



Topic Paper 1: Approach to defining York's Green Belt  
Addendum (2021)

Annex 2:  
York Green Belt Outer Boundary

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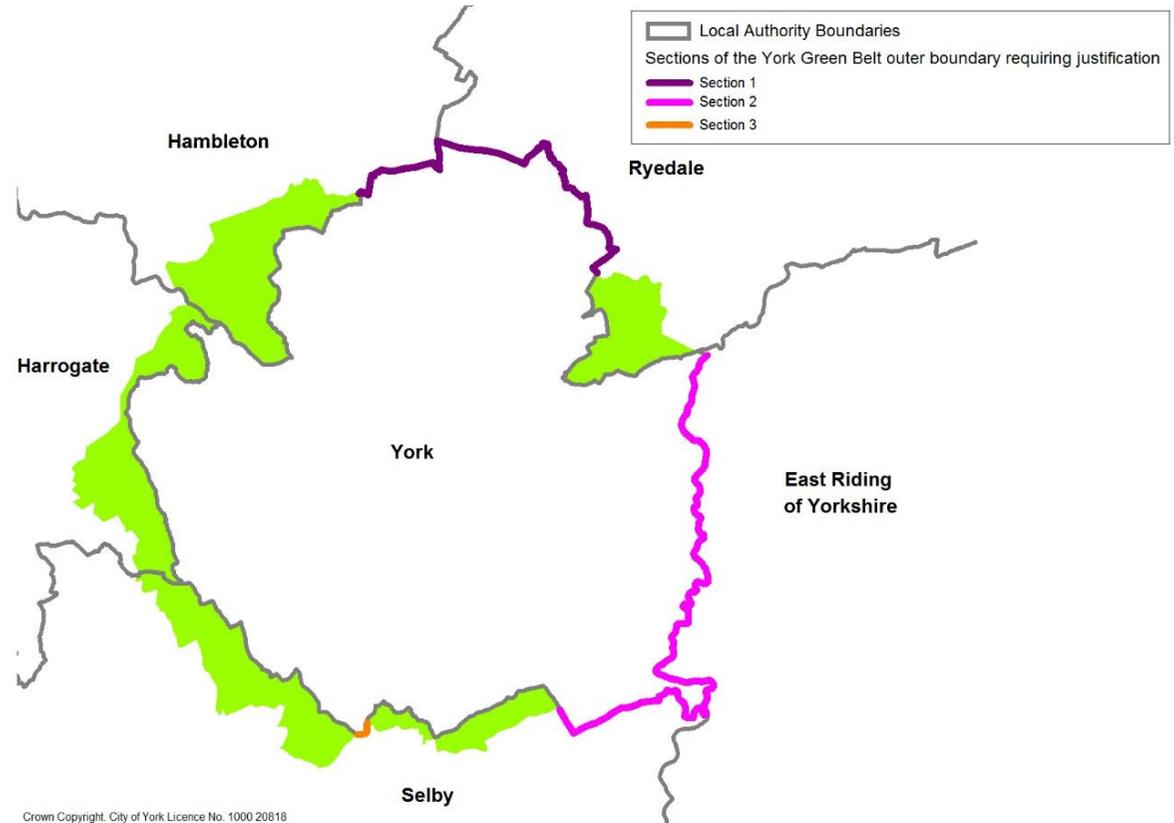
## **Introduction**

This annex presents the discussion of the detailed assessment questions and evidence in relation to determining the remaining York Green Belt Outer boundaries. The annex presents the areas of the York Green Belt outer boundary broken down into 3 broad sections as presented below:

Section 1 includes the edge of the York Green Belt where it approaches the local authority boundaries of Hambleton and Ryedale. It stretches from the B1363 (Plowmans Yard) clockwise to Central Science Laboratory (A64).

Section 2 considers the York Green Belt boundary where it meets with the East Riding of Yorkshire authority area as well as part of the shared boundary with Selby District Council.

Section 3 covers a short section of the River Ouse on the edge of the York Green Belt where it meets the local authority boundary of Selby.



In order to reasonably evaluate the broad swathes of land, these sections have been further subdivided in to more manageable shorter 'boundaries' for the purposes of analysis. The boundaries are divided up by recognisable points or infrastructure and illustrated at the beginning of each section and proforma.

## How to use this annex:

This annex should be read in conjunction with the **TP1 Approach to defining York's Green Belt Addendum (2021)** report, which sets out the scoping and methodology for determining the detailed boundaries of the York Green Belt [[EX/CYC/50](#)].

Please see specifically:

**Section 5 'Methodology (1): Review of the General Extent of the Green Belt and Scoping'** sets out the Green Belt Purposes and Spatial Principles for consideration in determining the detailed boundaries of the York Green Belt.

**Section 6 'Methodology (2): Scoping Boundaries'** sets out the sections of the York Green Belt outer boundary which have already been defined through adopted development plan documents in adjacent authority areas (Paras 6.1 - 6.10). The York Green Belt runs continuously to the City of York authority boundary to join up with previously adopted sections, in line with Spatial Principle 2, to create a cohesive area. Section 6 also sets out the scoping for how the remaining outer limits of the York Green Belt, determined in this annex, will connect up to the previously adopted limits, and conform to the requirements of saved RSS policies in line with Spatial Principle 3 (Paras 6.11 – 6.18).

**Section 8 'Methodology (4): Defining Detailed Boundaries'** explains the relationship between Green Belt Purposes, Strategic Principles and assessment evidence, in forming Criteria 1 to 5 and the detailed assessment questions.

**Annex 1** [[EX/CYC/50a](#)] presents high level strategic and geographic outputs of the assessment evidence set out in section 8 of the report. The outputs are presented as a visual aid but the whole of the original evidence base document or detailed interactive mapping linked to those images have been considered. The evidence presented in Annex 1 does not determine Green Belt allocation or boundaries but informs consideration of land function, providing the background and context for the analysis of Green Belt purposes and criteria 1 to 5 as presented in this annex.

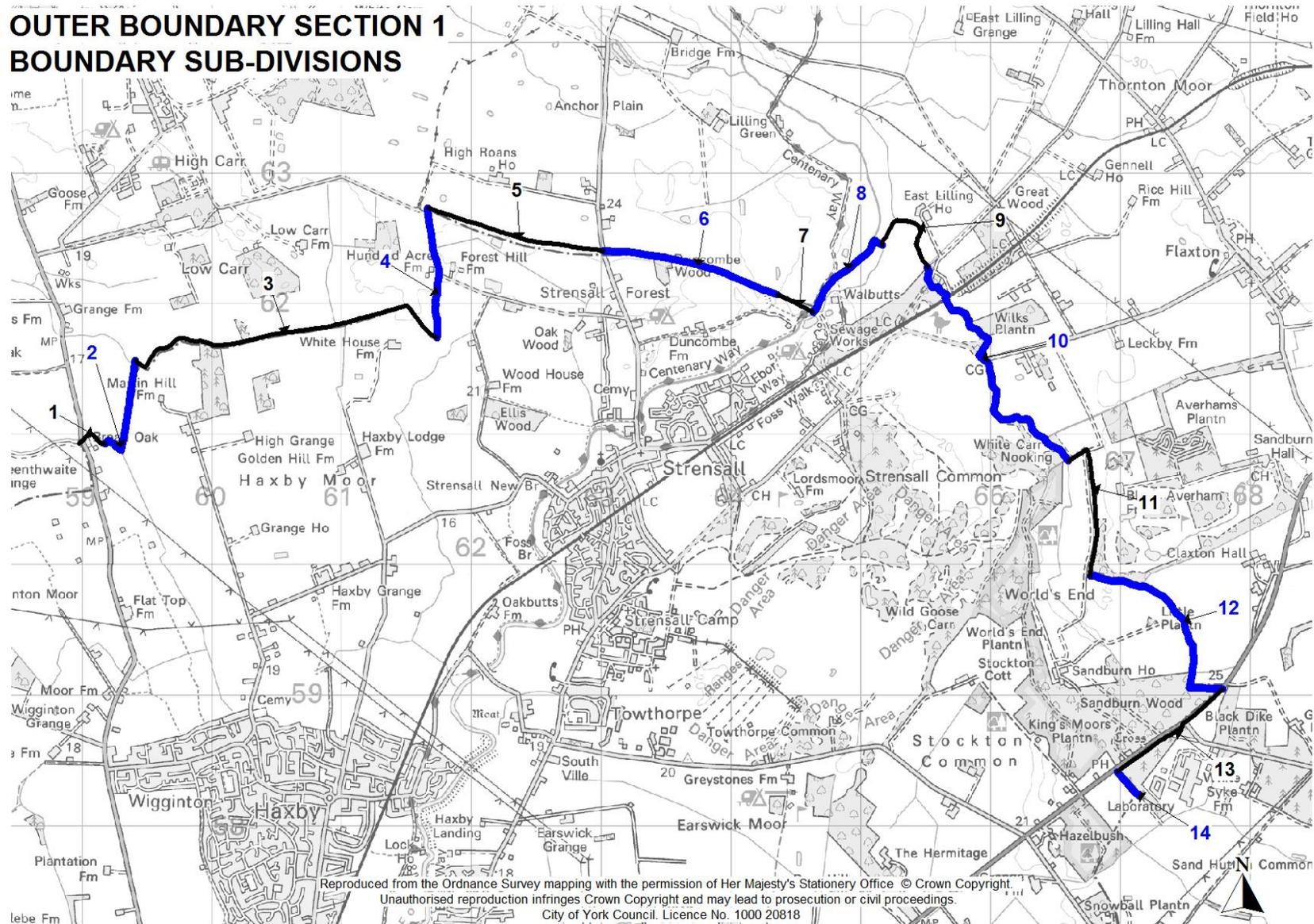
## Presentation of the analysis:

The profomas present the proposed boundary and discursive analysis against the detailed assessment questions identified in the methodology. Alternative boundaries are assessed in the discussion sections, where relevant.

The summary table scopes in which assessment questions are relevant considerations in the determination of each boundary. It also presents the conclusion as to whether it is necessary to keep the adjacent land permanently open in line with each Green Belt purpose.

Where an assessment question is not relevant in determining a boundary, it is classified as not applicable in the summary and does not appear in the discussion section. As the analysis and evidence of some questions overlap, these may be grouped under a combined heading in the discussion section.

# OUTER BOUNDARY SECTION 1 BOUNDARY SUB-DIVISIONS



Section: <b>1</b>	Boundary: <b>1</b>	Boundary Name: <b>Wigginton Road to field boundary behind Plowmans Yard (Industrial Estate)</b>
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From Wigginton Road, the boundary follows the hedged ditch along the northern boundary of Broad Oak Farm small industrial estate, before turning south to cut through the industrial estate expansion still following (joining up) the historical ditch and tree line



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>1</b>	Boundary Name: <b>Wigginton Road to field boundary behind Plowmans Yard (Industrial Estate)</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
Purpose	Discussion	<u>Outcome</u>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and special character of historic towns</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP1, SP2, SP3, SP4, SP7</b></p>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a key long distance view from Crayke (Key View 3), across the City of York Authority area, of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). There are also a number of views of the Minster from the Howardian Hills and other outcrops south of the North York Moors to which the land contained within this boundary is sensitive to. Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in these views. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open land and landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land needs to be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York.</b> The boundary is important to the historic character and setting of York as it marks the northern edge of an extended Green Wedge D1 (Annex 1 – Evidence 11 - GB Appraisal) which extends to the authority boundary and this land has an important role in mainining the pattern of development and separation between settlements in terms of their scale and identity.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing.</b>The land to the south of this boundary, and extending to the urban edge of the city, is identified in the Green Belt appraisal work as extended Green Wedge D1 and is important to retaining the open approach, rural and historic setting of York adjacent to the B1363 (Annex 1 – Evidence 11 - GB Appraisal).</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</b></p>

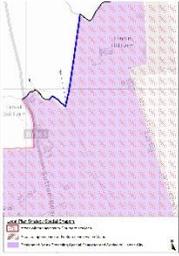
Section: <b>1</b>	Boundary: <b>1</b>	Boundary Name: <b>Wigginton Road to field boundary behind Plowmans Yard (Industrial Estate)</b>
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	<p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from around Crayke, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land to the south of this boundary is part of the open countryside around the city of York and contributes to the open approach of the B1363 when travelling from the north. The land is Vale Farmland (Annex 1 – Evidence 7 North Yorkshire and York Landscape Character Project 2011) which is characteristic of wider open low lying agricultural landscape which surrounds the City of York and forms its setting, and of a similar character and nature to the area directly abutting the main urban area. Immediately to the south of the proposed boundary is a former farm which has now changed to more modern industrial storage uses. Scattered farmsteads and halls are a feature of the landscape in this area historically (Annex 1 – Evidence 8 - York Landscape Study 1996), and seeing these isolated locations diversify in line with changing economies illustrate the evolution of the historic landscape. The ditches in the area are historical evidence of the past attempts to drain the land for more productive agricultural use and are associated with diverse hedgerows which remain as field boundaries and contribute to the sense of countryside and access to wildlife. The fields further south of broad oak farm are medium sized regular fields with straight hedge boundaries with their origins in the post medieval period- 1756 AD to 1759 AD which have remained open and have experienced very little change and therefore maintain significant legibility to the historic landscape.</p>	
<p><b>Purpose 1</b>   <b>Checking unrestricted sprawl</b></p>	N/A	N/A

Section: <b>1</b>	Boundary: <b>1</b>	Boundary Name: <b>Wigginton Road to field boundary behind Plowmans Yard (Industrial Estate)</b>
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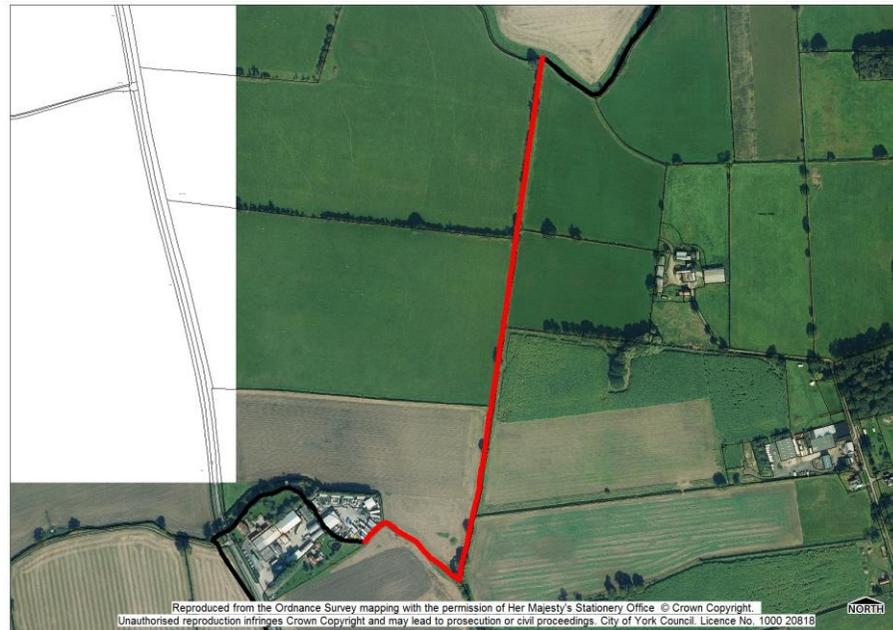
<b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>		
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<p><b>Encroachment (Criterion 5)</b>  <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b>  Urbanisation between the main urban area and the outer boundary in this location is limited. There is a small area of built development to the south of the proposed boundary in the location of Broad Oak Farm, which has been developed to offer some industrial style/storage facilities, these are low density acceptable agricultural uses within the Green Belt and the nature is not that of dense built up urbanisation which would need to be excluded from the Green Belt. The wider land contains the B1363, some overhead power lines and telegraph poles but only low-density structures with relationships to the countryside in acceptable countryside use.</p> <p><b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b>  The land to the south of the industrial storage uses is open in nature and mainly in agricultural use with geometric field patterns except where ditches create variation. The land is flat diverse arable farmland and contains diverse hedgerows and ditches with a strong presence of hedgerow trees which give the countryside a sense of maturity, wildlife value and enclosure. The vegetated ditches and diverse hedgerows contribute to the sense of countryside and access to wildlife. The influence of the the B1363 is minimised by the hedgerows which border it and the glimpses of the city in its wider context. While the overhead power lines and telegraph poles are in some places visually intrusive and break up the landscape character, they do not as yet dominate it. The area maintains an overall feeling of rural tranquility with a lack of large areas of dense urbanising development.</p>	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - hedged tree line / ditch / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The proposed boundary line marks what was once the limits of Broad Oak Farm and is today a small business park. The limits of the complex are marked for the most part by a ditch, a strong hedge and established trees. These features are identifiable on OS maps and on the ground. Though the business park at Broad Oak Farm has expanded across the authority boundary - the historical line of the ditch and established vegetation along its length allow the boundary to still be traced in a legible way. While	<b>The proposed boundary has been established for a</b>

Section: <b>1</b>	Boundary: <b>1</b>	Boundary Name: <b>Wigginton Road to field boundary behind Plowmans Yard (Industrial Estate)</b>
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	<p>alternative boundaries within the City of York authority area have been considered, including to the south of the existing small business park, the boundary presented offers greater consistency with the York Green Belt areas adopted by Hambleton to the west of this area and the potential boundaries to the east (Section 1 Boundary 2) and reflects the importance of this corridor of land to the setting of York. The proposed boundary also gives Hambleton the opportunity to consider if the land to the north of this should be assessed in its contribution to the York Green Belt. While the fields immediately to the north are of a similar age, style and legibility it is not within the scope of this study to assess land outside of the authority boundary.</p>	<p><b>significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b></p>
<b>Permanence</b>	<p>The historical field pattern, ditch and hedged line of the boundary have been established for some time and can be seen on maps from the late 1800's. The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Wigginton and Sutton-On-The-Forest. The proposed boundary has remained legible through a significant period of time and change.</p>	
<b>Strategic Permanence</b>		
<p><b>Consistency with Local Plan strategy (NPPF Para 85)</b></p> 	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the south of the proposed boundary is not identified as being open space or of specific designated nature conservation value, but is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an extended Green Wedge, and therefore is not suitable for development in line with the Local Plan strategy.</p>	
<b>Land Submitted</b>	<p>Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan</p>	

Section: <b>1</b>	Boundary: <b>2</b>	Boundary Name: <b>Field boundary to east of Plowmans Yard (industrial estate) to drainage ditch between Grange Farm and Martin Hill Farm</b>
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From the eastern end of Plowmans Yard, the boundary follows a hedged ditch south east, to a point where meets another hedged drain running north south, which it follows north-east, until it meets the ditch between Grange Farm and Martin Hill Farm.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>2</b>	Boundary Name: <b>Field boundary to east of Plowmans Yard (industrial estate) to drainage ditch between Grange Farm and Martin Hill Farm</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b> The land contained within this boundary is part of a key long distance view from Crayke (Key View 3), across the City of York Authority area, of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). There are also a number of views of the Minster from the Howardian Hills and other outcrops south of the North York Moors to which the land contained within this boundary is sensitive to. Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in these views. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land needs to be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York.</b> The boundary marks the north eastern edge of an extended Green Wedge D1 (Annex 1 – Evidence 11 - GB Appraisal).which extends to the authority boundary and the land has an important role in maintaining the pattern of development and separation between settlements in terms of their scale and identity.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting.</b> Land abutting this boundary, and extending into the urban edge of the city, is identified in the Green Belt appraisal work as extended Green Wedge D1 and is important to retaining the open approach, rural and historic setting of York adjacent to the B1363 (Annex 1 – Evidence 11 - GB Appraisal).</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

Section: <b>1</b>	Boundary: <b>2</b>	Boundary Name: <b>Field boundary to east of Plowmans Yard (industrial estate) to drainage ditch between Grange Farm and Martin Hill Farm</b>
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	<p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from around Crayke, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land to the south and east of this boundary is part of the open countryside around the City of York and contributes to the open approach of the B1363 when travelling from the north. The land is Vale Farmland (Annex 1 – Evidence 7 North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. To the east of the proposed boundary within the City of York area are scattered farmsteads and agricultural ditch lined fields which are features of this flat diverse arable setting historically (Annex 1 – Evidence 8 - York Landscape Study 1996) and contribute to the rural and historic landscape in this location. Ditches are associated with diverse hedgerows which remain as field boundaries and contribute to the sense of countryside and access to wildlife. The fields have straight hedge boundaries with their origins in the post medieval period- 1756 AD to 1759 AD and maintain significant legibility to the historic landscape, exhibiting features which relate to historical Ridge and Furrow patterns and link to the historical agricultural economy of the area. In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city and evidence of the populations development and agriculture.</p>	
<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>	N/A	<b>N/A</b>

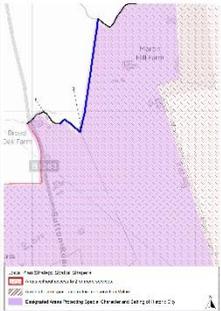
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<b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>		
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> Whilst the settlement of Haxby can sometimes be seen from this boundary, negative human influence are minimal in this area. There are small isolated areas of built development to the south east of the boundary in the form of historical farmsteads off Moor Lane. These farmsteads are acceptable agricultural uses within the Green Belt and contribute to the rural landscape. The land around the farmsteads is open in nature and mainly in agricultural use, with geometric field patterns in long linear strips. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b> The land in this location is flat with little topographical variation and contains diverse hedgerows, ditches and a strong presence of hedgerow trees which give a sense of maturity, wildlife value and enclosure. While overhead power lines and telegraph poles are visually intrusive and break up the landscape character, they do not as yet dominate it. Although development at Haxby can sometimes be seen it does not overwhelm the countryside but instead creates a sense of connection to the villages of York. The roads leading to some of the farmsteads are often dead ends with links only to nearby Haxby and are another feature of this landscape, creating a sense of connection to the villages of York, as well as a feeling of rural tranquility.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</b>
<b>Local Permanence- Field / Ditch / hedge / Trees / Administrative Boundary</b>		
<b>Recognisability of proposed boundary</b>	The proposed boundary line is marked by continuous linear field boundaries, a ditch, a strong hedgerow and established trees. These form a strong and recognisable feature within the landscape, identifiable on OS maps and on the ground. This is the most recognisable boundary in the area that allows for the importance of the Green wedge to the south to be taken into account. While the fields immediately to the north and west are of a similar age, style and legibility it is not within the scope of this study to investigate land beyond the authority boundary.	<b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well</b>
<b>Permanence</b>	The historical field pattern, ditch and hedged line of the boundary have been established for some time and can be seen on maps from the late 1800's. The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the parish boundary between Wigginton and	

