York College
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	There appears to be a field boundary on the First Edition OS Survey Plan 1852, which broadly reflects the boundary of the road between the college building and pitches. The new college building /service road forms a recognisable boundary on the ground separating the built development and adjacent sports pitches.	There appears to be a field boundary on the First Edition OS Survey Plan 1852, which broadly reflects the boundary of the road between the college building and pitches. The new college building /service road forms a new distinct boundary to the adjacent sports pitches. The college has proposed the need for expansion through the Local Plan consultation process – the exceptional circumstances ewhihc might apply to this are addressed in section 7 of the main report and the analysis of this expansion is presented in Annex 5 for as well as a proposed modification to that expansion in Annex 6.
The proposed boundary has associations with historical features,has been established for a significant period of time and is reinforced by the new York college development whihc represent the existing limit of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 34	Boundary Name: South of York College
----------------------	------------------------	--

The boundary continues westwards along Sim Balk Lane to the south of York College



Strategic Openness			
Openness	Green Belt Appraisal	Adjacent to area preventing Coalescence (G3)	<p>Purpose 4 & 2 - The proposed boundary lies adjacent to an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as an Area Preventing Coalescence (G3) particularly between the main urban area and the A64 and the villages of bishopthorpe and Copmanthorpe beyond.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 -The boundary is within 50m of a SINC Sim Hill (SE54-07YK). It is within 50m of a District Corridor (14) Askham Bog & within 50m of Local Corridor (15) Selby Railway Corridor</p>
	Nature Conservation	Within 50m of SINC Sim Hill (SE54-07YK)	
	Green Corridor	Within 50m of District Corridor (14) Askham Bog & Within 50m of Local Corridor (15) Selby Railway Corridor	
	Ancient Wood	N/A	

Section: 8	Boundary: 34	Boundary Name: South of York College
----------------------	------------------------	--

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain
	Listed Buildings	N/A	Urban Characterisation	Adjacent to Character Area 75 Dringhouses & Tadcaster Road
	Scheduled Monument	N/A		
	Historic Park & Garden	N/A	Open Space Typology	Outdoor Sports Facility - York Sixth Form College
	Strategic Views	N/A	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	Urban Historic Landscape Character	Settlement Planned estate	<p>The Green Belt boundary forms the boundary of Characterisation Area 75. The boundary follows the alignment of Sim Balk Lane and the boldly designed York College to the north. To the south of the boundary (Sim Balk Lane), lies open fields bounded by hedgerows (the London Bridge site), with the alignment of a disused railway track running through the centre. The land to the south of low lying and consequently, is significantly over looked from higher carriageways (Tadcaster Road and the A64), despite some tree cover at road sides and hedges in the middle.</p>	
<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>				

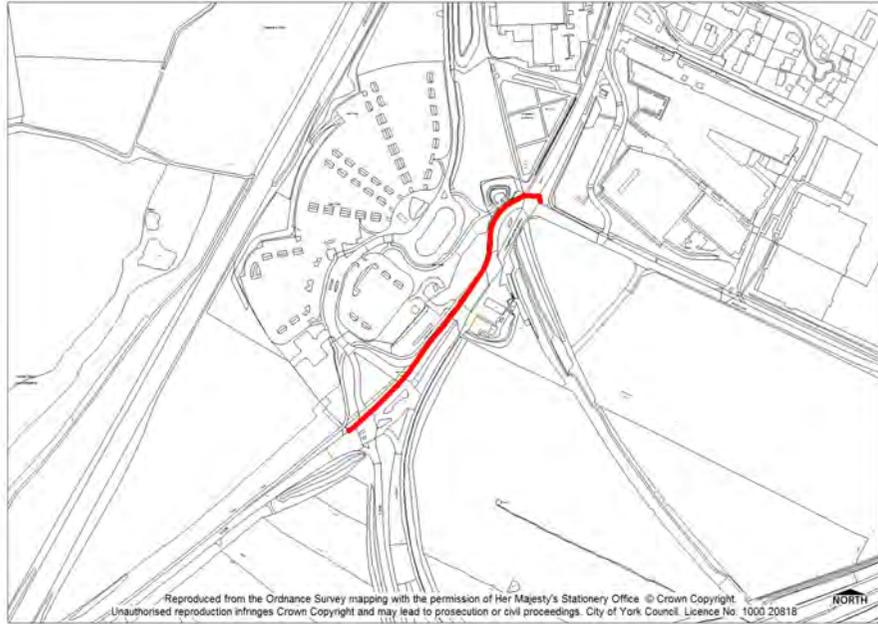
P	Strategic Permanence
----------	-----------------------------