Section: <b>1</b>	Boundary: <b>2</b>	Boundary Name: <b>Field boundary to east of Plowmans Yard (industrial estate) to drainage ditch between Grange Farm and Martin Hill Farm</b>
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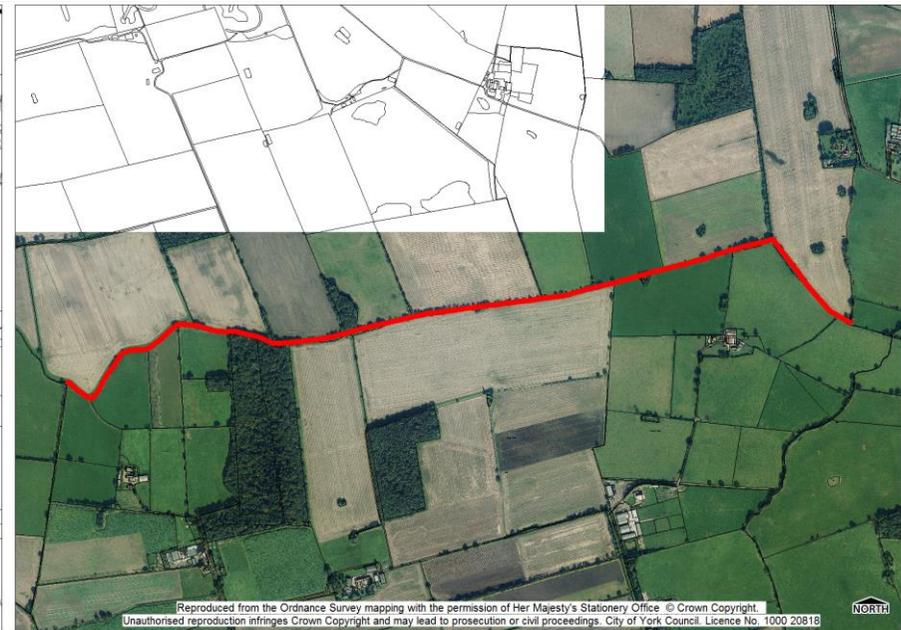
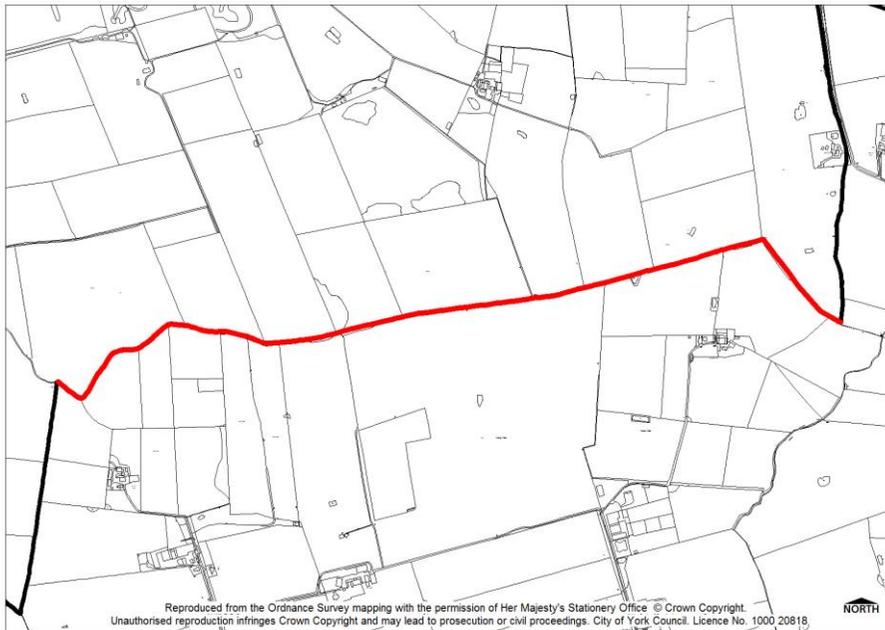
	<p>Sutton-On-The-Forest. In protecting the historic character and setting of York it is important to protect the setting and context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and change. All of the existing planning 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</p>	<p><b>as as being supported as administrative boundaries offers strength and resilience to change.</b></p>
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**Strategic Permanence**

<p><b>Consistency with Local Plan strategy (NPPF Para 85)</b></p> 	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the east of the proposed boundary is not identified as being open space or of specific designated nature conservation value, but is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an extended Green Wedge, and therefore is not suitable for development in line with the Local Plan strategy.</p>
<p><b>Land Submitted</b></p>	<p>Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan</p>

Section: <b>1</b>	Boundary: <b>3</b>	Boundary Name: <b>Drainage ditch between Grange Farm and Martin Hill Farm to east of Whitehouse Farm</b>
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The boundary turns south east along the ditch, before following a hedge / tree boundary and ditch north east, it cuts across the northern end of Haxby Wood then continues east, along a series of field boundaries, to the north east of Whitehouse Farm, before following the ditch south east.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>3</b>	Boundary Name: <b>Drainage ditch between Grange Farm and Martin Hill Farm to east of Whitehouse Farm</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b> The land contained within this boundary is part of a general long distance view from Brandsby and the higher ground to the north east, across the CYC authority area, of York Minster in its wider setting of compact city and open countryside(Annex 1 – Evidence 13a YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All of the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land needs to be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York.</b> Land to the south of this boundary visually connects with the village of Strensall. Land to the south of the boundary, to the west of Haxby Wood is within extended Green Wedge D1 (Annex 1 – Evidence 11b - GB Appraisal) which extends to the authority boundary and has an important role in maintaining the pattern of development and separation between settlements in terms of their scale and identity.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting.</b> Land to the south of this boundary, and extending into the urban edge of the city, is identified in the Green Belt appraisal work as extended Green Wedge (D1) and is assessed</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

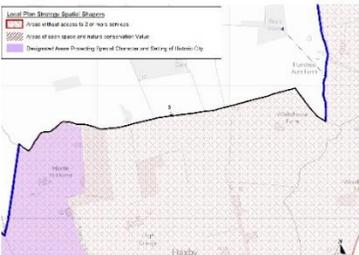
Section: <b>1</b>	Boundary: <b>3</b>	Boundary Name: <b>Drainage ditch between Grange Farm and Martin Hill Farm to east of Whitehouse Farm</b>
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	<p>as being important to retain the open approaches, rural and historic setting of York adjacent to the B1363 (Annex 1 – Evidence 11 - Green Belt Appraisal).</p> <p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from around Brandsby, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCAA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land to the south of this boundary is part of the open countryside around the City of York, which contributes to its setting along with the setting of individual villages within the wider landscape. The land in this location is Vale Farmland with Plantation Woodland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The land to the south of the boundary contains scattered farmsteads and halls which have historically always been features of the flat diverse arable farmland of this area along with the enclosed agricultural fields (Annex 1 – Evidence 8 -The York Landscape study 1996) and contribute to the rural and historic landscape in this location. Many fields have merged to increase agricultural productivity reducing the legibility of the historic landscape. While not as old or as legible as some of the surrounding areas these field still represent the agricultural heritage of this part of York. The fields now are marked out almost exclusively by ditches and drains and is representative of attempts to drain the land and increase agricultural productivity and manage the challenges of the landscape and have created diverse hedgerows which remain as field boundaries and contribute to the sense of countryside and access to wildlife in this location.</p>	
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Section: <b>1</b>	Boundary: <b>3</b>	Boundary Name: <b>Drainage ditch between Grange Farm and Martin Hill Farm to east of Whitehouse Farm</b>
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<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> There is generally an absence of built development and urbanising features in this location, with only small isolated areas of built development in the form of sporadic historical farmsteads off Moor Lane. These are low density and are acceptable agricultural uses within the Green Belt, being rural in nature. Other human influences in the area are minimal, comprising minor roads and isolated farm tracks. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b> The isolated farm tracks on land to the south of the boundary add a sense of isolation and inaccessibility. Haxby Wood lies along a small section of the proposed boundary and contributes to giving the landscape a sense of maturity, wildlife value and enclosure. The visual barrier it creates also gives a sense of enclosure in contrast to the more open land to the south. The fields further to the east and south of the proposed boundary are generally very flat and open, with good open views across the countryside north of Wigginton and towards the Strensall area. The openness of the fields enhances the sense of countryside and connectivity to the surrounding rural landscape.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</b>

Section: <b>1</b>	Boundary: <b>3</b>	Boundary Name: <b>Drainage ditch between Grange Farm and Martin Hill Farm to east of Whitehouse Farm</b>
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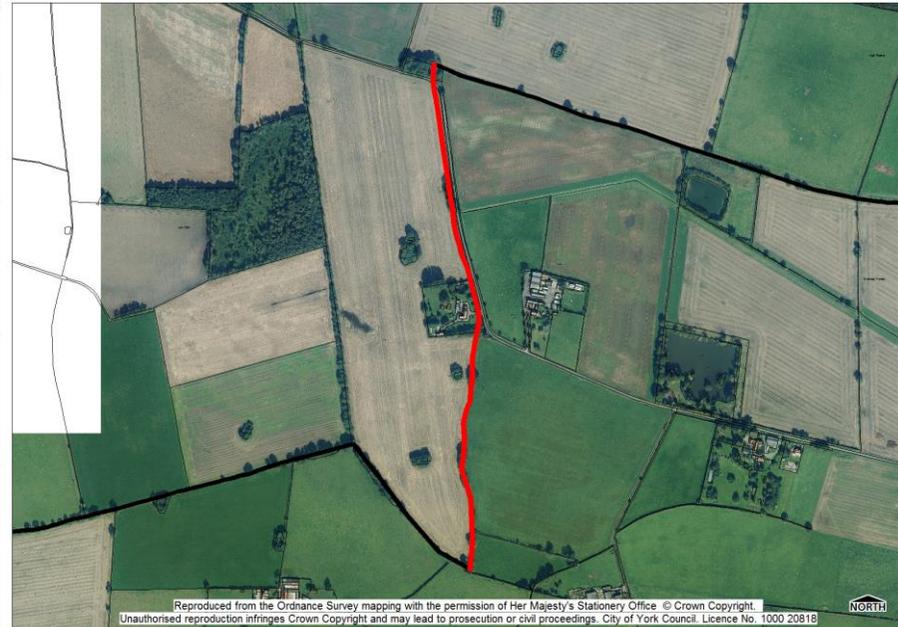
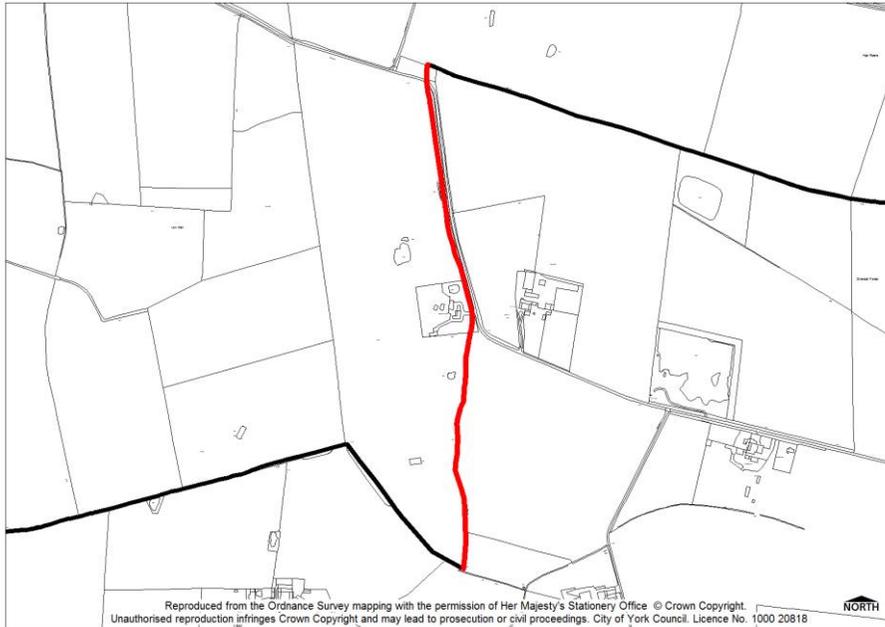
<b>Local Permanence - Hedge / trees / ditch / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	<p>The proposed boundary line is a strong and recognisable feature within the landscape, clearly defining a series of field boundaries and the edge of woodland which lie generally in an east-west direction. The line is marked by trees and hedges and a drainage ditch. While much of the landscape in the area is similar in nature, alternative boundaries within the City of York authority area have been considered. The option presented however, is the most recognisable and consistent which allows for the importance of the Green Wedge to the east to be taken into account and the adjoining field patterns in this area form a continuous line which is recognisable on maps and on the ground. While the fields immediately to the north are of a similar age, style and legibility, it is not within the scope of this study to assess land outside of the authority boundary.</p>	<p><b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b></p>
<b>Permanence</b>	<p>The proposed boundary is an established field and road / track boundary, shown on maps dating as far back as at least the mid-19th Century. The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Haxby Town Council and Sutton on the Forest. In protecting the historic character and setting of York it is important to also protect the setting of context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and 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.</p>	
<b>Strategic Permanence</b>		
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>		<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the south of the proposed boundary is not identified as being of specific designated nature conservation value but does include Haxby Wood. Part of the boundary is identified as part of an extended Green Wedge, important in retaining the open approach, rural and historic setting of York and maintaining the</p>

Section: <b>1</b>	Boundary: <b>3</b>	Boundary Name: <b>Drainage ditch between Grange Farm and Martin Hill Farm to east of Whitehouse Farm</b>
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	settlement pattern of development and therefore is not suitable for development in line with the Local Plan strategy.
<b>Land Submitted</b>	Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan

Section: <b>1</b>	Boundary: <b>4</b>	Boundary Name: <b>East of Whitehouse Farm along Carr Lane, to the point where Carr Lane turns north west</b>
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The boundary turns northwards, following a vegetated ditch field boundary, which aligns with a track and Carr Lane past Hundred Acre Farm until the Road turns to the west.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>4</b>	Boundary Name: <b>East of Whitehouse Farm along Carr Lane, to the point where Carr Lane turns north west</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape</b>  Land contained within this boundary to the east is part of a general long distance view from the north west of Sheriff Hutton, across the CYC authority area, of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land needs to be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York.</b> The openness in this location contributes to understanding Strensall’s compact nature and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics). Land in this location visually connects with the village of Strensall and forms part of the open approach to the village and city when travelling along Sherrif Hutton Road. Given the proximity of Strensall, the openness of land in this location is important to maintain and understand Strensall’s compact form.</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

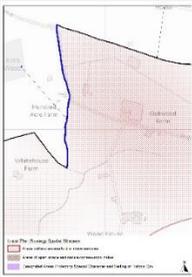
Section: <b>1</b>	Boundary: <b>4</b>	Boundary Name: <b>East of Whitehouse Farm along Carr Lane, to the point where Carr Lane turns north west</b>
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	<p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting</b> Land to the east of this boundary is within the parish of Strensall. This rural agricultural land around the village contributes to the open feel of the area, which is part of Strensall's setting, as well as part of the open countryside setting around the City of York. There are views into this land from Strensall and the open approach of Sherrif Hutton Road.</p> <p><b>Landmark Monuments (Criterion 2)</b></p> <p><b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across land to the east of this boundary from the north west of Sheriff Hutton, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b></p> <p><b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land to the east of the boundary is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape, being well connected to the surrounding rural landscape to the north of Wigginton and north west of Strensall. The land in this location is Vale Farmland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The land to the east of the boundary contains scattered farmsteads and halls which have historically always been features of the flat diverse arable farmland of this area along with the enclosed agricultural fields (Annex 1 – Evidence 8 - The York Landscape study 1996). These sporadic farmsteads across the area now contribute to the historic rural feel. The fields to the east of this boundary formed parts of parliamentary enclosure but have been merged resulting in a large degree of boundary loss and therefore some deterioration in the legibility of the historic landscape. The merging of the fields is representative of attempts to drain the land and increase agricultural productivity and many of the field boundaries are</p>	
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Section: <b>1</b>	Boundary: <b>4</b>	Boundary Name: <b>East of Whitehouse Farm along Carr Lane, to the point where Carr Lane turns north west</b>
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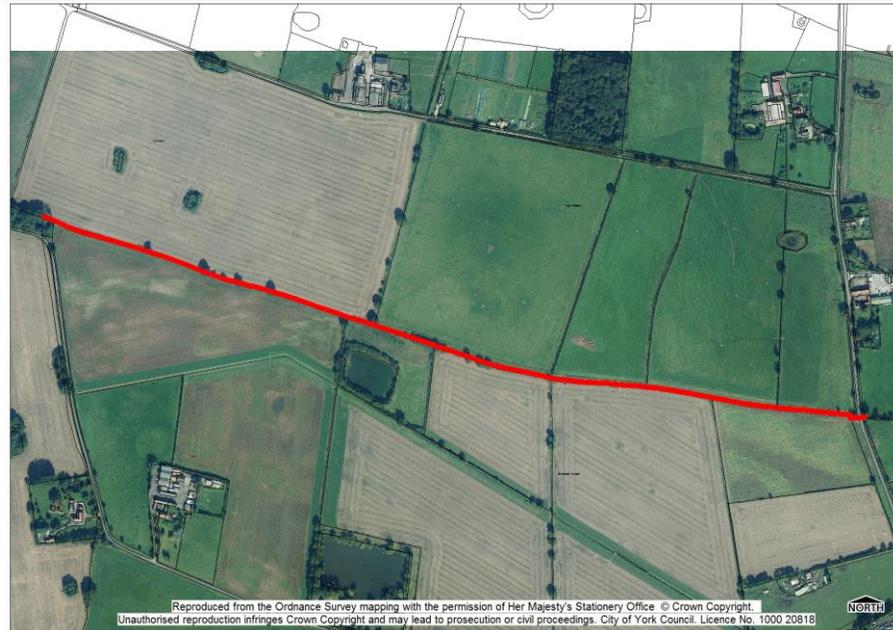
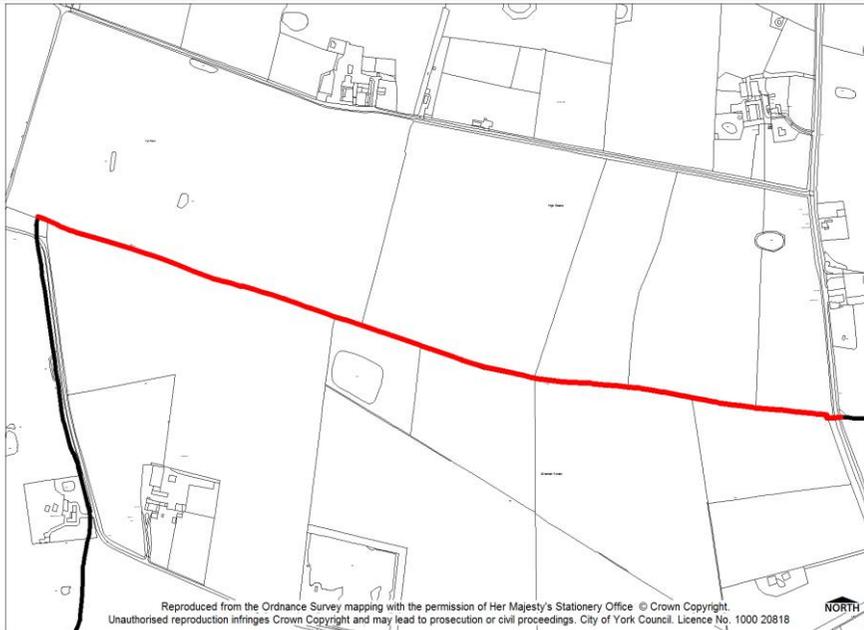
	marked by ditches. While not as old or as legible as some of the surrounding areas these field still represent the agricultural heritage of this part of York.	
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> Hundred Acre Farm to the west of the boundary and Forest Hill Farm to the east, offer a degree of built form, but this is still very much in a rural setting and open landscape. The buildings represent isolated farmsteads which are acceptable agricultural uses within the Green Belt and are rural in nature. Other human influences in the area are minimal, comprising minor roads and isolated farm tracks. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b> The land to the east of this boundary is part of the open countryside around the City of York. The diverse hedgerows, open views and strong agricultural links contributes to its setting.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - Hedge / trees / ditch / road / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The proposed boundary line is a strong and recognisable feature within the landscape, with defined field and road boundaries running generally in a north-south direction. The proposed boundary is formed by a low level field boundary (ditch) with sporadic trees followed by a short alignment of farm track and a metalled road (Carr Lane). It represents a logical and robust boundary which can be identified on OS maps and on the ground. While alternative boundaries within the City of York authority area have been considered, the boundary presented offers greater consistency with maintaining the setting and approach to Strensall. While the fields immediately to the north and west	<b>The proposed boundary has been established for a significant period of time.</b>

Section: <b>1</b>	Boundary: <b>4</b>	Boundary Name: <b>East of Whitehouse Farm along Carr Lane, to the point where Carr Lane turns north west</b>
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	are of a similar age, style and legibility it is not within the scope of this study to assess land outside of the authority boundary.	<b>The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b>
<b>Permanence</b>	The proposed boundary is shown as an established field and road / track boundary on maps dating bas as far as at least the mid-19th Century. The historical maps from mid-19th Century show a large area to the west of Carr Lane (north of Hundred Acre Farm) as being covered by 'Hundred Acre Wood' - emphasising the boundary along Carr Lane. This woodland has since been cleared and currently forms open fields (with some tree cover on its eastern boundary with Carr Lane). The proposed boundary also forms the administrative boundary between Strensall With Towthorpe Parish Council and Sutton On The Forest Parish Council which has since been further established as the boundary between City of York Council and Hambleton District Council. 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	
<b>Strategic Permanence</b>		
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>	 <p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the east of the proposed boundary is not identified as being open space, of specific designated nature conservation value, or as being of primary importance to the setting of the historic city but does have value in protecting the historic character and setting of the city through the principal characteristics identified in the Heritage Topic Paper. The land is not suitable for development in line with the Local Plan strategy.</p>	
<b>Land Submitted</b>	Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan	

Section: <b>1</b>	Boundary: <b>5</b>	Boundary Name: <b>Carr Lane corner to Sheriff Hutton Road</b>
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From the point where Carr Lane turns west, the boundary continues east along a vegetated ditch and field boundary to Sheriff Hutton Road.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>5</b>	Boundary Name: <b>Carr Lane corner to Sheriff Hutton Road</b>
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<u>Openness Considerations for boundary setting</u>		
Purpose	Discussion	<u>Outcome</u>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and special character of historic towns</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP1, SP2, SP3, SP4, SP7</b></p>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a general long distance view from the north west of Sheriff Hutton, across the CYC authority area, of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a - YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land needs to be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York.</b> The openness in this location contributes to understanding Strensall’s compact nature and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics). Land in this location visually connects with the village of Strensall and forms part of the open approach to the village and city when travelling along Sherriff Hutton Road. Given the proximity of Strensall, the openness of land in this location is important to the compactness of Strensall.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting</b>  Land to the south of this boundary is within the parish of Strensall. This rural agricultural land around the village contributes to the open feel of the area, which is part of Strensall’s setting, as well as part of the</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

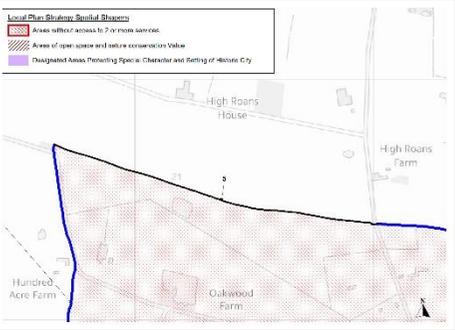
Section: <b>1</b>	Boundary: <b>5</b>	Boundary Name: <b>Carr Lane corner to Sheriff Hutton Road</b>
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	<p>open countryside setting around the City of York. There are views into this land from Strensall and the open approaches of Sherrif Hutton Road.</p> <p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from the north west of Sheriff Hutton, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land in this location is part of the open countryside around the City of York and contributes to its setting, being well connected to the surrounding rural landscape to the north of Strensall. The land here is Vale Farmland and plantation woodland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011) and of a similar character to the area directly abutting the main urban area. There are scattered farmstead characteristic of the historic landscape and open views across the rural landscape with some views of Strensall from most of the length of the boundary, giving a sense of connection to the village but also an isolated rural feel to it particularly to the western end of this boundary. More recent farming techniques appear to have generally enlarged field patterns to the south of the boundary these is still a stong link to the agricultrual heritage of the area and the village. The proposed boundary follows a short length of mature trees which are remnants of Hundred Acre Wood.</p>	
<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>	N/A	<b>N/A</b>

Section: <b>1</b>	Boundary: <b>5</b>	Boundary Name: <b>Carr Lane corner to Sheriff Hutton Road</b>
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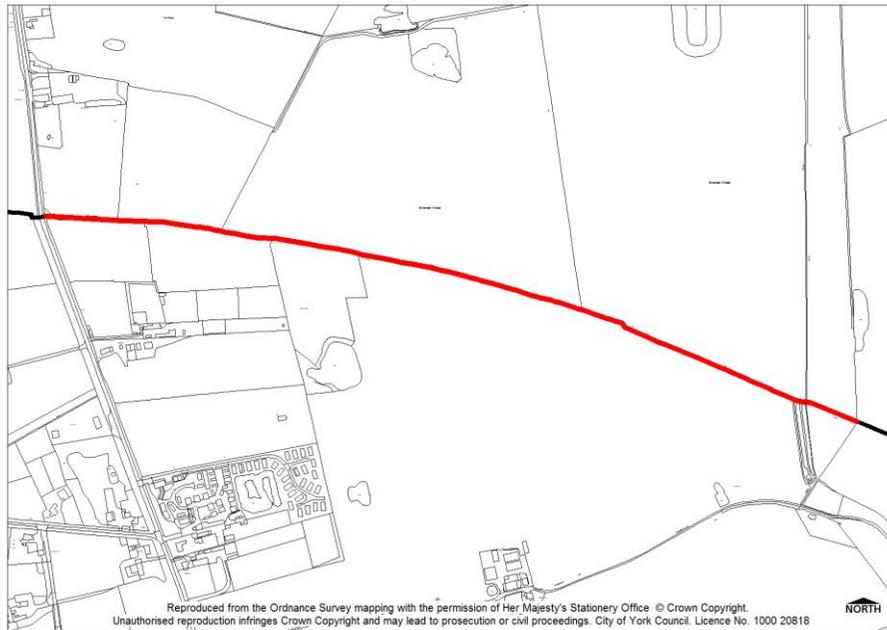
<b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>		
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<p><b>Encroachment (Criterion 5)</b>  <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> To the north of the boundary (into Ryedale District), the land gently rises and several isolated farmsteads are located close to the boundary but these are rural in nature. Other human influences in the area are minimal, comprising minor roads and isolated farm tracks.</p> <p><b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b> Land in this location is an area of open countryside to the north west of Strensall, and is dominated by flat open fields, rising slightly to the north, with views of isolated farms and hedge and tree boundaries to adjacent fields. Towards the eastern end of this boundary (near where it meets Sheriff Hutton Road), the area feels less open, with more established and taller hedge boundaries, enclosing fields. The overall character of the area , both to the north and south, is that of open countryside and a rural setting.</p>	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - Field boundaries / hedge / trees / ditch / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The boundary line is easily recognisable both on OS maps and in person by the vegetation and landscape features, as well as the clear field boundaries. It forms a clear, continuous boundary running north-west to south-east, separating a series of smaller field patterns to the south and a series of larger field patterns to the north. While alternative boundaries within the City of York authority area have been considered, including the alternative ditch/tree line or the route of Carr lane/Pottery Lane of to the south, the boundary presented offers greater consistency with maintaining the setting and approach to Strensall. The proposed boundary also gives Ryedale the opportunity to consider if the land to the north of this should be assessed in its contribution to the York Green Belt. While the fields immediately to the north are of a similar age, style and legibility it is not within the scope of this study to assess land outside of the authority boundary.	<b>The proposed boundary has been established for a significant period of time. The layering of different boundary</b>

Section: <b>1</b>	Boundary: <b>5</b>	Boundary Name: <b>Carr Lane corner to Sheriff Hutton Road</b>
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<b>Permanence</b>	<p>The proposed boundary is shown as an established field boundary on maps dating as far back as at least the mid 19th Century, forming a clear, continuous boundary running north-west to south-east, separating a series of smaller field patterns to the south and a series of larger field patterns to the north.</p> <p>The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Strensall with Towthorpe (CYC) and Sheriff Hutton (Ryedale District Council). 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>	<b>features as well as as being supported as administrative boundaries offers strength and resilience to change.</b>
<b>Strategic Permanence</b>		
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>		<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the south of the proposed boundary is not identified as being open space, of specific designated nature conservation value, or as being of primary importance to the setting of the historic city but does have value in protecting the historic character and setting of the city through the principal characteristics identified in the Heritage Topic Paper. The land is not suitable for development in line with the Local Plan strategy.</p>
<b>Land Submitted</b>	Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan	

Section: <b>1</b>	Boundary: <b>6</b>	Boundary Name: <b>Sheriff Hutton Road to field boundary north west of Lock House</b>
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From Sheriff Hutton Road, the boundary follows field boundaries consisting of hedges, trees and a wooded area and embankment, to the point where it approaches a small area of woodland north west of Lock House.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>6</b>	Boundary Name: <b>Sheriff Hutton Road to field boundary north west of Lock House</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b> The land contained within this boundary is part of a general long distance view, from Sheriff Hutton, across the CYC authority area, of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a - YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land needs to be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York.</b> The land in this location is higher than Strensall village and visually connects with the existing urban area. There are views of Strensall, and from Strensall into this land, from most of the length of the boundary as well as from the open approach of Sheriff Hutton Road when entering the village or city. The openness in this location contributes to understanding Strensall’s compact nature and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics).</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting</b> Rural agricultural land to the south of this boundary is within the parish of Strensall and contributes to the openness around the village, which is part of its setting, as well as part of the open</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

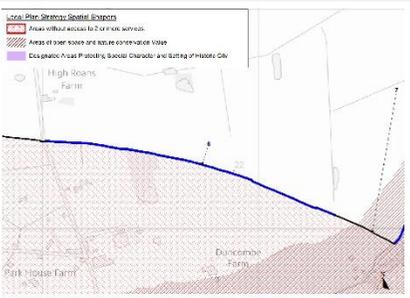
Section: <b>1</b>	Boundary: <b>6</b>	Boundary Name: <b>Sheriff Hutton Road to field boundary north west of Lock House</b>
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	<p>countryside setting around the City of York. There are views into this land from Strensall and the open approach of Sherrif Hutton Road.</p> <p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1+2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from around Sheriff Hutton, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to his edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> Land to the south of the boundary is well connected to the surrounding rural landscape to the north of Strensall and is part of the open countryside around the city of York. It contributes to the setting of the city, along with the setting of individual villages which make up the wider landscape. The land in this location is Vale Farmland with Plantation Woodland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The land contains scattered farmsteads and halls which are a feature of the Flat Diverse Arable Farmland historically (Annex 1 – Evidence 8 York Landscape Character Appraisal 1996). More recent farming techniques appear to have generally enlarged field patterns to the south of the boundary but the sense of the landscape is one of agricultural productivity and connection to the villages.</p>	
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	N/A	<b>N/A</b>

Section: <b>1</b>	Boundary: <b>6</b>	Boundary Name: <b>Sheriff Hutton Road to field boundary north west of Lock House</b>
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<b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>		
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> Scattered farmsteads such as at Green Acres and Duncombe farm fit well within the rural environment and do not create urbanising influences. While the cattery and caravan park at Redwing farm is a more intensive use of the land these structures are well screened from the surrounding rural environment with trees and shrubs and given their scale and temporary nature fit with the rural nature of the environment in this location. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b> Towards the western edge of the boundary, established hedges, enclosing small fields and a wooded area (Duncombe Wood) create a sense of enclosure and provide a visual barrier to land beyond this from certain points. Further east along the boundary, lower hedges and a low embankment form field boundaries giving a rural aspect, characterised by large open fields, with views across towards the Howardian Hills to the north and some limited views of the Brecks area of Strensall, to the south.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - Field boundary / wood / hedge / trees / embankment / shrubs / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The boundary line comprises natural features (field boundaries, wooded areas and tree/hedge/shrub line and landscape features (low embankment). The boundary line along this section, therefore follows established and recognisable features which can be identified on OS maps and on the ground. While there are other alternative pieces of infrastructure which the boundary could follow, the visually intrusive hedge and tree line presents the clearest and the most consistent/continuous edge in this location. While alternative boundaries within the City of York authority area have been considered, including the route of Duncombe Lane of to the south, the boundary presented offers greater consistency with maintaining the setting and approach to Strensall. The proposed boundary also gives Ryedale the opportunity to consider if the land to the north of this should be assessed in its contribution to the York Green Belt. While the fields to the north of the boundary are of a similar age,	<b>The proposed boundary has been established for a significant period of time. The layering of different boundary</b>

Section: <b>1</b>	Boundary: <b>6</b>	Boundary Name: <b>Sheriff Hutton Road to field boundary north west of Lock House</b>
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	style and legibility it is not within the scope of this study to assess land outside of the authority boundary.	<b>features as well as as being supported as administrative boundaries offers strength and resilience to change.</b>
<b>Permanence</b>	The proposed boundary is shown as an established field boundary as far back as at least the mid 19th Century on the Council's historical maps, forming a clear, continuous boundary. The boundary offers further permanence by following the line of the City of York Authority boundary which itself mirrors the Parish boundary between Strensall with Towthorpe (CYC) and Sheriff Hutton (Ryedale District Council)	
<b>Strategic Permanence</b>		
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>		<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the south of the proposed boundary is not identified as being open space, or as being of primary importance to the setting of the historic city but does have value in protecting the historic character and setting of the city through the principal characteristics identified in the Heritage Topic Paper. Green infrastructure runs along the length of the River Foss, within 500m to the south of the proposed boundary and this land is identified by the local plan strategy for protection from development. The land is not suitable for development in line with the Local Plan strategy.</p>
<b>Land submitted: Site 76</b>	<p><b>Site 76 – Duncombe Farm Strensall</b></p> <p>Site 76 was submitted through the 2012 call for sites and considered in terms of its suitability for residential development in the Site Selection paper (2013) and found unsuitable. The site was resubmitted through the Preferred Options Consultation 2013 and reconsidered through the Further Sites Consultation (2014). The site was rejected on the basis of being a less sustainable location as it did not pass the criterion 4 access to services threshold scores.</p> <p>The site would constitute significant development to Strensall, damaging its compact form and how it is perceived from Sherriff Hutton Road. The proposed site is divided from the existing village of Strensall by the River Foss and in allowing a significant buffer to this to maintain the</p>	

Section: <b>1</b>	Boundary: <b>6</b>	Boundary Name: <b>Sheriff Hutton Road to field boundary north west of Lock House</b>
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important wildlife corridor, there would be the potential of divorcing it from that settlement. As a standalone settlement the development is too close to the existing village, would affect the existing settlement distribution pattern.

Section: <b>1</b>	Boundary: <b>7</b>	Boundary Name: <b>Open field north west of Lock House to River Foss</b>
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From the small wooded area north west of Lock House, the Green Belt boundary follows the route (continuation of the boundary line to the west) across a wide expanse of open field to the River Foss.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>7</b>	Boundary Name: <b>Open field north west of Lock House to River Foss</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
Purpose	Discussion	<u>Outcome</u>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and special character of historic towns</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP1, SP2, SP3, SP4, SP7</b></p>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a general long distance view from Sheriff Hutton, across the CYC authority area, of York Minster in its wider setting of a compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> Land to the south of the boundary forms part of the approach to the village of Strensall and the relationship of the City of York to its surrounding settlements is experienced by users of the long distance recreational routes of the Centenary Way, Foss way and Ebor Way. The openness experienced on these routes contributes to understanding Strensall’s compact nature and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics).</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting</b>  Rural agricultural land to the south of this boundary is within the parish of Strensall and contributes to the openness around the village, which is part of its setting, as well as part of the open countryside setting around the City of York.</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

Section: <b>1</b>	Boundary: <b>7</b>	Boundary Name: <b>Open field north west of Lock House to River Foss</b>
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	<p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from around Sheriff Hutton, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> Land in this location forms part of the approach to the village of Strensall and York more broadly, along long distance recreational routes, which form open approaches through the countryside around the City of York and offer opportunities to understand its setting along with the setting of individual villages, which make up the wider landscape. Land to the south of the boundary is Vale Farmland which is a characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. This boundary is within a small expanse of open field (part of a much larger field), which has been merged to improve the agricultural productivity. While the field it has merged with is to the other side of the boundary, giving it a new level of connection to the north, this boundary historically marked a division between smaller agricultural fields which supported Strensall village and moorland land management practices to the north. West Lilling to the north of the boundary is on a ridge overlooking this area. The field is sloping with reduced views to the north. There are views towards Lock House and the River Foss to the south and east.</p>	
<p><b>Purpose 1</b> <b>Checking unrestricted sprawl</b></p>	N/A	N/A

Section: <b>1</b>	Boundary: <b>7</b>	Boundary Name: <b>Open field north west of Lock House to River Foss</b>
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<b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>		
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1+5.2 The land is characterised by an absence of built developmetn or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</b> While Lock House to the south west of the boundary and the sewage works to the south are individual urbanising features and evidence of human impact in the area, both are well established as part of the rural environment in which they sit and do not detract from the sense of countryside in this location. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b> Land in this location is in agricultural use and has connections to the surrounding rural landscape , to the north of Strensall, and the open countryside around the City of York. While close to Strensall, dense vegetation and the River Foss give a sense of isolation and tranquility. The land here performs a role in making the countryside accessible with three long distance recreational routes bringing people into and out of the city, through the countryside.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - Links edge of a small wood, to the River Foss, north of Lock House / Administrative boundary.</b>		
<b>Recognisability of proposed boundary</b>	There are no physical features on the ground along the length of this section of the boundary. The boundary line is marked by linking the identifiable features of the corner of a small wooded area to the west and a point on the River Foss which is level with the separation area between balancing ponds to the east.  The York Green Belt boundary could instead follow the clearer and more recognisable limits of the curtiledge of Foss House to the south. However, the boundary presented offers greater consistency with the boundary section to the east (Section 1 Boundary 6) and reflects the historical context of Strensall. The proposed boundary gives Ryedale the opportunity to consider if the land to the north of this should be assessed in its contribution to the York Green Belt, however it is not within the remit of this study to assess land outside of the authority boundary.	<b>The proposed boundary has been established for a significant period of time and layers multiple administrative boundaries.</b>

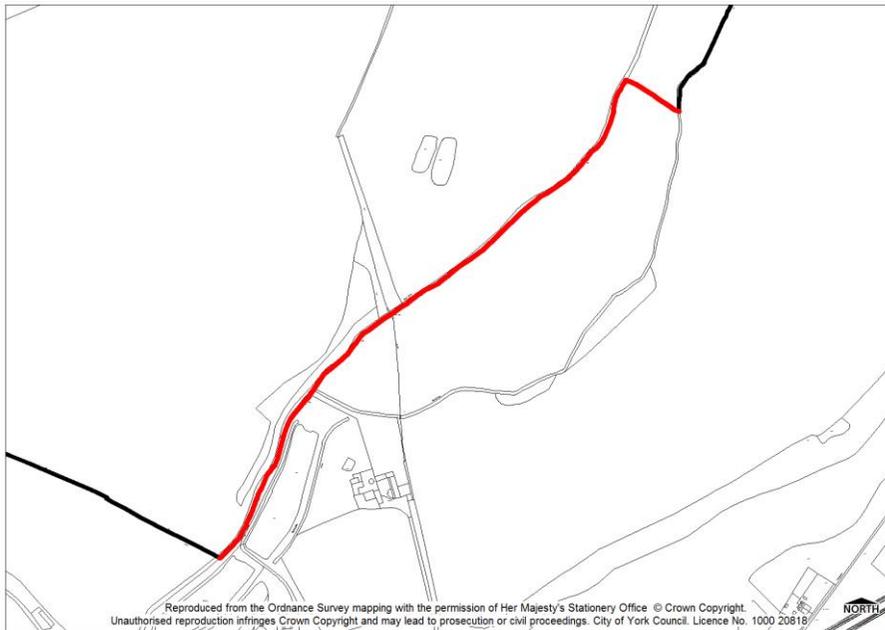
Section: <b>1</b>	Boundary: <b>7</b>	Boundary Name: <b>Open field north west of Lock House to River Foss</b>
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<b>Permanence</b>	Whilst the boundary in this area does not follow established and recognisable physical features, other than linking them, it is the route of the established administrative parish and authority boundaries (Strensall with Towthorpe and Lillings Ambo and the CYC administrative boundary with Ryedale District Council) which runs across an enlarged grass 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
<b>Strategic Permanence</b>	
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the south of the proposed boundary is not identified as being open space, or as being of primary importance to the setting of the historic city but does have value in protecting the historic character and setting of the city through the principal characteristics identified in the Heritage Topic Paper. The land to the south and east however is within regional green infrastructure corridor no 3 and in proximity to District Corridor No 4 as well as Strensall Common SSSI and SAC making it very important for nature conservation purposes. The land is not suitable for development in line with the Local Plan strategy.</p>
<b>Land Considered</b>	Land adjacent to this boundary has not been proposed for development



Section: <b>1</b>	Boundary: <b>8</b>	Boundary Name: <b>River Foss east of Lock House to the point where it deviates from the Foss to Black Dike (west of East Lilling House)</b>
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The boundary follows the River Foss in a north easterly direction, past lagoons at Walbutts Sewage Works and through open fields. At the point where the field to the south narrows, the boundary cuts across a crop line to meet Black Dike (ditch).