Section: 8	Boundary: 34	Boundary Name: South of York College
----------------------	------------------------	--

<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
LOCAL Permanence	
Recognisability	Permanence
<p>The proposed boundary follows a recognisable carriageway edge and the boundary to York College to the north.</p>	<p>The proposed boundary follows a clear and defined boundary on the First Edition OS Survey Plan 1852, following the alignment of Sim Balk Lane. The boundary is reinforced by the adjacent development of York College to the north.</p> <p>Expansion of facilities at York College has been sought through the Local Plan consultation process. These are addressed through Annex 5 and 6 and seek to maintain the current building development line to the south of the college, in the interests of protecting the openness of land to the south and the open aspect of approach roads in this location.</p>
Road Carriageway	
<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>	

Section: 8	Boundary: 35	Boundary Name: South East of Sim Hills
----------------------	------------------------	--

The boundary turns southwest to follow the A1036 until the junction intersect (Askham Bar Park and Ride entrance)



Openness	Strategic Openness	
	Green Belt Appraisal	Adjacent to area preventing Coalescence (G3)
	Nature Conservation	Within 50m of SINC Sim Hill (SE54-07YK)
	Green Corridor	Adjacent to Local Corridor (15) Selby Railway Corridor & Within 50m of District Corridor (14) Askham Bog
	Ancient Wood	Within 250m Askham Boggs - Ancient & Semi-Natural Woodland
		<p>Purpose 4 & 2 - The proposed boundary lies just outside an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York - as an Area Preventing Coalescence (G3) (Purposes 2&4).</p> <p>Purpose 1 - Land in the vicinity of the proposed boundary has access to 2 or more services (Purpose 1). However, the southern boundary of the site borders an area without access to 2 or more services.</p> <p>Purpose 3 - The boundary is within 50m of a SINC Sim Hill (SE54-07YK). It is adjacent to a Local Corridor (15) Selby Railway Corridor & within 50m of a District Corridor (14) Askham Bog</p>

Section: 8	Boundary: 35	Boundary Name: South East of Sim Hills
----------------------	------------------------	--

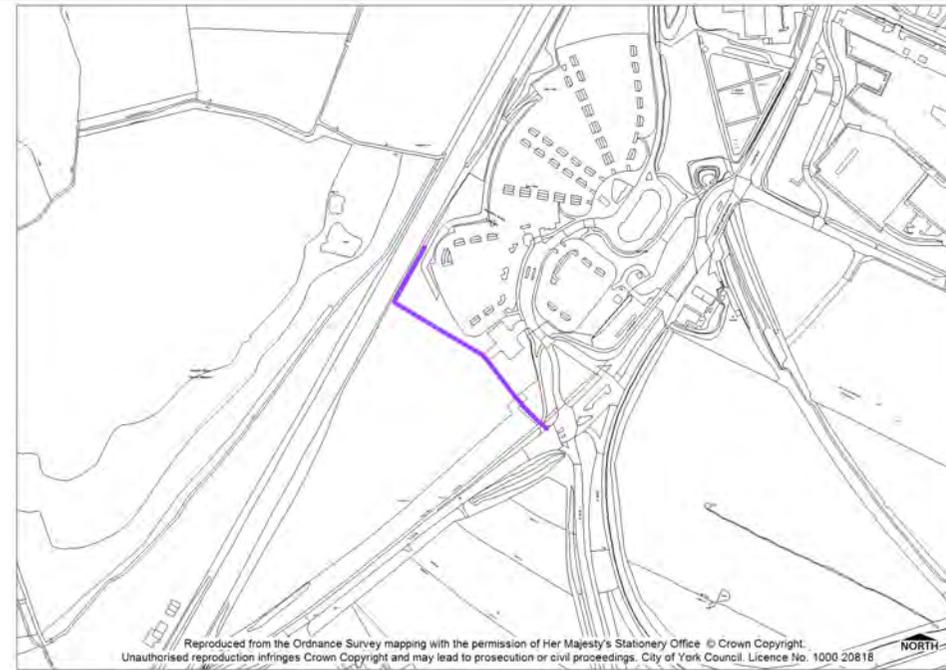
Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Seperate but to the South of Character Area 51 South Dringhouses
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	N/A - The built context of the area has changed post assessment	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	The First Edition OS Survey Plan 1852 shows the boundary of 'Tadcaster Bridge and Hob Moor Lane End Trust' which equates to the current alignment of Tadcaster Road (A1036), which forms the current Green Belt boundary on the northern side, to the point where the southern boundary of the Park & Ride site fence line meets it.		The Green Belt boundary falls outside the Historic Characterisation Project area. To the north west of the boundary lies the urbanised area of the recently developed Askham Bar Park and Ride, associated buildings, road network and landscaping, signs, street lighting, and entrance/exit lanes from the A1036. The site is partially obscured from view by an established hedge / tree line. The A1036 (Tadcaster Road) forms one of the main routes into the City centre from the south (from the A64). To the south lies London Bridge Service Station and open fields (the London Bridge site), behind a line of mature trees.	
	Evidence shows that land to the east of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.			