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Ys
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>8</b>	Boundary Name: <b>River Foss east of Lock House to the point where it deviates from the Foss to Black Dike (west of East Lilling House)</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
Purpose	Discussion	<u>Outcome</u>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and special character of historic towns</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP1, SP2, SP3, SP4, SP7</b></p>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a general long distance view from Sherrif Hutton, across the CYC authority area, of York Minster in its wider setting of a compact city (Annex 1 – Evidence 13a YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> The land to the south east of this boundary forms part of the approach to the village of Strensall and the relationship of the City of York to its surrounding settlements is experienced by users of the River Foss and long distance recreational routes of the Centenary Way, Foss way and Ebor Way. The openness experienced on these routes contributes to understanding Strensall’s compact nature and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics).</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting.</b>  The boundary forms the parish boundary and land in this location is part of the approach to the village of Strensall along the River Foss and long distance recreational routes, through which the openness of land</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

Section: <b>1</b>	Boundary: <b>8</b>	Boundary Name: <b>River Foss east of Lock House to the point where it deviates from the Foss to Black Dike (west of East Lilling House)</b>
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	<p>around the village as part of its setting, as well as part of the open countryside setting of the city as a whole is experienced.</p> <p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from around Sheriff Hutton, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land in this location is part of the setting and context of Strensall village. It is Vale Farmland which is a characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The section of the Green Belt boundary which crosses a narrow part of a field between the River Foss and Black Dike feels very open with views to East Lilling House (Farm) in the north and woodland beyond, and flat open fields to the north and west, but still a strong sense of connection to agricultural hinterland of Strensall. The area forms part of the approach to the village of Strensall and York more broadly, along long distance recreational routes, which form open approaches through the countryside around the city of York and offer opportunities to understand its setting, along with the setting of individual villages which make up the wider landscape. The open landscape around the River Foss further north has views across into the land historically kept open as common land in association with Strensall and known as Strensall Common.</p>	
<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>	N/A	N/A

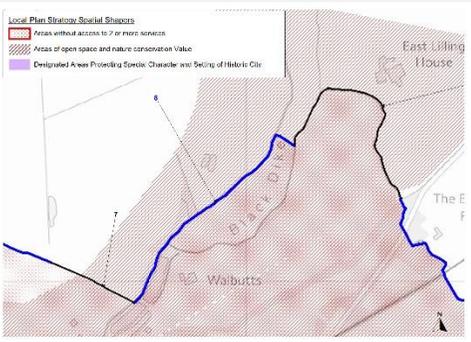
Section: <b>1</b>	Boundary: <b>8</b>	Boundary Name: <b>River Foss east of Lock House to the point where it deviates from the Foss to Black Dike (west of East Lilling House)</b>
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<b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>		
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<p><b>Encroachment (Criterion 5)</b></p> <p><b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> While the sewage works can be considered a negative human influence, it has integrated well with the rural environment and does not form an overly urbanising feature.</p> <p><b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b></p> <p>The public footpaths and accessibility of the area connect the population of Strensall to this rural environment. The open landscape around the River Foss further north has views across to the Howardian Hills to the north, and to Strensall Common SSSI. The southern part of the boundary along the river contains wooded areas either side which give a sense of enclosure and a visually definitive boundary to the area.</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b></p>
<b>Local Permanence - River Foss/ vegetated ditch/crop line / change in vegetation cover in part / Administrative boundary.</b>		
<b>Recognisability of proposed boundary</b>	<p>The boundary line comprises of the watercourses of the River Foss and Black Dike and a crop line which connects between the two. From the River Foss, east of Lock House, the proposed boundary follows the river in a north easterly direction, past several lagoons (Walbutts Sewage Works) and open fields, either side of the Foss. At the point where the southern field narrows, the boundary cuts across the field in a south easterly direction (defined by a change in ground / crop type), to the point where it meets Black Dike (ditch). The boundary along this section follows established and recognisable features which can be seen on OS maps and identified on the ground. Given the lack of built structures where the boundary cuts across from the Foss to Black Dike, the more recognisable boundary could be considered to be Black Dike for the entirety of this section. However, the River Foss is a stronger boundary both physically and culturally and also provides the setting for the open long distance recreational route approaches. Using the Foss as the boundary also allows Ryedale District Council to consider if any land to the north forms part of the setting of the York Green Belt should they wish to review. While the fields to the north are of a</p>	<p><b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being</b></p>

Section: <b>1</b>	Boundary: <b>8</b>	Boundary Name: <b>River Foss east of Lock House to the point where it deviates from the Foss to Black Dike (west of East Lilling House)</b>
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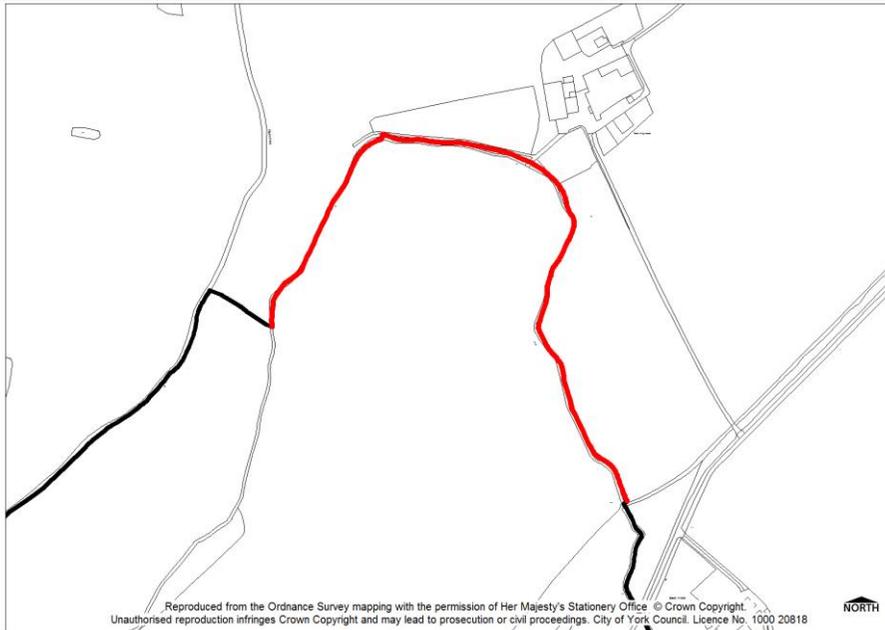
	similar age, style and legibility it is not within the scope of this study to assess land outside of the authority boundary.	<b>supported as administrative boundaries offers strength and resilience to change.</b>
<b>Permanence</b>	The river is a well established permanent feature as is Black Dike ditch, which can be identified on early OS maps. The boundary also marks historical and administrative boundaries (Strensall with Towthorpe Parish and Lillings Ambo Parish) as well as the CYC administrative boundary with Ryedale District Council. The least permanent part of the boundary is where it follows a crop line which connects the river to Black Dike ditch but the fact that farmers are still choosing to create a division along the administrative boundary line suggests a degree of permanence which goes beyond what is visual. 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	

**Strategic Permanence**

<b>Consistency with Local Plan strategy (NPPF Para 85)</b>		The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. The land immediately to the south of the proposed boundary is not identified as being open space, or as being of primary importance to the setting of the historic city but does have value in protecting the historic character and setting of the city through the principal characteristics identified in the Heritage Topic Paper. The land in this location is within regional green infrastructure corridor No 3 and in proximity to District Corridor No 4 as well as Strensall Common SSSI and SAC making it very important for nature conservation purposes. The land is not suitable for development in line with the Local Plan strategy.
<b>Land Considered</b>	Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan	

Section: <b>1</b>	Boundary: <b>9</b>	Boundary Name: <b>Black Dike to Common Road</b>
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The boundary follows Black Dike north east, before turning south east near East Lilling House, until it meets Common Road.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>9</b>	Boundary Name: <b>Black Dike to Common Road</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b> Land in this location is part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York (Annex 1 – Evidence 13a YCCHCA). These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> This section of the Green Belt boundary is important when considering the principle characteristics of the Heritage Topic Paper in the scale and compactness of settlements and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics). The openness of land around the village up to the parish boundary forms part of its historical setting, as well as part of the open countryside around the City of York and is important to maintaining the scale of the village within this setting.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting.</b> The boundary forms the parish boundary and land in this location is part of the approach</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</b></p>

Section: <b>1</b>	Boundary: <b>9</b>	Boundary Name: <b>Black Dike to Common Road</b>
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	<p>to the village of Strensall along the River Foss and long distance recreational routes, through which the openness of land around the village as part of its setting, as well as part of the open countryside setting of the city as a whole is experienced.</p> <p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster and its visual dominance and role of a focal point within the landscape.</b> There are panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly perceived from open approaches.</b> The land is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape. The land in this location is identified as Vale Farmland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The field to the south is in agricultural use with public footpaths, accessibility and views from the area connecting back to Strensall to give a sense of relationship with the village. The fields are large as a result of drainage and improvements to agricultural productivity which has resulted in many of the boundaries being marked by ditches and broken hedgelines (including the proposed boundary), these are historical features of the York landscape which evidence past attempts to drain the land for more productive agricultural use.</p>	
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Section: <b>1</b>	Boundary: <b>9</b>	Boundary Name: <b>Black Dike to Common Road</b>
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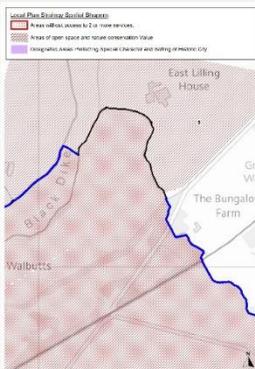
<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> Human influences in the area are minimal and as such land in this location has a sense of isolation and inaccessibility. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b> The densely vegetated ditch creates a visual barrier impeding some of the view to the north – at least at certain times of the year. The fields are large as a result of drainage and improvements to agricultural productivity which has resulted in many of the boundaries being marked by ditches and broken hedgelines. They are associated with diverse hedgerows which remain as field boundaries and contribute to the sense of countryside and access to wildlife. The openness of the fields enhances connectivity to the surrounding rural landscape.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</b>
<b>Local Permanence - Drain / hedges / woodland (in part) / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The boundary line follows Black Dike. It does so in a north east direction before turning south east near East Lilling House, to the point where it meets the northern point of Strensall Common SSSI, and the drain also becomes the boundary to the Common. The boundary continues to follow the drain as it cuts across a small area of dense woodland to meet Common Road. While alternative boundaries have been considered, including the edge of the dense narrow tree belt to the northern boundary of Strensall Common (north of Common Road), the boundary presented offers greater consistency with the adjoining boundaries, offering consistency in following the path of the drain and maintaining the setting and approaches to Strensall. The proposed	<b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as</b>

Section: <b>1</b>	Boundary: <b>9</b>	Boundary Name: <b>Black Dike to Common Road</b>
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	boundary also gives Ryedale the opportunity to consider if the land to the north of this should be assessed in its contribution to the York Green Belt. While the fields to the north and east are of a similar style it is not within the scope of this study to assess land outside of the authority boundary.	<b>being supported as administrative boundaries offers strength and resilience to change.</b>
<b>Permanence</b>	The dike is a well established permanent feature which can be identified on early OS maps. It is well vegetated along much of its length creating further visual reference. The boundary also marks historical and administrative boundaries Strensall with Towthorpe (CYC) and Flaxton (Ryedale District Council) and the CYC administrative boundary with Ryedale District Council). 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	

### Strategic Permanence

#### Consistency with Local Plan strategy (NPPF Para 85)



The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.

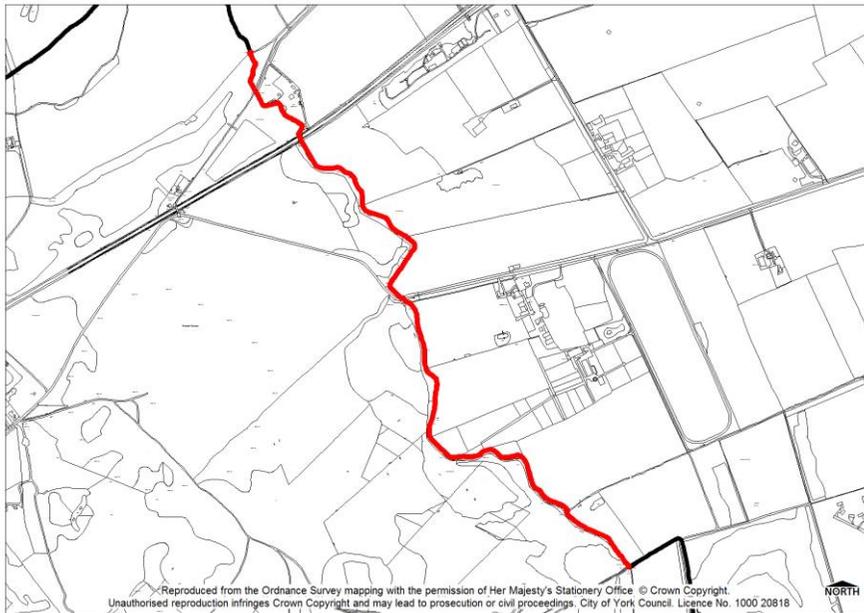
The land immediately to the south of the proposed boundary is not identified as being open space, or as being of primary importance to the setting of the historic city but does have value in protecting the historic character and setting of the city through the principal characteristics identified in the Heritage Topic Paper. The land in this location however is regional green infrastructure corridor no. 3 and in proximity to district corridor no. 4 as well as Strensall Common SSSI and SAC making it very important for nature conservation purposes. The land is not suitable for development in line with the Local Plan strategy.

#### Land Considered

Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan.

Section: <b>1</b>	Boundary: <b>10</b>	Boundary Name: <b>Common Road to eastern extreme of Strensall Common at White Carr Nooking</b>
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The boundary follows the dike, crossing the railway line and aligning with the eastern boundary of Strensall Common SSSI.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>10</b>	Boundary Name: <b>Common Road to eastern extreme of Strensall Common at White Carr Nooking</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b> Land in this location is part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York (Annex 1 – Evidence 13a YCCHCAA). These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> The openness in this location contributes to understanding Strensall’s compact nature and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics). Land to the south west of the boundary is within the parish of Strensall and encompasses the open heathland of Strensall Common. This has associations with Strensall village and has functioned to maintain Strensall’s compact nature.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting.</b> The boundary forms the parish boundary and encompasses the open heathland of Strensall Common. This is historically unenclosed common land (Annex 1 – Evidence 19 – HLCP), upon which populations of York have had grazing rights over, making the land particularly important in understanding the cultural and economic history of the city and Strensall village. Land in this location also provides much of the open context to the south east of the village with views across it.</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

Section: <b>1</b>	Boundary: <b>10</b>	Boundary Name: <b>Common Road to eastern extreme of Strensall Common at White Carr Nooking</b>
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	<p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster and its visual dominance and role of a focal point within the landscape.</b> There are panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land is part of the open countryside around the City of York and contributes to its setting, along with the setting of Strensall. The land in this location is heathland which is a characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011). The boundary separates land to retain in the York Green Belt which has functioned as unenclosed land as historic lowland common. The Common remains as one of the few remaining 'wastes' in the region once covered by the royal forest of Galtres and has significant legibility to its history. This type of shared common land formed as a result of the underlying geology creating low fertility soils. It is important to York's heritage as unenclosed public grazing land close to settlements has formed an important part of landscape evolution and illustrates human influences on that landscape. This particular piece of land would have been used for common grazing of sheep for the people of Strensall.</p>	
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p>	N/A	N/A

Section: <b>1</b>	Boundary: <b>10</b>	Boundary Name: <b>Common Road to eastern extreme of Strensall Common at White Carr Nooking</b>
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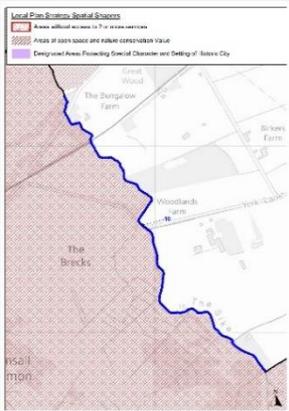
<b>SP4, SP5, SP8</b>		
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> There are human impacts on the landscape in the form of Strensall Army Camp and shooting range which create an intrusion of noise. Towthorpe Civic Amenity site is also in the vicinity but screened by trees. The railway and roads in this location are well integrated into the landscape. There are some urbanising influences to the east, in the form of a caravan park which could have an impact if allowed to expand but at present this is largely screened from the common by trees. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b> The boundary encloses land which has historically been open common land and is now managed as Strensall Common, a SSSI and SAC nature conservation designations. This area creates a unique heathland habitat with a variety of special flora and fauna. Historically it has had very few boundary features but does have extensive woodland cover, which does restrict views in and out of the area in places and this gives the area a sense of enclosure in this location. This is in stark contrast to the land to the east of the proposed boundary which is of large planned parliamentary enclosure and farmed for more intensive agricultural benefits.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - Ditch / tree / hedge / field / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The boundary line follows a dike which becomes named as 'The Syke'. This dike marks the eastern extent of Strensall Common. There is a distinct change in the context and nature of the boundary along this division as the common represents more open grazed heathland and the fields to the east of structured agricultural parliamentary enclosure. Following the dike, the boundary cuts through Beck Wood, and crosses the railway line and is easily recognisable on OS maps and on the ground. The vegetation along this boundary also helps it to visually stand out. The dike/ditch represents the most consistent and continuous boundary in the vicinity. The only other recognisable alternative within the authority area would be to exclude the entirety of Strensall Common from the York Green Belt. As explained above however this is not a reasonable alternative given the importance of the area to understanding the historical context of the York and Strensall. The fields to the east (within Ryedale) are very different from this landscape but benefit from the setting of it. It is not within the scope of this study to assess land outside of the authority boundary.	<b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being</b>

Section: <b>1</b>	Boundary: <b>10</b>	Boundary Name: <b>Common Road to eastern extreme of Strensall Common at White Carr Nooking</b>
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<b>Permanence</b>	The dike is a well established permanent feature which can be identified on early OS maps. The boundary is further reinforced by the change in the context and nature of the landscape, the ditches vegetation and a tree belt offer further visual clarity and these are reinforced by the administrative boundaries of the Parishes of Strensall with Towthorpe and Flaxton as well as the CYC administrative boundary with Ryedale District Council. 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	<b>supported as administrative boundaries offers strength and resilience to change.</b>
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**Strategic Permanence**

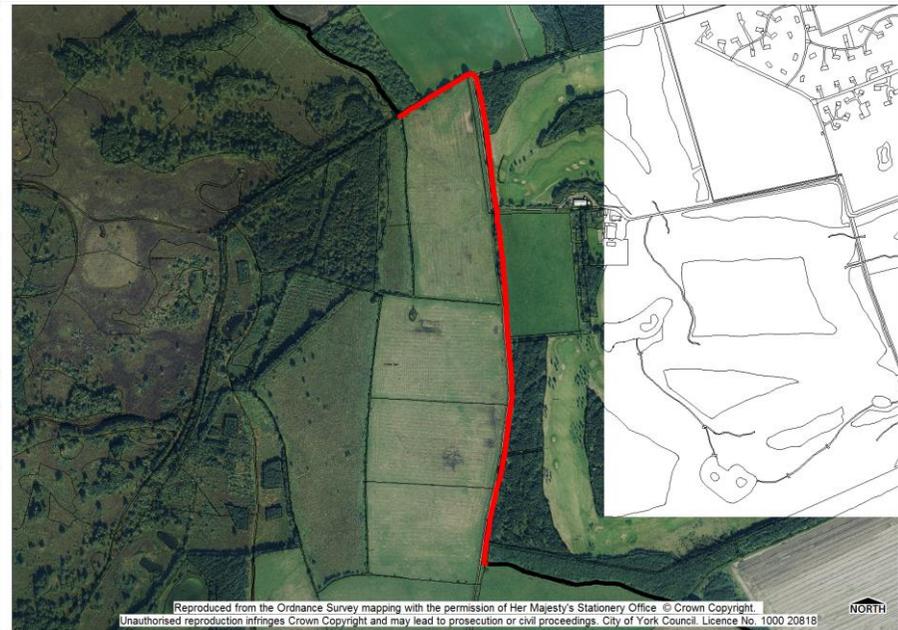
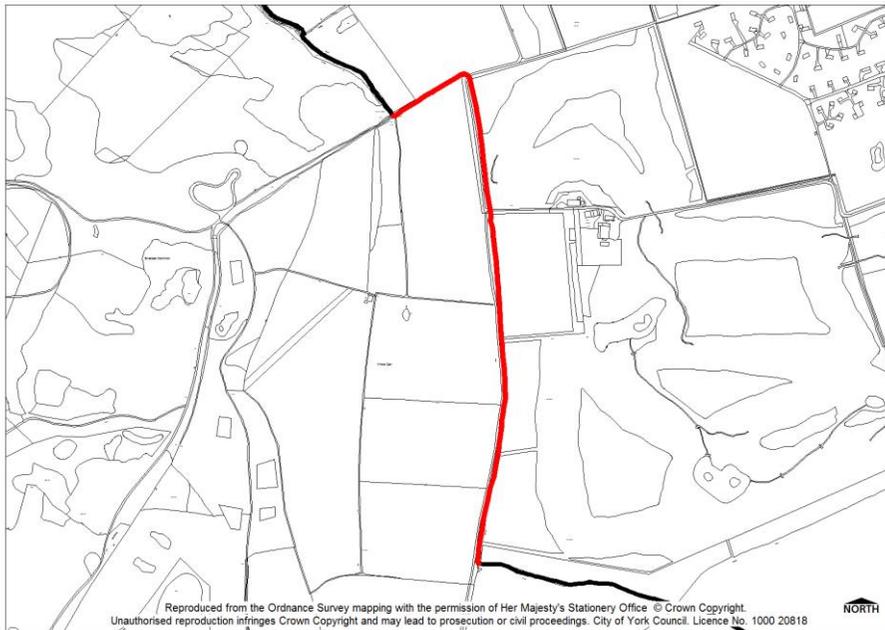
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>	The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. The land immediately to the west of the proposed boundary is not identified as being of primary importance to the setting of the historic city but does have value in protecting the historic character and setting of the city through the principal characteristics identified in the Heritage Topic Paper. The land is part of Strensall Common designated as SSSI and SAC for its nature conservation value. The land in this location is part of district green corridor no. 4 as well as being in proximity to regional green infrastructure corridor no. 3. The land is not suitable for development in line with the Local Plan strategy.
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<b>Land Considered</b>	Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan
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Section: <b>1</b>	Boundary: <b>11</b>	Boundary Name: <b>White Carr Plantation and Worlds End</b>
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The boundary follows the northern edge of 'White Carr Plantation' (a tree line) in a north easterly direction, before turning south to run along the eastern boundary to 'Worlds End', following a track and a line of trees.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Ye					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>11</b>	Boundary Name: <b>White Carr Plantation and Worlds End</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and special character of historic towns</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP1, SP2, SP3, SP4, SP7</b></p>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a general long distance view, from the north west around Crambe, across the CYC authority, of York Minster in its wider setting of a compact city within this open countryside setting and smaller settlement distribution(Annex 1 – Evidence 13a - YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All of the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> Land to the west of the boundary is in an area known as World’s End. This land is an integral part of the fringes to Strensall Comon, effectively creating a buffer around the common, with remnants of heathland which have potential for restoration. The Common has functioned to maintain Strensall’s compact nature. The openness in this location contributes to understanding Strensall’s compact nature and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics).</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting.</b>  The boundary encompasses land which has historically been used as unenclosed common land, upon which populations of York have had grazing rights over, making the land particularly important in</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

Section: <b>1</b>	Boundary: <b>11</b>	Boundary Name: <b>White Carr Plantation and Worlds End</b>
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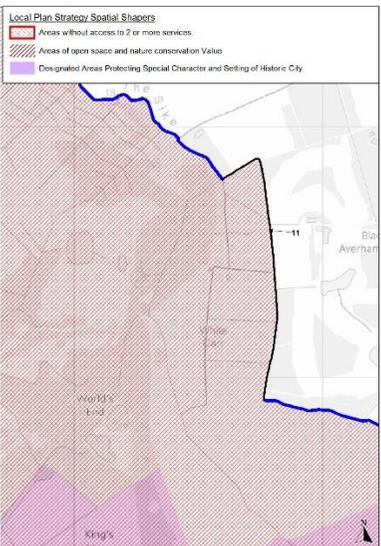
	<p>understanding the cultural and economic history of the city and Strensall village. Land in this location also provides much of the open context to the south east of the village.</p> <p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from the north west around Crambe, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape. The land in this location is identified as Vale Farmland with Plantation Woodland and Heathland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7- North Yorkshire and York Landscape Character Project 2011). The boundary separates land to the west to retain in the York Green Belt, which functions as a buffer to Strensall Common, containing remnants of heathland (with the potential to be restored as part of the wider Common), from land to the east which has been modified into the managed landscapes of a golf course and camping site of a a very different context and nature. The Common is important to York's heritage as unenclosed public grazing land close to settlements has formed an important part of landscape evolution and illustrates human influences on that landscape. This particular piece of land would have been used for common grazing of sheep for the people of Strensall. The fields in this location have seen some change in recent times but are still considered to be part of the landscape character of the semi - enclosed heathland which is important to the heritage of York.</p>	
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Section: <b>1</b>	Boundary: <b>11</b>	Boundary Name: <b>White Carr Plantation and Worlds End</b>
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<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> The main elements of urbanising development in this location is from the landscaped golfcourse (Sandburn hall) further to the east (not in the CYC authority area), but this is still open in nature and contributes to the rural setting with no high density structures. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b> The land includes some enclosed fields adjacent to the open common land, which are part of the nature conservation designation for World's End SINC site and represents a clear distinction between these and the landscaped golf course to the east (Sandburn Hall). The land is open with strong commencions to the common and other open land. To the east the deep tree belt to the edge of the golf course is in contrast to this and gives a sense of enclosure to this area and reduces views out.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - Track with hedges / trees / woodland / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The boundary line comprises of natural features (tree/hedge/woodland boundaries) and a gravel track. From the point where the Green Belt turns north east on the northern edge of 'White Carr Plantation', the Green Belt boundary follows a tree line, before turning south to run along the eastern boundary of 'White Carr Plantation' and 'Worlds End', following a track and a line of trees. While alternative boundaries have been considered within the city of York authority, it is difficult to identify one that is more recognisable while still protecting the areas important to the setting of the city. The proposed boundary marks a change in landscape context with fields in agricultural use contributing to the setting of	<b>The proposed boundary has been established for a significant period of time.</b>

Section: <b>1</b>	Boundary: <b>11</b>	Boundary Name: <b>White Carr Plantation and Worlds End</b>
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	Strensall Common to the west and a landscapes golf course to the east (within Ryedale). It is not within the scope of this study to assess land outside of the authority boundary.	<b>The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b>
<b>Permanence</b>	The track and trees provide well established permanent features which can be identified on early OS maps. The boundary is further reinforced by the change in the context and nature of the landscape, and these are reinforced by the administrative boundaries. The boundary comprises of historical features (parish boundary (Stockton-On-The-Forest and Flaxton) and the CYC administrative boundary with Ryedale District Council. 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.	

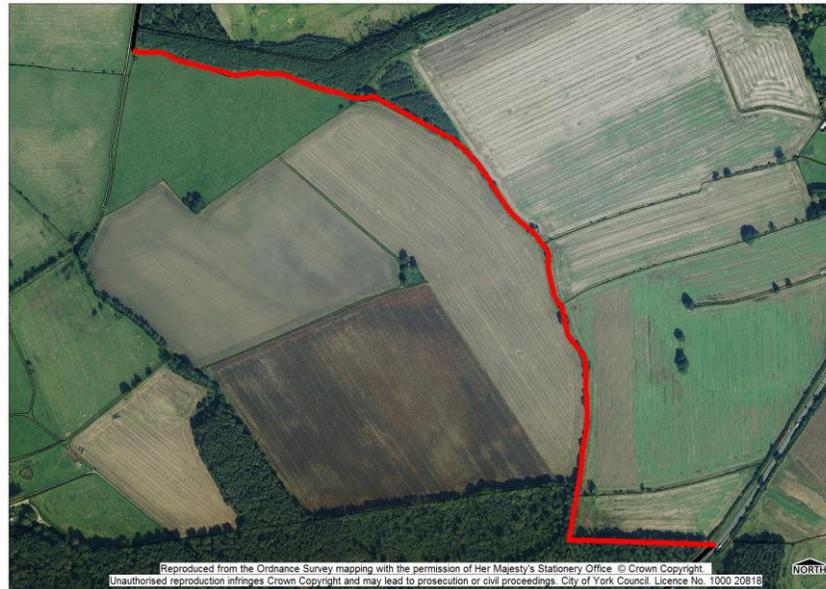
<b>Strategic Permanence</b>	
<p><b>Consistency with Local Plan strategy (NPPF Para 85)</b></p> 	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the west of the proposed boundary is not identified as being of primary importance to the setting of the historic city but does have value in protecting the historic character and setting of the city through the principal characteristics identified in the Heritage Topic Paper. The land is part of Worlds End Planation an important SINC site which contains relict heathland with invertbrate and bird interest as well as acid grassland heath fen and marsh. The land in this location is part of district green corridor no. 4. The land is not suitable for development in line with the Local Plan strategy.</p>

Section: <b>1</b>	Boundary: <b>11</b>	Boundary Name: <b>White Carr Plantation and Worlds End</b>
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<b>Land Considered</b>	Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan
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Section: <b>1</b>	Boundary: <b>12</b>	Boundary Name: <b>Worlds End to A64</b>
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The boundary turns east, following a defined tree belt, separating the golf course to the north from the open agricultural fields to the south. The boundary continues to follow field boundaries defined by a tree / hedge line to the point where it meets a heavily wooded area to the south west. The boundary then turns east, along the edge of the heavily wooded area to the point where it meets the A64.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.1	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>12</b>	Boundary Name: <b>Worlds End to A64.</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
Purpose	Discussion	<u>Outcome</u>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and special character of historic towns</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP1, SP2, SP3, SP4, SP7</b></p>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape</b>  The land contained within this boundary is part of a general long distance view, from the north west around Crambe, across the CYC authority area, of York Minster in its wider setting of compact city within this open countryside setting and small settlement distribution (Annex 1 – Evidence 13a YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> The land to the west and south of this boundary is identified as extended Green Wedge D2 (Annex 1 – Evidence 11b - GB Appraisal) which extends to the authority boundary and has an important role in maintaining the pattern of development and separation of settlements.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting.</b> The area to the west and south of this boundary, and extending into the urban edge of the city, identified as extended Green Wedge D2, is described as being important to retain the open approaches, rural and historic setting of York as well as being important to the Stockton-On-The - Forest Conservation Area which is enhanced by the adjoining agricultural landscapes (Annex 1 – Evidence 11- GB Appraisal).</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

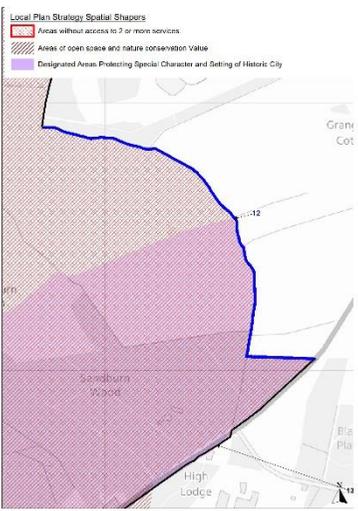
Section: <b>1</b>	Boundary: <b>12</b>	Boundary Name: <b>Worlds End to A64.</b>
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	<p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from the north west around Crambe, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches</b> The land is part of the open countryside around the City of York and contributes to the open approach of the A64 when travelling from the east. The land in this location is identified as Vale Farmland with Plantation Woodland and Heathland which is a characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011). The fields in this location have seen some change in recent times but are still considered to be part of the landscape character of the semi-enclosed heathland which is important to the heritage of York.</p>	
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP4, SP5, SP8</b></p>	N/A	N/A
<b>Purpose 3</b>	<p><b>Encroachment (Criterion 5)</b>  <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> The main area of urbanising development is the landscaped golfcourse (Sandburn hall) further to the north of</p>	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY</b>

Section: <b>1</b>	Boundary: <b>12</b>	Boundary Name: <b>Worlds End to A64.</b>
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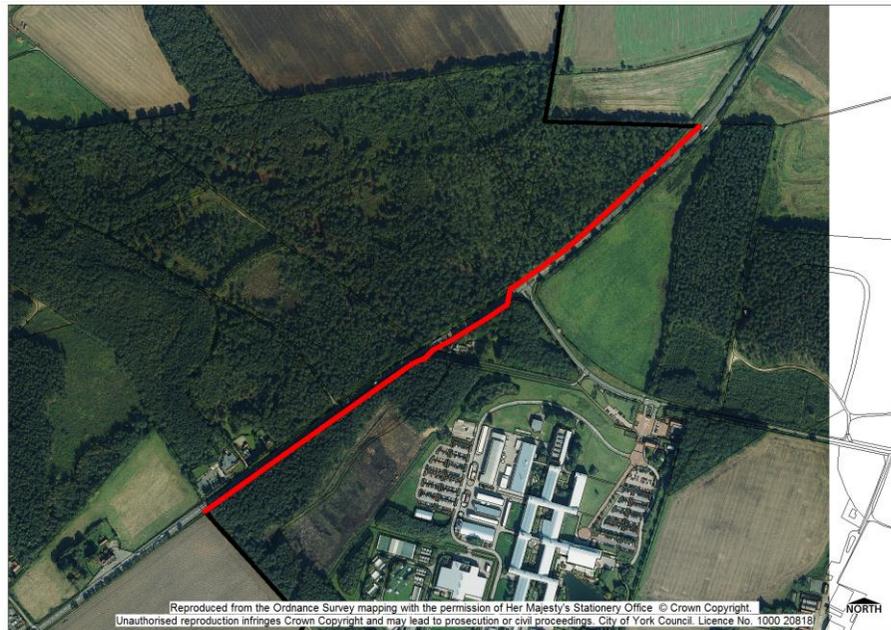
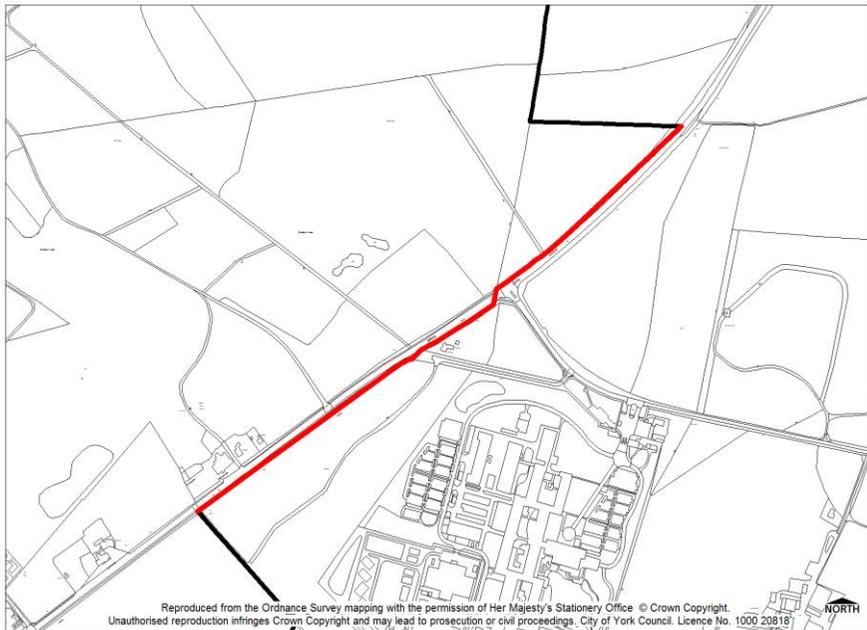
<p><b>Safeguarding the countryside from encroachment</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP2, SP3, SP4, SP5, SP9</b></p>	<p>the boundary (not in the CYC authority area), but this is still open in nature and contributes to the rural setting with no high density structures.</p> <p><b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b></p> <p>The fields in this location maintain a high degree of openness with long views and a strong connection to the countryside. Further south the boundary marks a change in the orientation of field patterns to the east and west of it but there are open views across both areas of land. To the north of the boundary is with the landscaped golf course of Sandburn Hall. This is surrounded by a deep tree belt giving a sense of enclosure. To the south of the boundary is an area of dense woodland (Sandburn Wood/King's Moors Plantations) which also add to a sense of enclosure.</p>	<p><b>OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b></p>
<b>Local Permanence - Woodland / field boundary / trees &amp; hedges / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	<p>The proposed boundary line itself is marked by a dike and natural features (woodland and field boundaries defined by trees and hedges). These are easily recognisable on OS maps and on the ground. To the north is a landscaped golf course (within Ryedale), which is shielded from view by a dense tree belt which encloses this open land to the south of it, as a further distinctive boundary which aligns to the dike. The fields to the west (in Ryedale) are of a similar age, style and legibility but it is not within the scope of this study to assess land outside of the authority boundary. The alternative recognisable boundary would be to follow the tree line edge to Sandburn Wood in the south round to where it connects up with Strensall common in the north, but this would affect the land encompassed by the previous boundary (section 1 boundary 11) and would compromise the land identified as important to the extended Green Wedge in the south.</p>	<p><b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b></p>
<b>Permanence</b>	<p>The dike is a long established feature and can be seen on early editions of OS maps. The natural boundaries are further reinforced by the administrative boundaries of Stockton-On-The-Forest Parish and Flaxton and Claxton Parish as well as the CYC administrative boundary with Ryedale District Council. The alternative boundaries would rely on the edge of a woodland which would be more susceptible to change through increased planting etc. 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: <b>1</b>	Boundary: <b>12</b>	Boundary Name: <b>Worlds End to A64.</b>
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<b>Strategic Permanence</b>	
<p><b>Consistency with Local Plan strategy (NPPF Para 85)</b></p> 	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the south and west of the proposed boundary is identified as being of primary importance to the setting of the historic city to the southern sections as part of an extended Green Wedge. While the land is not designated open space of nature conservation it is part of district green corridor no. 4 linking important wildlife sites in the area. The land is not suitable for development in line with the Local Plan strategy.</p>
<b>Land Considered</b>	Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan

Section: <b>1</b>	Boundary: <b>13</b>	Boundary Name: <b>A64</b>
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From the point where the Green Belt boundary joins the A64, it runs south west, along the north western edge of the A64 to Neptunes Restaurant, following a strongly defined main road and dense tree belt.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>13</b>	Boundary Name: <b>A64</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and special character of historic towns</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP1, SP2, SP3, SP4, SP7</b></p>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape</b>  The land contained within this boundary is part of a general long distance view from the north west around Crambe, across the CYC authority area, of York Minster in its wider setting of compact city within this open countryside setting and small settlement distribution (Annex 1 – Evidence 13a YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York. These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> The land to the north of this boundary is identified as an extended Green Wedge (D2 - Annex 1 – Evidence 11b - GB Appraisal) which extends to the authority boundary and has an important role in maintaining the pattern of development and separation of settlements.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting.</b> The area to the north and west of this boundary, and extending into the urban edge of the city, is identified in the GB appraisal work as extended Green Wedge D2 and is described as being important to retain the open approaches, rural and historic setting of York (Annex 1 – Evidence 11 - GB Appraisal).</p> <p><b>Landmark Monuments (Criterion 2)</b></p> <p><b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape.</b> There are views across this area from the north west around</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

Section: <b>1</b>	Boundary: <b>13</b>	Boundary Name: <b>A64</b>
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	<p>Crambe, and panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a -YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all of the land contained within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches</b> The land is part of the open countryside around the City of York and contributes to the open approach of the A64 when travelling from the east. The land in this location is Vale Farmland with Plantation Woodland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The mixed plantation woodland to the north contributes to the rural and historic landscape and has origins between 1600 and 1850AD. The area has maintained significant legibility to its historic landscape with some increase in boundary cover since First Edition OS mapping. The area contains broad leaf and coniferous species which are defined externally by drains. Woodland does not negatively impact on the openness of the Green Belt and may not be a permanent feature of the landscape. .</p>	
<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b>	<b>Encroachment ( Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</b> Urbanisation	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY</b>

Section: <b>1</b>	Boundary: <b>13</b>	Boundary Name: <b>A64</b>
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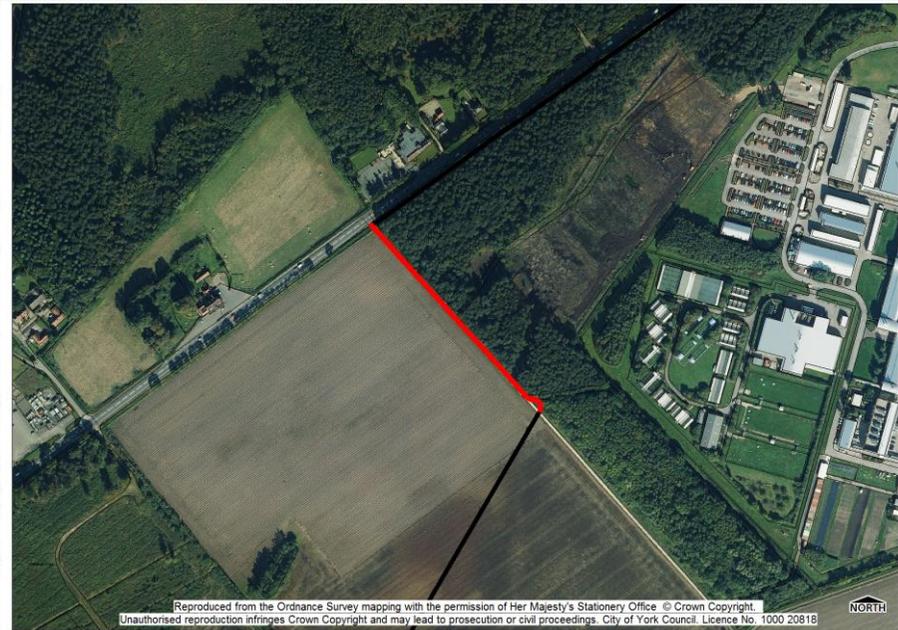
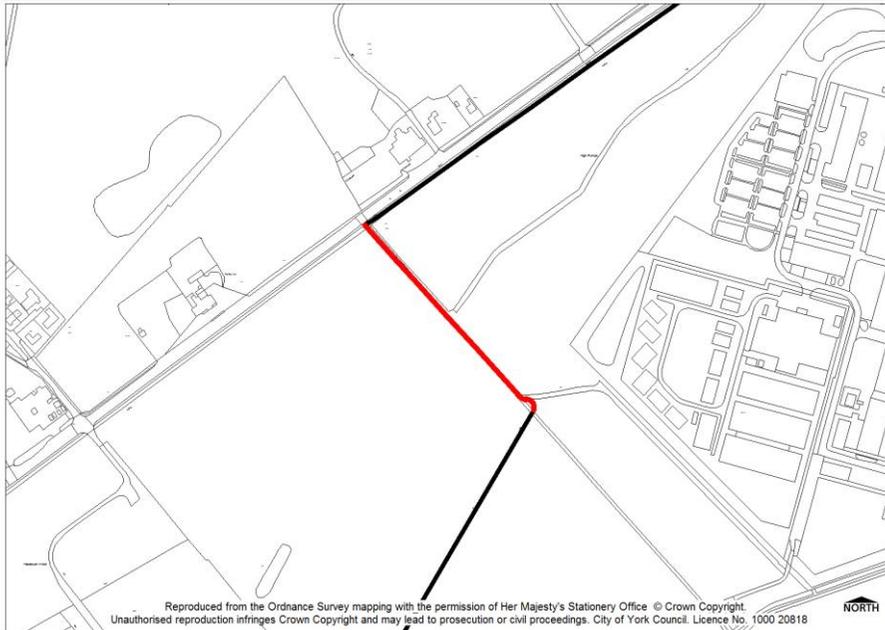
<p><b>Safeguarding the countryside from encroachment</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP2, SP3, SP4, SP5, SP9</b></p>	<p>between the main urban area and the outer boundary is limited. It is mainly the A64 trunk road, sporadic businesses and dwellings along it (villages are dealt with separately in Annex 4) and the large buildings of the Central Science Laboratory to the South (not within the York Authority Area). The sporadic buildings are of low density and do not detract significantly from the open rural feel of the area. The Central Science Laboratory is a much larger and denser development but is screened from view as much as possible by the deep tree belt.</p> <p><b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b></p> <p>The A64 Trunk Road to the edge of the authority boundary in this location is bordered by dense woodland - with a large historical area to the north west, and a dense tree belt around Central Science Laboratory, to the south east. Consequently, views are very restricted along this section of the boundary but open up closer to the city. The dense woodland is within district green corridor no.4 which feeds into Strensall Common as well as an area designated as extended green wedge.</p>	<p><b>OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b></p>
<p><b>Local Permanence - Road / dense woodland / car park / Administrative boundary</b></p>		
<p><b>Recognisability of proposed boundary</b></p>	<p>The boundary line along this section follows strongly defined manmade features (A64 Trunk Road and Neptune Restaurant) as well as natural features (dense woodland). While an alternative boundary could exclude the dense planting Sandburn Wood to the north this would impact on the role of the extended Green wedge to maintain the open approach to York. The land use to the north of the presented boundary relates to historical features and land cover. To the south beyond the edge of the CYC boundary the land use is of the modern development of the science facility and screening of this, however, it is not within the scope of this study to assess land outside of the authority boundary</p>	<p><b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b></p>
<p><b>Permanence</b></p>	<p>The boundary comprises the A64 road, a long standing built structure, as well as historical features following the parish boundary between Stockton-On-The-Forest Parish Council (CYC) and Sand Hutton Parish Council (Ryedale District Council) and the administrative boundary between City of York Council and Ryedale District Council. Alternative boundaries following tree lines would be less permanent features and more susceptible 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.</p>	