Section: 8	Boundary: 35	Boundary Name: South East of Sim Hills
----------------------	------------------------	--

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a recognisable historical boundary (edge of highway along the A1036 (Tadcaster Road), with a grass verge, footpath and hedge / tree line).	The proposed boundary follows a clear and defined boundary on the First Edition OS Survey Plan 1852, following the alignment of 'Tadcaster Bridge and Hob Moor Lane End Trust ' (now Tadcaster Road). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Road Carriageway		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		

Section: 8	Boundary: 36	Boundary Name: Askham Bar Park and Ride
----------------------	------------------------	---

The boundary follows this path West until it reaches Chaloner's Whin



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - Although the boundary does not lie within an area identified by the 'Approach to the Green Belt Appraisal' (2003, and its subsequent updates), as important in preserving the historic character and setting of York, it lies between an 'Area Preventing Coalescence' (G3) to the east (including the London Bridge site and York College sports pitches) and an 'Area Retaining Rural Setting' (F4) to the west of the adjacent railway line and south of Moor Lane.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services. However, the southern boundary of the site borders an area without access to 2 or more services.</p> <p>Purpose 3 -The boundary is within 50m of Askham Bogg SSSI & 250m of SINC Sim Hill (SE54-07YK). It is adjacent to a District Corridor (14) Askham Bog & within 250m of a Local Corridor (15) Selby Railway Corridor</p>
	Nature Conservation	Within 50m of Askham Bogg SSSI & 250m of SINC Sim Hill (SE54-07YK)	
	Green Corridor	Adjacent to District Corridor (14) Askham Bog & Within 250m of Local Corridor (15) Selby Railway Corridor	
	Ancient Wood	Within 250m Askham Bogg Ancient & Semi-Natural Woodland	

Section: 8	Boundary: 36	Boundary Name: Askham Bar Park and Ride
----------------------	------------------------	---

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Seperate but to the South of Character Area 51 South Dringhouses
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	N/A - The built context of the area has changed post assessment	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>The area to the south is open in nature. Should further development take place it would have the potential to negatively impact on the important nature conservation site of Askham Bogg SSSI, as well as narrow the separation between Copmanthorpe and the main urban area. The area is visible form the A64 which is an important approach when considering the perception of York within its rural context and the development of the Park and Ride has already had an impact on the nature and perception of the area, it is therefore important to keep this land open to prevent further encroachment and coalescence as well as to protect the historic character of the city. bdzgfz</p>		<p>The Green Belt boundary falls outside the Historic Characterisation Project area, so does not fall within a specific area. The currently proposed boundary follows the fence line extending at right angles to the A1036, which marks the boundary of the Park & Ride site with the adjacent land. The Park and Ride site was granted by very special circumstances and has had an urbanising impact in this location. However, land to the south is undeveloped and remains open adjoining with Askham Bogg SSSI at the end of the field.</p>	
	<p>Evidence shows that land to the south of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 36	Boundary Name: Askham Bar Park and Ride
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	<p>The First Edition OS Survey Plan 1852 shows a number of small linear field plot boundaries between the railway line and Tadcaster Road, at Sim Hills. However they do not equate specifically to the boundary currently proposed, however, this could be an issue relating to the scaling of the mapping.</p> <p>The currently proposed boundary follows a fence line extending at right angles to the A1036 which demarcates the boundary/landscaping of Askham Bar Park and ride.</p>	<p>The currently proposed boundary follows a relatively new fence line extending at right angles to the A1036 to the railway line, which demarcates the boundary/landscaping area of Askham Bar Park and ride.</p> <p>All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
Fenceline		
The proposed boundary has been established in accordance with demarcating the extent of Askham Bar park and ride. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of current built and natural features offers strength and Resilience to change.		