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<b>Strategic Permanence</b>	
<p><b>Consistency with Local Plan strategy (NPPF Para 85)</b></p> 	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. The land immediately to the north of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an extended Green Wedge. While the land is not designated open space of nature conservation, it is part of district green corridor no.4 linking important wildlife sites in the area. The land is not suitable for development in line with the Local Plan strategy.</p>
<p><b>Land Submitted</b> <b>Site 865</b></p> 	<p><b>Site 865 Four Alls Pub, Malton Road</b></p> <p>Site 865 was submitted through the Preferred Sites Consultation (2016) for consideration as employment development. The site did not pass criterion 4 (access to services and transport) and therefore was not considered as a sustainable location.</p>

Section: <b>1</b>	Boundary: <b>14</b>	Boundary Name: <b>A64 to western boundary of Central Science Laboratories</b>
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The boundary turns south east, following a defined tree belt which encloses FERA to the north east from the open agricultural land to the south west.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.1	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>1</b>	Boundary: <b>14</b>	Boundary Name: <b>A64 to western boundary of Central Science Laboratories</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b> Land in this location is part of panoramic views illustrating the prominence of York from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, both of which extend across all the lower land in the Vale of York (Annex 1 – Evidence 13a YCCHCAA). These panoramic views form part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. They allow for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> The land to the south and west of this boundary is identified as extended Green Wedge D2 (Annex 1 – Evidence 11b - GB Appraisal) which extends to the authority boundary and has an important role in maintaining the pattern of development and separation of settlements.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting.</b> The area to the south and west of this boundary, and extending into the urban edge of the city, is identified in the GB appraisal work as extended Green Wedge D2 and is described as being important to retain the open approaches, rural and historic setting of York (Annex 1 – Evidence 11- GB Appraisal).</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

Section: <b>1</b>	Boundary: <b>14</b>	Boundary Name: <b>A64 to western boundary of Central Science Laboratories</b>
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	<p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster and its visual dominance and role of a focal point within the landscape.</b> There are panoramic views across this area from the White Horse, Roulston Scar in the Hambleton Hills and from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a -YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches</b>The land to the south west of this boundary is part of the open countryside around the City of York and contributes to the open approach of the A64 when travelling from the east. The land in this location is Vale Farmland with Plantation Woodland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The open fields are part of the undulating arable farmland character of the area and in stark contrast to the enclosure from the deep tree belt the north and screening of modern development to the east.</p>	
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP4, SP5, SP8</b></p>	N/A	<b>N/A</b>

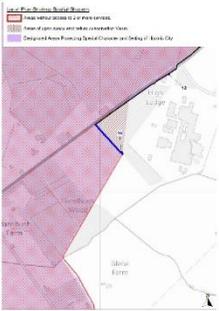
Section: <b>1</b>	Boundary: <b>14</b>	Boundary Name: <b>A64 to western boundary of Central Science Laboratories</b>
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<p><b>Purpose 3</b></p> <p><b>Safeguarding the countryside from encroachment</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP2, SP3, SP4, SP5, SP9</b></p>	<p><b>Encroachment (Criterion 5)</b></p> <p><b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</b> Urbanisation between the main urban area and the outer boundary here is limited. It is mainly the A64 trunk road, sporadic businesses and dwellings along it (villages are dealt with separately in Annex 4) and the large buildings of the Central Science Laboratory to the east (not within the York Authority Area). The sporadic buildings are of low density and do not detract significantly from the open rural feel of the area. The Central Science Laboratory is a much larger and denser development but is screened from view as much as possible by the deep tree belt.</p> <p><b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b> The boundary marks the distinction between dense woodland to the north and the extensive Central Science Laboratory to the east . The views to the south west of the boundary are of an open field, but another area of woodland to the south of the field restrict open views towards Stockton On The Forest and York. A farm track and post and rail fence form the actual boundary which is also marked by ditches. To the north east, the dense wooded area forms a narrow belt, protecting it from views of the Central Science Laboratory.</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</b></p>
<p><b>Local Permanence - Dense woodland / field boundary / post and rail fence / gravel track / Administrative boundary</b></p>		
<p><b>Recognisability of proposed boundary</b></p>	<p>The boundary line along this section follows natural features (dense woodland) and man-made features (post and rail fence and a gravel track). From the point where the boundary cuts across the A64 by Neptune's Restaurant, the Green Belt follows a defined tree belt / field boundary (field in the Green Belt). There are not any alternatives given the need to link with the existing adopted green Belt within the Ryedale authority area.</p>	<p><b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b></p>
<p><b>Permanence</b></p>	<p>The boundary line has been established for a significant amount of time and is complemented by mature trees. It is further reinforced as an administrative boundary in the form of Parish Council boundary of Stockton-On-The Forest (CYC) and Sand Hutton Parish (Ryedale District Council) as well as the division between adjacent authorities. All of the existing planning permissions on the enclosed land which is proposed for inclusion</p>	

Section: <b>1</b>	Boundary: <b>14</b>	Boundary Name: <b>A64 to western boundary of Central Science Laboratories</b>
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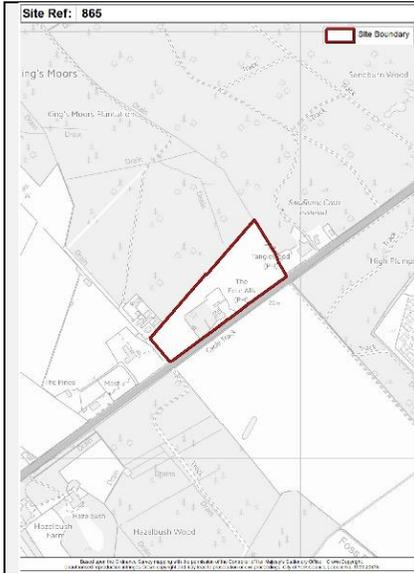
	within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	
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**Strategic Permanence**

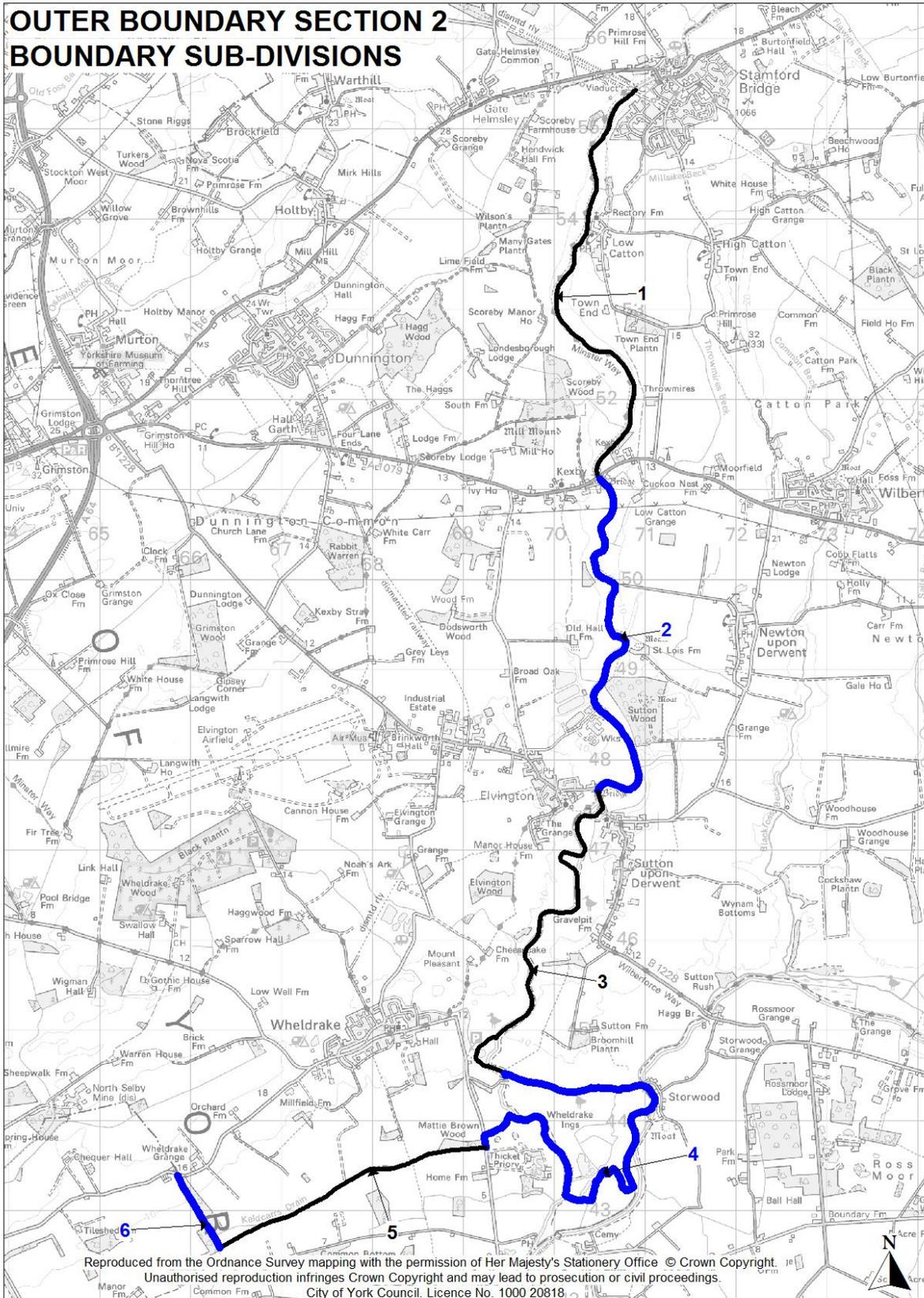
<p><b>Consistency with Local Plan strategy (NPPF Para 85)</b></p> 	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the west of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an extended Green Wedge. While the land is not designated open space or nature conservation, it is part of district green corridor no.4 linking important wildlife sites in the area. The land is not suitable for development in line with the Local Plan strategy.</p>
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<p><b>Land Submitted</b> <b>Site 865</b></p>	<p><b>Site 865 Four Alls Pub, Malton Road</b></p> <p>Site 865 was submitted through the Preferred Sites Consultation (2016) for consideration as employment development. The site did not pass criterion 4 (Access to services and transport) and therefore was not considered as a sustainable location.</p>
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Section: <b>1</b>	Boundary: <b>14</b>	Boundary Name: <b>A64 to western boundary of Central Science Laboratories</b>
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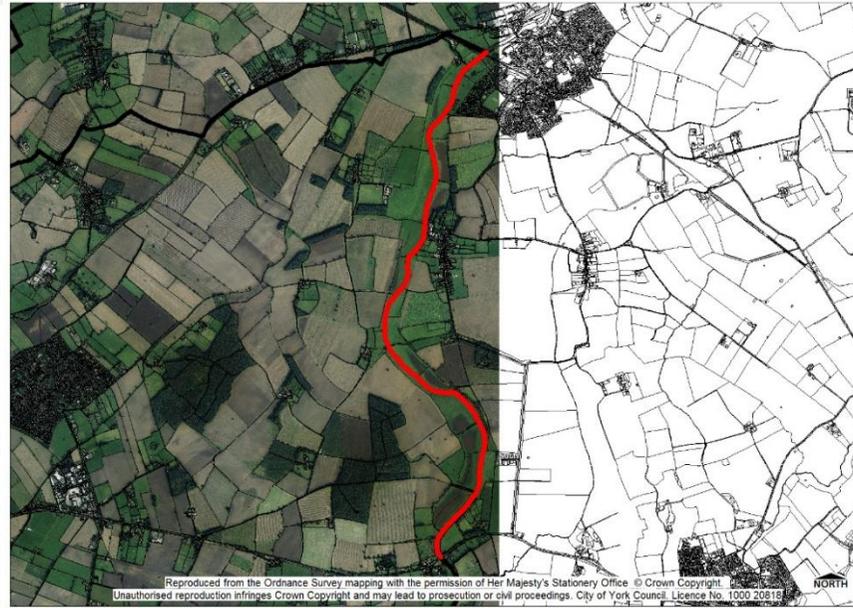
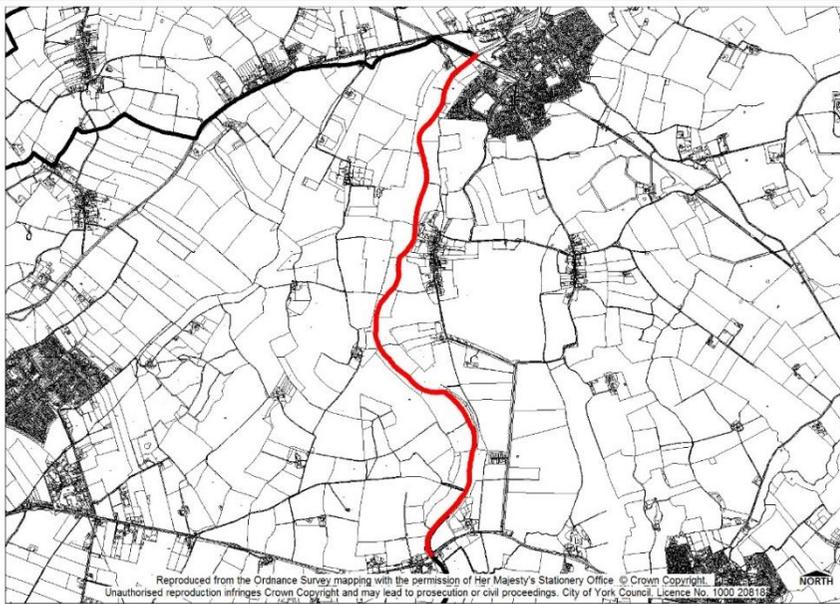


# OUTER BOUNDARY SECTION 2 BOUNDARY SUB-DIVISIONS



Section: <b>2</b>	Boundary: <b>1</b>	Boundary Name: <b>River Derwent west of Stamford Bridge to Kexby Bridge (A1079)</b>
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From the point where the viaduct crosses the River Derwent west of Stamford Bridge, the boundary follows the alignment of the River Derwent south to Kexby Bridge (A1079).



Criterion 1 Compactness	1.1	Yes	<p align="center"><b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	No	<p align="center"><b>Purpose 1 –</b> N/A</p>
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center"><b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>2</b>	Boundary: <b>1</b>	Boundary Name: <b>River Derwent west of Stamford Bridge to Kexby Bridge (A1079)</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a key long distance view from Acklam Wold (Key View 4) which allows the Minster, the city and their relationship to the wider landscape setting to be understood (Annex 1 – Evidence 13a YCCHCAA). There are also other long distance views from the higher land to the north and east of Pocklington in the East Riding, across the CYC authority area, with York Minster as a focus within its wider setting of a compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). Land in this location is also part of panoramic views illustrating the prominence of York from Acklam Wold to the east, which extend across all the lower land in the Vale of York. This panoramic view forms part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. It allows for an understanding of the relationship between York and its wider geographical and landscape setting. All the land contained within the authority area up to this edge is a relevant consideration in these views. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> This section of the Green Belt boundary is important when considering the principle characteristics of the Heritage Topic Paper in the scale and compactness of settlements and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics). The land is important in maintaining separation between Stamford Bridge and Low Catton, which are in close proximity to the east of the River Derwent (within the East Riding of Yorkshire Council), from Gate Helmsely and Holtby to the north, Kexby to the south and Dunnington, Derwent Valley industrial estate and the main urban area of York further west. The River Derwent is an</p>	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b>

Section: <b>2</b>	Boundary: <b>1</b>	Boundary Name: <b>River Derwent west of Stamford Bridge to Kexby Bridge (A1079)</b>
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	<p>historically important navigable route that is still navigable today for recreational purposes, from where open views of the open countryside and setting of the city can be enjoyed and appreciated at close hand. The rural setting of Kexby and Low Catton is also understood from The Minster Way – a public right of way and recreational route that follows the west bank of the River Derwent from Kexby to Stamford Bridge which has views across the land in this location. Land to the west of this boundary visually connects with the village of Kexby and forms part of the open approach to the village when travelling along the A1079 from the east. Given the proximity of Kexby, the openness of land in this location is important when considering compactness of settlements.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing</b> The land contained within this boundary separates the important open approaches to the city of the A166 and A1079. These routes are important for experiencing the rural context of York on approaching the city as well as the context and compact settlement pattern of the wider rural hinterland. Views are especially prominent from the higher ground of the York Moraine and the A166 to the north. The River Derwent is historically important to the city and views from it are relevant for understanding the context of York and its settlements in their open setting. Along this boundary, land to the west is within the parish of Kexby. This rural land around the village contributes to the open feel of the area, which is part of Kexby’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Kexby and the open approaches of the A0179. The area is also experienced through long distance recreational routes, cycle ways and footpaths which cross the area. Significant ones in this area include the Minster way, national cycle network route 66 which need to maintain some open setting and views. The settlement clusters and villages within the area (assessed in Annex 4) also need to maintain their compact form, separate identities and open settings.</p> <p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster and its visual dominance and role of a focal point within the landscape, and contributes to the prominence of a focal point of listed buildings.</b> There are views across this area from Acklam Wold, with the Minster as a focus within its setting of the city. There are also other long distance views across this area from higher ground to the north and east of Pocklington, including from the A166 and A1246, to the city in the west, with the Minster as a focus within its setting (Annex 1 – Evidence 13a YCCHCAA). These views help to</p>	
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Section: <b>2</b>	Boundary: <b>1</b>	Boundary Name: <b>River Derwent west of Stamford Bridge to Kexby Bridge (A1079)</b>
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	<p>understand how the Minster would be viewed as a prominent landmark from surrounding settlements, higher ground and important approaches and drew people to the area, all the land contained within the authority area up to this edge is a relevant consideration in this. At a more local scale Grade II listed Stamford Bridge Viaduct is directly adjacent to the northern section of the boundary, and Scheduled Ancient Monument (SMR No.171) and Grade II listed Kexby Bridge, is directly adjacent to the southern part of this proposed boundary. These are both important landmarks which are publically accessible, and while the new wider road bridge at Kexby has had a slightly negative impact on setting, both bridges still add to the historic feel of the area. Openness within the fields immediately adjacent to the bridges is an important feature of their setting.</p> <p><b>Landscape and Setting (Criterion 3)</b></p> <p><b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> Land to the west of this boundary is part of the open countryside around the City of York. The land is vale farmland, which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The River Derwent and its flood plain forms an important part of York's historic character and setting and represents many centuries of social as well as environmental history through the ephemeral flooding and traditional management of hay meadows and then lammas lands. This has continued along the banks for hundreds of years as part of York's important agricultural economy, and resulted in a very specialised landscape in this lower lying areas which has a mature historic feel. This is added to by the medieval built features which mark important crossing points at Stamford Bridge and Kexby. To the west, the ditch lined inges and floodplain give way to more agricultural land with strong field patterns and strip fields close to the settlements. Many of these fields retain legibility to their historic past and illustrate the agricultural origins of these settlements. The landscape here also retains strong relationships to understand the geological heritage of the the formation of the Vale of York, which contributed to the original siting and dominance of the city. The effect of the ice age which carved out the vale are seen in the relatively flat low lying land in contrast to the ridge of York Moraine providing higher ground running south west to north east from Kimberlow Hill (within the ring road) to Sand Hutton (outside the CYC authority area) with the highest point close to Holtby. The higher moraine created an important approach to the city (now the A166) and from this higher ground there are very prominent</p>	
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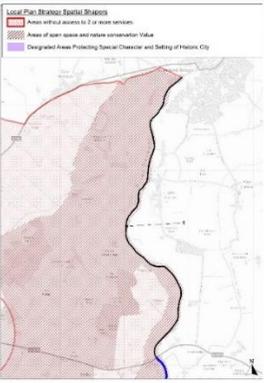
Section: <b>2</b>	Boundary: <b>1</b>	Boundary Name: <b>River Derwent west of Stamford Bridge to Kexby Bridge (A1079)</b>
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	views of the city and York Minster as well as views of the settlement pattern and rural hinterland of York to the immediate north and south. There are also longer views out towards the Wolds and across the Vale of York in all directions. Both the A166 to the north, and the A1079 to the south are considered open approaches for experiencing the rural context of the city and it is necessary to keep land permanently open either side of them to maintain a sense of openness which contributes to understanding the setting of York and connections to agricultural features.	
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b> <b>Scoping/Strategic Principles set out in:</b> <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b> <b>Scoping/Strategic Principles set out in:</b> <b>SP2, SP3, SP4, SP5, SP9</b>	<p><b>Encroachment (Criterion 5)</b></p> <p><b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it.</b> The area contained within this boundary, and adjacent land, contains a number of built up settlement clusters (assessed separately in Annex 4). However, between these settlements, there are no large areas of dense development. The built structures which do exist are in the form of sporadic farmsteads and agricultural businesses which only add very limited urban influence to the area. The most significant negative human influences come from the A1079 and A166 which bring noise and traffic congestion, the smaller connecting roads between settlements are more integrated and have less of an impact.</p> <p><b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b></p> <p>The topography of this area is undulating. The lowest lying land of the River Derwent floodplain is particularly tranquil with a mature historic feel of unity and intimacy. The higher ground running north east to south west along the ridge of the York Moraine offers good views to immediate rural surroundings and also connects to the wider and more distant countryside. The agricultural settings to the villages maintains a rural context and leads into areas of increased openness and tranquility away from the roads</p>	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>

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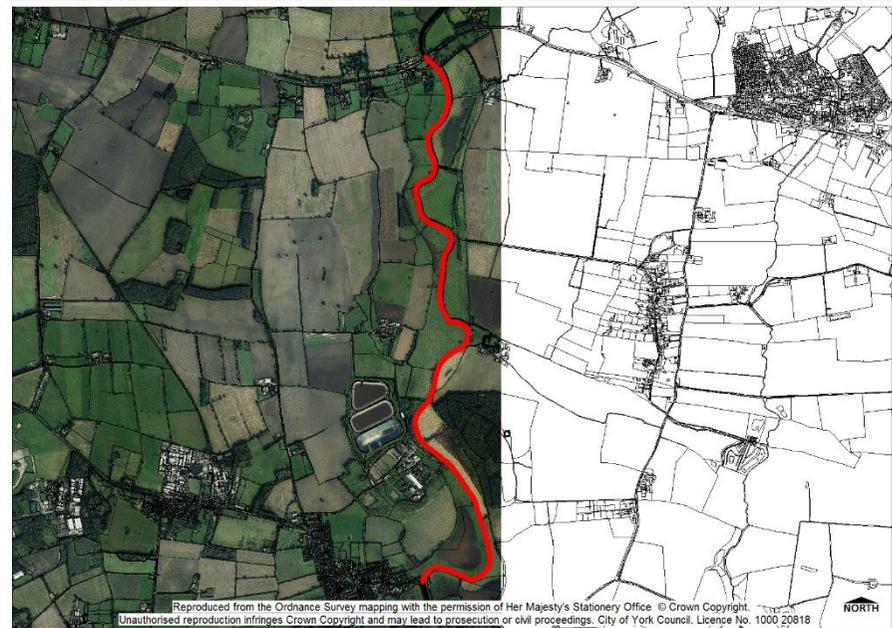
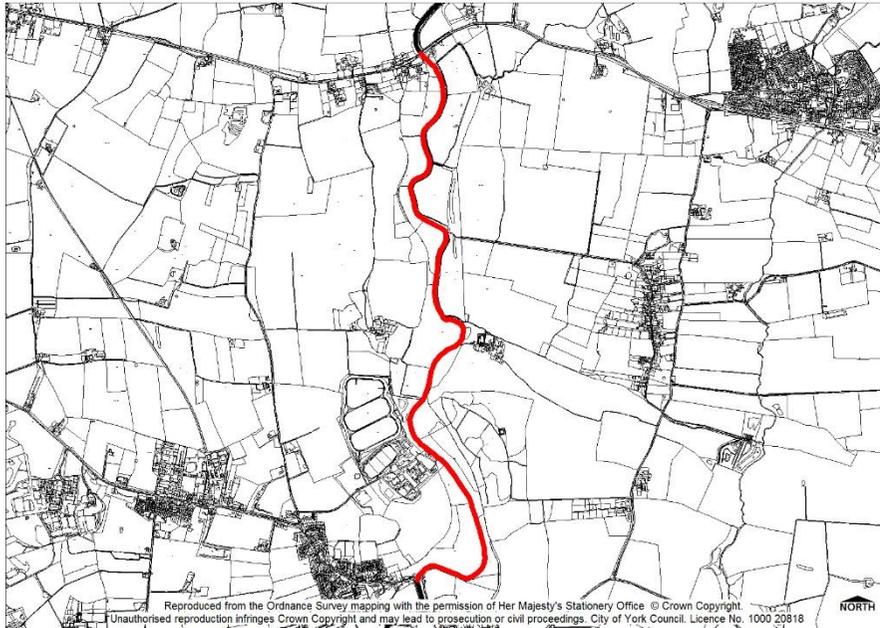
	which can be enjoyed through the accessible sustainable travel routes which give access to this countryside for the population of York and its villages.	
<b>Local Permanence - River Derwent / river banks / paths / hedges and trees / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The boundary line is formed by the River Derwent which forms a long established, recognisable and strong boundary identifiable on maps and on the ground. The boundary along the River Derwent within this section is formed by the river bank and includes intermittent tree/shrub/hedge boundaries. There are no alternative boundaries which can protect the setting of the open approaches and villages of York which are more recognisable than the river.	<b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b>
<b>Permanence</b>	The proposed boundary is shown as the established river which can be traced back to the earliest maps held by the Authority. The boundary offers further permanence in that it follows the line of the City of York authority boundary which itself mirrors the Parish boundary between Kexby (CYC) and Stamford Bridge and Catton (East Riding of Yorkshire Authority). 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. While the fields to the east of the boundary are of a similar age, style and legibility it is not within the scope of this study to assess land outside of the authority boundary.	
<b>Strategic Permanence</b>		
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>	The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. While the land immediately to the west of the proposed boundary is not identified as being of primary importance to the setting of the historic city it does have value in protecting the principal characteristics identified in the Heritage Topic Paper. While the land is not designated open space, the River Derwent in this section is of international and national nature conservation value designated as a SAC, SPA and SSSI. The land adjacent to the river and the boundary is therefore designated as Regional Green Corridor (2), the land	

Section: <b>2</b>	Boundary: <b>1</b>	Boundary Name: <b>River Derwent west of Stamford Bridge to Kexby Bridge (A1079)</b>
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	<p>is also within 50m of Local Corridor (20) Southern Heath and Kexby Bridge Site of importance to nature conservation (SE75-01YK) further west. The land is not suitable for development in line with the Local Plan strategy.</p>
<b>Land Submitted</b>	Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan

Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>River Derwent from Kexby Bridge (A1079) to Elvington (Sutton Bridge) (B1228)</b>
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From the point where the boundary crosses Kexby Bridge (A1079) it follows the alignment of the River Derwent south to Elvington (Sutton Bridge) (B1228).



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</b>	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 – N/A</b>
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</b>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>River Derwent from Kexby Bridge (A1079) to Elvington (Sutton Bridge) (B1228)</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape</b>  The land contained within this boundary is part of a key panoramic view illustrating the prominence of York from Acklam Wold to the east, which extend across all the lower land in the Vale of York. This panoramic view forms part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama (Annex 1 – Evidence 13a YCCHCAA). It allows for an understanding of the relationship between York and its wider geographical and landscape setting. Several other long distance views across land in this location also serve to illustrate the setting of the historic city and its context. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> This section of the Green Belt boundary is important when considering the principle characteristics of the Heritage Topic Paper in the scale and compactness of settlements and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics). The land in this location is important in maintaining separation between, Wilberfoss and Newton upon Derwent, which are to the east of the River Derwent (within the East Riding of Yorkshire Council), from Kexby in the north. Land to the west of the northern part of this boundary visually connects with the village of Kexby and forms part of the open approach to the village when travelling along the A1079 from the east and Dauby Lane from the south. Given the proximity of Kexby, the openness of land in this location is important when considering compactness of settlements. Land to the west of the southern part of the boundary visually connects with the village of Elvington and</p>	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</b>

Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>River Derwent from Kexby Bridge (A1079) to Elvington (Sutton Bridge) (B1228)</b>
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	<p>forms part of the open approach to the village when travelling along Dauby Lane from the north. Given the proximity of Elvington, the openness of land in this location is important when considering the compactness of these settlements.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing.</b> The land contained within this boundary contributes to the open approaches to the city from the A1079 and B1224. These routes are important for experiencing the rural context of York on approaching the city as well as the context of the compact settlement pattern of the wider rural hinterland and it is important that some openness to these are maintained. The River Derwent is an historically important navigable route that is still navigable today for recreational purposes, from where open views of the open countryside and setting of the city can be enjoyed and appreciated at close hand. The area is also experienced through long distance recreational routes, cycle ways and footpaths which cross the area. Significant routes include the Minster Way, and the route of the former derwent valley railway. The land is generally flat and the underlying geology has given rise to extensive arable farming which is a key feature of the economic development of York and an influencing factor in the siting and location of settlements and villages within the hinterland. The settlement clusters and villages within the area (assessed in Annex 4) also need to maintain their compact form, separate identities and open settings. Along the northern part of this boundary, land to the west is within the parish of Kexby. This rural land around the village contributes to the open feel of the area, which is part of Kexby's setting, as well as part of the open countryside setting around the City of York. There are views into this land from Kexby and the open approaches of the A0179 and Dauby Lane. Along the southern part of the boundary, land to the south west is within the parish of Elvington. This rural land around the village contributes to the open feel of the area, which is part of Elvington's setting, as well as part of the open countryside setting around the City of York. There are views into this land from Elvington and the open approaches of Dauby Lane. The Conservation Area Appraisal for Elvington designates the meadows between the River Derwent and the village as an integral part of the villages character, as the evolution of the village has been closely linked with the river both in terms of crossing points and economic activity with fisheries in this area listed in the Domesday Book.</p> <p><b>Landmark Monuments (Criterion 2)</b></p> <p><b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster and its visual dominance and role of a focal point within the landscape, and contributes to the prominence of</b></p>	
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Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>River Derwent from Kexby Bridge (A1079) to Elvington (Sutton Bridge) (B1228)</b>
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	<p><b>a focal point of listed buildings.</b> There are panoramic views across this area from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this. At a more local scale the Scheduled Ancient Monument (SMR No.171) and Grade II listed Kexby Bridge, is directly adjacent to the northern end, and Grade II listed Sutton Bridge is directly adjacent to the southern end, of this proposed boundary. These are both important landmarks which are publicly accessible, and while the new wider road bridge at Kexby has had a slightly negative impact on setting, both bridges still add to the historic feel of the area. Openness within the fields immediately adjacent to the bridges is an important feature of their setting.</p> <p><b>Landscape and Setting (Criterion 3)</b></p> <p><b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> Land to the west of this boundary is part of the open countryside around the City of York and contributes to the open approach of the A1079 when travelling from the east. The land in this location is Vale Farmland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 -North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The River Derwent forms an important part of York's historic character and setting, with the river historically provided important methods of transporting goods and people in to the area. The River Derwent also represents many centuries of social as well as environmental history through the ephemeral flooding and traditional management of hay meadows and then lammas lands, which has continued along the banks for hundreds of years resulting in a very specialised landscape which has a mature historic feel given the mature clumps of trees and built features such as important crossing points along the river length. Much of Elvington's prosperity, originates from the agriculture and the richly productive fields which surround it and evidence of this can still be seen today. A small area of piecemeal enclosure focused around Old Hall Farm consists of medium sized semi irregular fields defined by erratic ditches with significant legibility and dates to the early post medieval period. The small settlement of Kexby, a hamlet/settlement of its own unique identity, which forms part of York's wider hinterland is also to the west of the River Derwent along this boundary. Protecting this compactness and setting is important.</p>	
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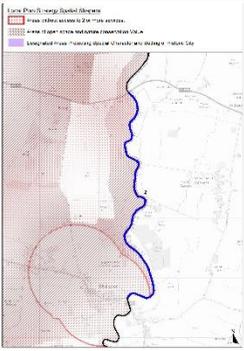
Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>River Derwent from Kexby Bridge (A1079) to Elvington (Sutton Bridge) (B1228)</b>
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<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</b> There is evidence of urbanisation and human influence in this area in the form of the small settlement of Kexby, a hamlet/settlement that forms part of Yorks wider hinterland, telegraph lines, Elvington Water Treatment Works and Elvington Village. While Elvington village has been identified to be inset from the Green Belt to prevent any further encroachment or sprawl (villages dealt with seperately in Annex 4), the settlement of Kexby is smaller, less dense and maintains a high degree of openness and connection to the wider countryside. The water treatment works has also embedded well into the landscape and is an acceptable use within the countryside. There are also sporadic farms located a short distance from the boundary, but they do not add an urban influence to the openness of the area. Newton On Derwent village lies a short distance from the boundary, to the east, but does not add any urbanising influences on the boundary or surrounding area. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility.</b> Land to the west of this boundary contributes to the open approach of the A1079 when travelling from the east and the B1228 when travelling from the south. The landscape is generally flat in this location, open fields either side of the Derwent is defined by 'ings' land which has been shaped by ephemeral flooding and continued traditional management as hay meadow. The fields are characterised by ditches and drains rather than hedgerows or woodland and have resulted in rich semi natural grassland of very high conservation value. The River Derwent is the largest continuous area of lowland flood meadow left in the UK. The feel of the landscape is one of unity, tranquility and intimacy.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>

Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>River Derwent from Kexby Bridge (A1079) to Elvington (Sutton Bridge) (B1228)</b>
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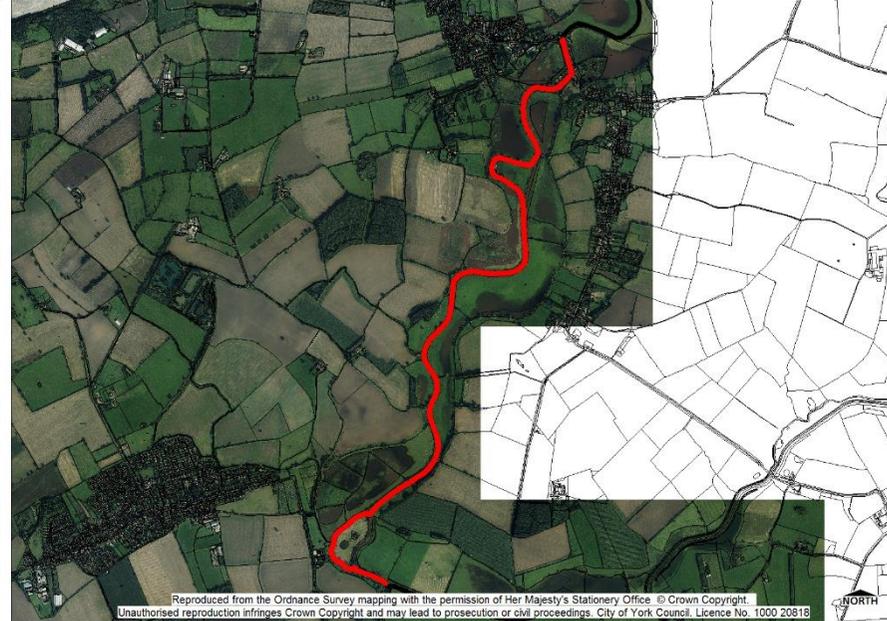
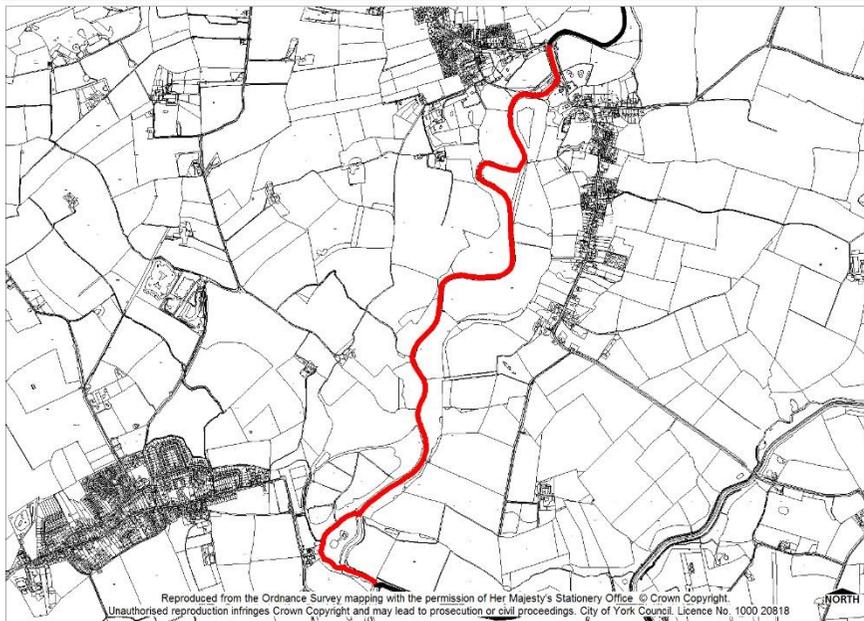
<b>Local Permanence - River Derwent / river banks, / paths / hedges and trees / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The boundary line is formed by the River Derwent which forms a long established, recognisable and strong boundary identifiable on maps and on the ground. The boundary along the River Derwent within this section is formed by the river bank and includes intermittent tree/shrub/hedge boundaries. There are no alternative boundaries which can protect the setting of the open approaches and villages of York which are more recognisable than the river.	<b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b>
<b>Permanence</b>	The proposed boundary is shown as the established river which can be traced back to the earliest maps held by the authority. The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Kexby and Elvington (CYC) and Catton, Newton-on-Derwent and Sutton-on-Derwent (East Riding of Yorkshire). 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	
<b>Strategic Permanence</b>		
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>	The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and only has access to services at its southern extent close to the village of Elvington. The majority of the boundary therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt. The suitability of land in connection with accessing existing services and expanding the village of Elvington as a sustainable location is discussed in Annex 4. While the land immediately to the west of the proposed boundary is not identified as being of primary importance to the setting of the historic city it does have value in protecting the principal characteristics identified in the Heritage Topic Paper. While the land is not designated open space, the River Derwent in this section is of international and national nature conservation value designated as a SAC, SPA and SSSI. The land adjacent to the river and the boundary is designated as Regional Green	

Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>River Derwent from Kexby Bridge (A1079) to Elvington (Sutton Bridge) (B1228)</b>
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	<p>Corridor (2). The land is also within 50m of District Green Corridor (5) Elvington Tillmire and Local Corridor (20) Southern Heath, as well as adjacent to Kexby Bridge Site of importance to nature conservation (SE75-01YK) and within 250m of SINC Kexby Bank West. The land is not suitable for development in line with the Local Plan strategy.</p>
<p><b>Land Submitted</b> <b>Site 875</b></p> 	<p>Site 875 Land beyond Riverside Gardens</p> <p>Land at Site 875 was considered for potential safeguarded land to expand the village of Elvington and resubmitted as an alternative boundary for this purpose through the Preferred Sites Consultation (2016). Technical officer comments stated that the development of the site would materially affect the character of the eastern boundary of the village. Development of the site would bring the edge of the village closer to the River Derwent corridor and public rights of way (PROW). The site would visually impact on a significant number of residential receptors and Sutton Bridge.</p>

Section: <b>2</b>	Boundary: <b>3</b>	Boundary Name: <b>Elvington (Sutton Bridge) (B1228) to the bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Ings Nature Reserve)</b>
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From Elvington (Sutton Bridge) (B1228) the boundary follows the River Derwent south to Ings Lane (Entrance to Wheldrake Ings Nature Reserve).