Section: 8	Boundary: 37	Boundary Name: East Coast Main Line
----------------------	------------------------	---

The boundary along the railway line northwards to properties to the RO the Horseshoe and the corner of Hoggs Pond



Strategic Openness			
Openness	Green Belt Appraisal	Within 50m of Area protecting Rural Setting (F3)	<p>Purpose 4 & 2 - The proposed boundary is important in preserving the historic character and setting of York - 'Area (F4)' to the west of the adjacent railway line and south of Moor Lane is described as "An open agricultural landscape including wthe woodland of Askham Bogs affording prominent views of the Minster and has an important role in preventing the coalescence of Copmanthorpe and the urban area.</p> <p>Purpose 1 -Land in the vicinity of the proposed boundary has access to 2 or more services.</p> <p>Purpose 3 -The boundary is within 50m of Askham Bogg SSSI & is adjacent to SINC Sim Hill (SE54-07YK). It is adjacent to a District Corridor (14) Askham Bog & within 250m of a Local Corridor (15) Selby Railway Corridor There is also an area known as Hogg's pond which is of nature conservation value to the north of this.</p>
	Nature Conservation	Within 50m of Askham Bogg SSSI & Adjacent to SINC Sim Hill (SE54-07YK)	
	Green Corridor	Adjacent to District Corridor (14) Askham Bog & Within 250m of Local Corridor (15) Selby Railway Corridor	
	Ancient Wood	Within 250m of Askham Bogs –	

Section: 8	Boundary: 37	Boundary Name: East Coast Main Line
----------------------	------------------------	---

Openness	Local Openness			
	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	ECUS Landscape Character 3 Low Lying Arable Plain
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	Adjacent to Character Area 31 Railway
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	No Openspace Adjacent to Boundary
	Urban Historic Landscape Character	N/A - The built context of the area has changed post assessment	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>The First Edition OS Survey Plan 1852 shows the alignment of the railway line, which equates to the current alignment of the railway line. The 1852 Plan also shows Dringhouses Bog and Chaloners Whin, adjacent the railway line to the north west and what is currently Hoggs Pond. Land to to the south east of the railway line is undeveloped in the 1852 Plan, forming a number of linear field boundaries running between the railway line and 'Tadcaster Bridge and Hob Moor Lane End Trust' , now Tadcaster Road, which currently contains Askham bar Park & Ride, Tescos, and mostly 20th Century housing. Some of the land to the west of this boundary (proposed to be maintained within the Green Belt) is visible from the open approach of the A1237/ A64 and has been identified through Topic Paper 1 as land which it is important to keep permanently open in order to protect the historic character of the city - primarily by protecting the perception of the city in its rural context.</p>		<p>Part of the boundary forms the boundary of Characterisation Areas 75 & 25. The railway line separates the urban land of the expanded Askham Bar Park and Ride, Tesco Superstore and council run car park from agricultural open countryside, nature conservation sites and recreational areas to the west. The Railway line gives a firm defendable edge which has already been effective in restricting sprawl as well as protecting the historic setting of the city and the countryside from encroachment</p>	
	<p>Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the City.</p>			

Section: 8	Boundary: 37	Boundary Name: East Coast Main Line
----------------------	------------------------	---

Permanence	Strategic Permanence	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	LOCAL Permanence	
	Recognisability	Permanence
	The proposed boundary follows a well established and recognisable feature in the form of the East Coast Railway Line. It does this from where it runs along side the park and ride up to the point where it is level with the curtiledges of properties on Don Avenue, offering containment to the urbanising features to the east and coinciding with where the existing urban edge.	There are no outstanding planning applications in this location at this time and if established as the Green Belt edge there is no reason to think this boundary which represents a layering of existing urbanising features shouldn't offer resilience to change. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
Railway Line		
The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.		