Criterion 1 Compactness	1.1	Yes	<p><b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	No	<p><b>Purpose 1 –</b> N/A</p>
	1.1	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<p><b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>2</b>	Boundary: <b>3</b>	Boundary Name: <b>Elvington (Sutton Bridge) (B1228) to the bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Ings Nature Reserve)</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a key panoramic view illustrating the prominence of York from Acklam Wold to the east, which extend across all the lower land in the Vale of York. This panoramic view forms part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama (Annex 1 – Evidence 13a YCCHCAA). It allows for an understanding of the relationship between York and its wider geographical and landscape setting. Several other long distance views across land in this location also serve to illustrate the setting of the historic city and its context. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> This section of the Green Belt boundary is important when considering the principle characteristics of the Heritage Topic Paper in the scale and compactness of settlements and the relationship of the historic City of York to its surrounding settlements. This relationship relates to not simply the distance between the settlements but also the size of the villages themselves, and the fact that they are free-standing, clearly definable settlements (Annex 1 – Evidence 12 - Heritage Topic Paper Principal Characteristics). The River Derwent is an historically important navigable route that is still navigable today for recreational purposes, from where open views of the open countryside and setting of the city can be enjoyed and appreciated at close hand. It is important that the settlements of Elvington and Wheldrake are viewed within their context of open countryside. The land to the south east of Elvington is particularly sensitive to needing to maintain compactness given the proximity to the east of Sutton-upon Derwent (not within CYC boundary) which is of a different and separate identity. At the northern part of the boundary, land to the north west visually connects with the village of Elvington and</p>	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b>

Section: <b>2</b>	Boundary: <b>3</b>	Boundary Name: <b>Elvington (Sutton Bridge) (B1228) to the bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Ings Nature Reserve)</b>
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	<p>forms part of the open approach to the village when travelling along the B1228 from the east. At the southern part of the boundary, land to the west visually connects with Wheldrake and forms part of the open approach to the village when travelling along Broad Highway and Greengales Lane from the north. Given the proximity of Elvington and Wheldrake, the openness of the land in this location is important when considering the compactness of these settlements.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing</b> In protecting the historic character and setting of York it is important to protect the setting of the context of the villages surrounding the city. Elvington and Wheldrake lie to the west of this boundary. The open land here is important in maintaining the identities of these villages. Separation of Elvington from Sutton-upon Derwent to the east of the boundary (not within CYC boundary) as two places of distinctly separate identity is also important. Along the northern part of the boundary, land to the north west is within the parish of Elvington. This rural land around the village contributes to the open feel of the area, which is part of Elvington’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Elvington and the open approaches of the B1228. The conservation area appraisal for Elvington designates the open meadows between the River Derwent and the village as an integral part of the villages character, as the evolution of the village has been closely linked with the river both in terms of crossing points and economic activity with fisheries in this area listed in the Domesday Book. Along the southern part of the boundary, land to the west is within the parish of Wheldrake This rural land contributes to the open feel of the area, which is part of the Wheldrake’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Wheldrake and the open approaches along Broad Highway and Greengales Lane from the north. The conservation area appraisal for Wheldrake outlines how the village retains the strongly rural, pastoral character of a linear village founded in agriculture and generates a distinct sense of place, of arrival from the isolated countryside.</p> <p><b>Landmark Monuments (Criterion 2)</b></p> <p><b>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster and its visual dominance over the landscape and contributes to the prominence of a focal point of listed buildings.</b> There are panoramic views across this area from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the</p>	
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Section: <b>2</b>	Boundary: <b>3</b>	Boundary Name: <b>Elvington (Sutton Bridge) (B1228) to the bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Ings Nature Reserve)</b>
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	<p>area, all land within the authority area up to this edge is a relevant consideration in this. At a more local scale, land in this location at the northern section of the boundary includes a number of Grade II listed buildings, including Sutton Bridge, alongside Holy Trinity Church and Elvington Hall within the village of Elvington. Openness within the fields immediately adjacent to these listed buildings is an important feature of their setting.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land is part of the open countryside around the city of York and contributes to its setting along with the setting of individual villages which make up the wider landscape. The land is Vale Farmland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. The River Derwent forms an important part of York's historic character and setting in that the River has historically provided important methods of transporting goods and people in to the area. The River Derwent also represents many centuries of social as well as environmental history through the ephemeral flooding and traditional management of hay meadows and then lammas lands. This has continued along the banks for hundreds of years resulting in a very specialised landscape which has a mature historic feel given the mature clumps of trees and built features such as important crossing points along the river length. Much of Elvington and Wheldrakes' prosperity originates from the agriculture and the richly productive fields which surround them and evidence of this can still be seen in the open agricultural landscape preserved today.</p>	
<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>	N/A	N/A

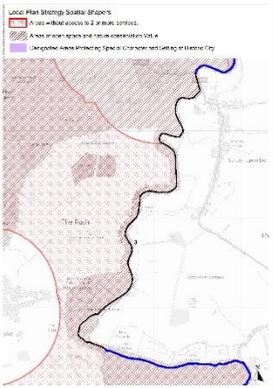
Section: <b>2</b>	Boundary: <b>3</b>	Boundary Name: <b>Elvington (Sutton Bridge) (B1228) to the bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Ings Nature Reserve)</b>
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<b>SP4, SP5, SP8</b>		
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</b> There is evidence of urbanisation and human influence in this location in the form of telegraph lines, Elvington Village to the north, Sutton-On-Derwent to the east and Wheldrake Village to the south. There area also a number of sporadic farmsteads, but they fit well within the rural environment and do not create negative or urbanising influences. <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b> The landscape in this location is generally flat open fields either side of the River Derwent which is defined by 'ings' land which has been shaped by ephemeral flooding and continued traditional management as hay meadow. The fields are characterised by ditches and drains rather than hedgerows or woodland and have resulted in rich semi natural grassland of very high conservation value. The River Derwent is the largest continuous area of lowland flood meadow left in the UK. The feel of the landscape is one of unity, tranquility and intimacy. Parts of the boundary which are formed of Lowland Common are managed as part of the Lower Derwent Valley Nature Reserve.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - River Derwent / river banks, / paths / hedges / trees / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The boundary line is formed by the River Derwent which forms a long established, recognisable and strong boundary identifiable on maps and on the ground. The boundary along the River Derwent within this section is formed by the river bank and includes intermittent tree/shrub/hedge boundary and footpaths. There are no alternative boundaries which can protect the setting of the open approaches and villages of York which are more recognisable than the river.	<b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative</b>
<b>Permanence</b>	The proposed boundary line is shown as the established river which can be traced back to the earliest maps held by the authority. The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Elvington and Wheldrake (CYC) and Sutton On Derwent (East Riding of Yorkshire). 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	

Section: <b>2</b>	Boundary: <b>3</b>	Boundary Name: <b>Elvington (Sutton Bridge) (B1228) to the bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Ings Nature Reserve)</b>
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	<b>boundaries offers strength and resilience to change.</b>
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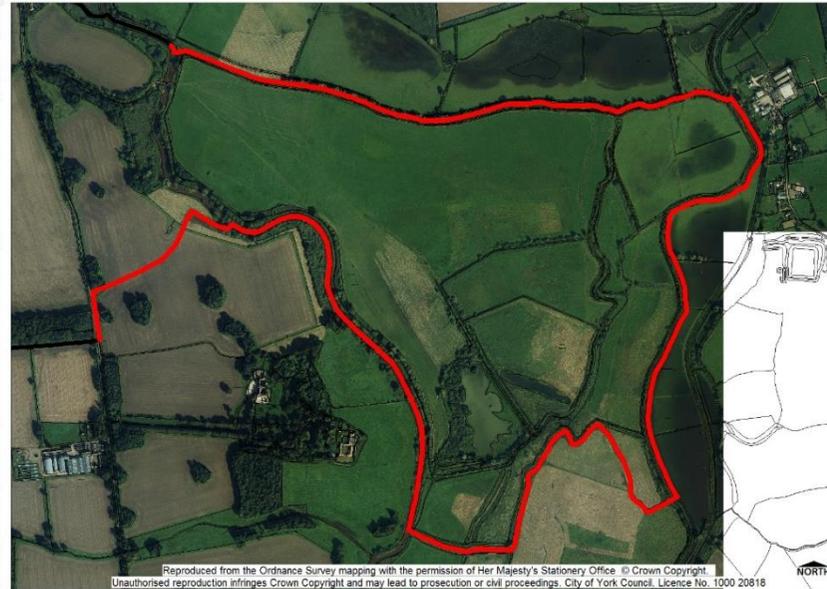
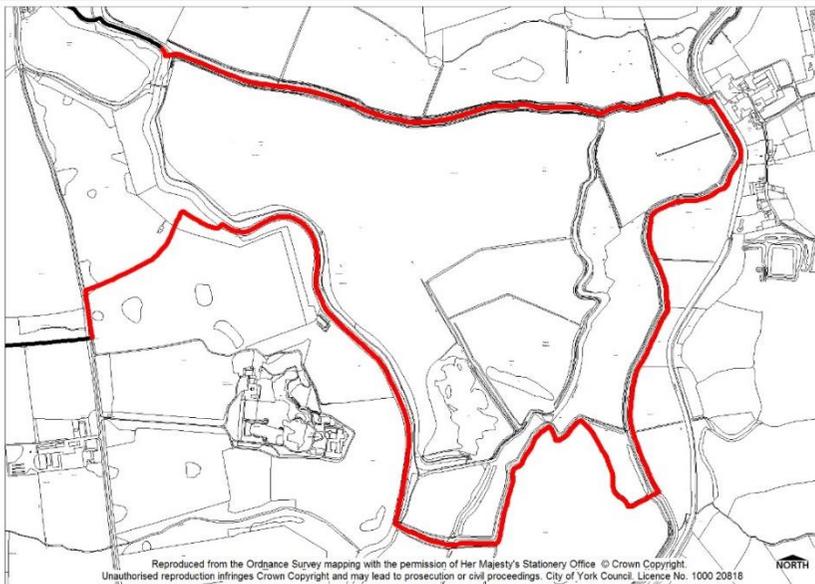
**Strategic Permanence**

<p><b>Consistency with Local Plan strategy (NPPF Para 85)</b></p> 	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and only has access to services at its northern extent close to the village of Elvington. The majority of the boundary therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt. The suitability of land in connection with accessing existing services and expanding the village of Elvington as a sustainable location is discussed in Annex 4. The southern edge of the boundary is also close to Wheldrake and its services – potential expansion of which is also discussed in Annex 4.</p> <p>While the land immediately to the west of the proposed boundary is not identified as being of primary importance to the setting of the historic city it does have value in protecting the principal characteristics identified in the Heritage Topic Paper. While the land is not designated open space, the River Derwent in this section is of international and national nature conservation value which includes the Lower Derwent Valley Nature Reserve and Wheldrake Ings Nature Reserve, Derwent Ings and West Carr Masks designated as a RAMSAR, SAC, SPA, SSSI and SINC (SE74-01YK). The land adjacent to the river and the boundary is designated as Regional Green Corridor (2). District Green Corridor (5) Elvington Tillmire and a site of importance to nature conservation at Church Lane Meadows (SINC SE75-02YK) are located to the west of this boundary. The land is not suitable for development in line with the Local Plan strategy.</p>
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<b>Land Submitted</b>	Land in the vicinity of this boundary has not been submitted for development
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Section: <b>2</b>	Boundary: <b>4</b>	Boundary Name: <b>Bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Nature Reserve) to south eastern corner of Mattie Brown Wood / Church Lane</b>
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From here, the boundary deviates from the current River Derwent, to follow the course of the old River Derwent and banking east and then south, turning west to follow established watercourses within the Nature Reserve, before rejoining the current River Derwent to head north and follow a crop line east to Church Lane and Mattie Brown Wood.



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.1	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>2</b>	Boundary: <b>4</b>	Boundary Name: <b>Bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Nature Reserve) to south eastern corner of Mattie Brown Wood / Church Lane</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a key panoramic view illustrating the prominence of York from Acklam Wold to the east, which extend across all the lower land in the Vale of York. This panoramic view forms part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama (Annex 1 – Evidence 13a YCCHCAA). It allows for an understanding of the relationship between York and its wider geographical and landscape setting.  The open landscape in this location is also experienced from the network of B roads and public rights of way around and adjoining the villages of York which allow the rural setting of the compact settlements to be understood.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York</b>  The River Derwent is a historically important route that is still navigable today for recreational purposes, and enables views of the rural setting of the York villages close hand. Wheldrake lies to the west of this boundary. The open land to the west of the proposed boundary connects with Wheldrake and is important in maintaining the identity of the village and forms part of the open approach to the village when travelling along Church Lane from the south.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting</b>  In protecting the historic character and setting of York, it is important to protect the setting of the context of the villages surrounding the city. Land to the west of the boundary is within the parish of Wheldrake. The agricultural value of the Ings land to the River Derwent immediately adjacent to the boundary would have provided some of the reason for the origin of the village and adds to its context today. This rural land also contributes to the open feel of the area, which is part of Wheldrake’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Wheldrake and the open approaches along Church Lane from the south. The conservation area appraisal for Wheldrake outlines how the village retains the strongly rural, pastoral character of a linear village founded in agriculture and generates a distinct sense of place, on arrival from the isolated countryside.</p>	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b>

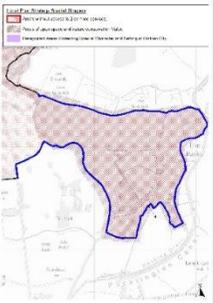
Section: <b>2</b>	Boundary: <b>4</b>	Boundary Name: <b>Bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Nature Reserve) to south eastern corner of Mattie Brown Wood / Church Lane</b>
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	<p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 + 2.2 The land is sensitive to understanding the original siting and context of York Minster, and its visual dominance over the landscape and contributes to the prominence of a focal point of listed buildings.</b> There are panoramic views across this area from Acklam Wold to the east, its setting of the city (Annex 1 – Evidence 13a YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this. At a more local scale, to the west of the boundary (within Selby District Council) lies Thicket Priory Carmelite Monastery, which includes three Grade II listed buildings. Openness within the fields immediately adjacent to the priory to the east is an important feature of the listed buildings’ setting.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches</b> The land in this location is Vale Farmland with Plantation Woodland and Heathland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7- North Yorkshire and York Landscape Character Project 2011). The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (2013) (Annex 1 – Evidence 19), identifies the legibility of the landscape in this area as significant. The land in this pocket is heavily influenced by the current and historical routes of the River Derwent and floodplains which have created rich fertile land and habitats. The Derwent Valley floodplain was formed at the end of the last ice age when the lake of melt water being held back by the Escrick Moraine burst a channel through into Lake Humber. The River Derwent forms an important part of York's historic character and setting as an historically important method of transporting goods and people in to the area and many centuries of social as well as environmental history through the traditional management of hay meadows. The hay meadows of Wheldrake Ings are managed as they have been for hundreds of years, being cut in July and stock turned out to graze the aftermath until October before winter floods enrich the meadows with sediment washed down from the moor. The lowland meadow which forms the Ings has maintained significant legibility from the post medieval period of around 1540 to 1850. The site of the deserted medieval hamlet of Waterhouses is also close to this boundary.</p>	
<b>Purpose 1</b>	N/A	<b>N/A</b>

Section: <b>2</b>	Boundary: <b>4</b>	Boundary Name: <b>Bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Nature Reserve) to south eastern corner of Mattie Brown Wood / Church Lane</b>
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<p><b>Checking unrestricted sprawl</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP4, SP5, SP8</b></p>		
<p><b>Purpose 3</b></p> <p><b>Safeguarding the countryside from encroachment</b></p> <p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP2, SP3, SP4, SP5, SP9</b></p>	<p><b>Encroachment (Criterion 5)</b></p> <p><b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</b> Wheldrake is located to the north west of this boundary which introduces an urbanising influence. There are also a number of sporadic farmsteads in this location, alongside an eco friendly building and car park which was built by Natural England in 2011. However, these do not detract from the openness of the area or the countryside setting.</p> <p><b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b></p> <p>The broad landscape is defined by 'Ings' land which has been shaped by ephemeral flooding and continued traditional management as hay meadow. The fields are characterised by ditches and drains rather than hedgerows or woodland and have resulted in rich semi natural grassland of very high conservation value, designated as a Special Area of Conservation, Special Protection Area, RAMSAR site, SSSI and a national nature reserve. Wheldrake Ings itself is managed as part of the Lower Derwent Valley National Nature Reserve and is characterised by a mixture of open fields, grasslands, a network of watercourses and open water, trees, shrubs and reed beds and man made wooden viewing hides. The River Derwent is the largest continuous area of lowland flood meadow left in the UK. The feel of the landscape is one of unity, tranquility and intimacy.</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b></p>
<p><b>Local Permanence - River Derwent / old course of the Derwent / tributaries inc banks and nature reserve / undefined crop line across a field and Church Lane / Administrative boundary</b></p>		

Section: <b>2</b>	Boundary: <b>4</b>	Boundary Name: <b>Bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Nature Reserve) to south eastern corner of Mattie Brown Wood / Church Lane</b>
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<b>Recognisability of proposed boundary</b>	<p>The boundary line is formed in part by the old course of the River Derwent which is depicted on maps and visible on the ground as it is marked by an embankment. This embankment forms the main feature depicting the boundary. Where the boundary turns west to join up with the current course of the River Derwent it does this by following existing water features which are identifiable as part of the current nature reserve. To the north of Thicket Priory Carmelite Monastrey, the boundary crosses an open field to the point where it meets, and follows the road between Wheldrake and Thorganby (Church Lane). The alternative boundaries considered include continuing to follow the course of the existing River Derwent from north to south – effectively removing the Ings land from the York Green Belt and following Ings lane and Church lane to exclude the extended grounds of Thicket Priory.</p>	<p><b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b></p>
<b>Permanence</b>	<p>The old course of the River Derwent is an historical boundary and this is supported by the administrative boundary between City of York Council and East Riding of Yorkshire Council/ Selby District Council also following the same course. The boundary marks the distinction between Wheldrake Parish Council (CYC), Sutton On Derwent Parish Council (East Riding of Yorkshire Council), Cottingwith Parish Council (East Riding of Yorkshire) and Thorganby Parish Council (Selby District Council). 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 protecting the historic character and setting of York.</p>	
<b>Strategic Permanence</b>		
<p><b>Consistency with Local Plan strategy (NPPF Para 85)</b></p> 	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>While the land immediately to the west of the proposed boundary is not identified as being of primary importance to the setting of the historic city it does have value in protecting the principal characteristics identified in the Heritage Topic Paper. While the land is not designated open space, the River Derwent in this section is of international and national nature conservation value which includes the Lower Derwent Valley Nature Reserve and Wheldrake Ings Nature Reserve, Derwent Ings and West Carr Masks designated as a RAMSAR, SAC, SPA, SSSI and SINC (SE74-01YK). The land adjacent to the river and the boundary is designated as Regional Green Corridor (2). The land is not suitable for development in line with the Local Plan strategy.</p>	

Section: <b>2</b>	Boundary: <b>4</b>	Boundary Name: <b>Bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Nature Reserve) to south eastern corner of Mattie Brown Wood / Church Lane</b>
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<b>Land Submitted</b>	Land in the vicinity of this boundary has not been proposed for development
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Section: <b>2</b>	Boundary: <b>5</b>	Boundary Name: <b>South eastern corner of Mattie Brown Wood / Church Lane to field boundary south west of Gilbertsons Wood.</b>
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From here, the boundary runs west along the southern edge of Mattie Brown Wood following a drainage ditch (Parks Drain which becomes Keldcarrs Drain) and along a number of field boundaries until it meets Gilbertsons Wood



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>2</b>	Boundary: <b>5</b>	Boundary Name: <b>South eastern corner of Mattie Brown Wood / Church Lane to field boundary south west of Gilbertsons Wood.</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a key panoramic view illustrating the prominence of York from Acklam Wold to the east, which extend across all the lower land in the Vale of York. This panoramic view forms part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama (Annex 1 – Evidence 13a YCCHCAA). It allows for an understanding of the relationship between York and its wider geographical and landscape setting. Several other long distance views across land in this location also serve to illustrate the setting of the historic city and its context. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> The land to the north of this boundary is identified as extended Green Wedge D3 (Annex 1 – Evidence 11b - GB Appraisal) which extends to the authority boundary and has an important role in maintaining the pattern of development and separation of settlements. Land to north of the boundary visually connects with Wheldrake and forms part of the open approach to the village when travelling along Church Lane from the south and Wheldrake Lane from the west</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing</b> The area to the north of this boundary, and extending into the urban edge of the city, is identified in the Green Belt appraisal work as extended Green Wedge D3 and is described as being important to retain the open area south of the A64 in order to continue a wedge of countryside outside the ring road (Annex 1 – Evidence 11 - GB Appraisal). Land to the north of the boundary is within the parish of Wheldrake This rural land contributes to the open feel of the area, which is part of Wheldrake’s setting, as well as part of the open countryside setting around the City of</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

Section: <b>2</b>	Boundary: <b>5</b>	Boundary Name: <b>South eastern corner of Mattie Brown Wood / Church Lane to field boundary south west of Gilbertsons Wood.</b>
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	<p>York. There are views into this land from Wheldrake and the open approaches along Church Lane from the south and Wheldrake Lane from the west. The conservation area appraisal for Wheldrake outlines how the village retains the strongly rural, pastoral character of a linear village founded in agriculture and generates a distinct sense of place, on arrival from the isolated countryside.</p> <p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 +2.2 The land contributes to understanding the original setting and context of York Minster, and its visual dominance over the landscape.</b> There are panoramic views across this area from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches</b> The land is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape. The land in this location is Vale Farmland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 -North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. Land is in agricultural use within the parish of Wheldrake. The landscape shows evidence from the last ice age, being flat as a result of being on the bed of the glacial Lake Humber adjacent to the Escrick Moraine. It forms the lowest lying area of the York authority at 10 metres AOD or less rising to 15 metres AOD along the Escrick Moraine to the south east. The flat terrain is farmed extensively for arable crops except where drainage has caused problems and has lead to pockets of grazing land. As a result many drains and ditches intersect the area. This Carr land extends directly westward of Wheldrake Ings and is part of the historic wetland and Carr Wood that stretches to the south of Wheldrake, which is strategically located between the eastern tip of the Escrick Moraine and the River Derwent. This low lying land plays a key role in the setting and context of Wheldrake village experienced from both southerly approaches and also the footpath network radiating out from the village.</p>	
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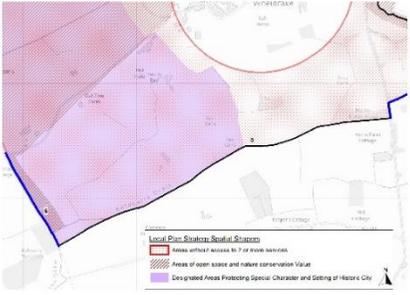
Section: <b>2</b>	Boundary: <b>5</b>	Boundary Name: <b>South eastern corner of Mattie Brown Wood / Church Lane to field boundary south west of Gilbertsons Wood.</b>
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<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</b> While urbanisation between the main urban area and the outer boundary in this location is limited, the village of Wheldrake further to the north from the boundary presents some form of urbanising influence in this location. The village of Wheldrake has been proposed to be inset within the Green Belt to control its encroachment into the wider countryside (Villages dealt with seperately in Annex 4). <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b> Although the topography is generally very flat, the land rises slightly to the north west, immediately west of Wheldrake. With the exception of the part bordering Mattie Brown Wood, the whole section is characterised by open fields with hedge and sporadic trees - with open views across flat fields towards Wheldrake to the north, and open fields and sporadic farms and power stations to the south. The lack of hedgerows and trees creates a wide open foreground landscape, however the high woodland cover throughout the area contributes to an overall sense of enclosure and provides a well balanced rural landscape.	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - Drainage ditch (Parks Drain and Keldcarrs Drain) / woodland (Mattie Brown Wood &amp; Gilbertson's Wood) / field boundaries consisting of hedges, trees and small gaps / open field south of Gilbertson's Wood / Administrative boundary.</b>		

Section: <b>2</b>	Boundary: <b>5</b>	Boundary Name: <b>South eastern corner of Mattie Brown Wood / Church Lane to field boundary south west of Gilbertsons Wood.</b>
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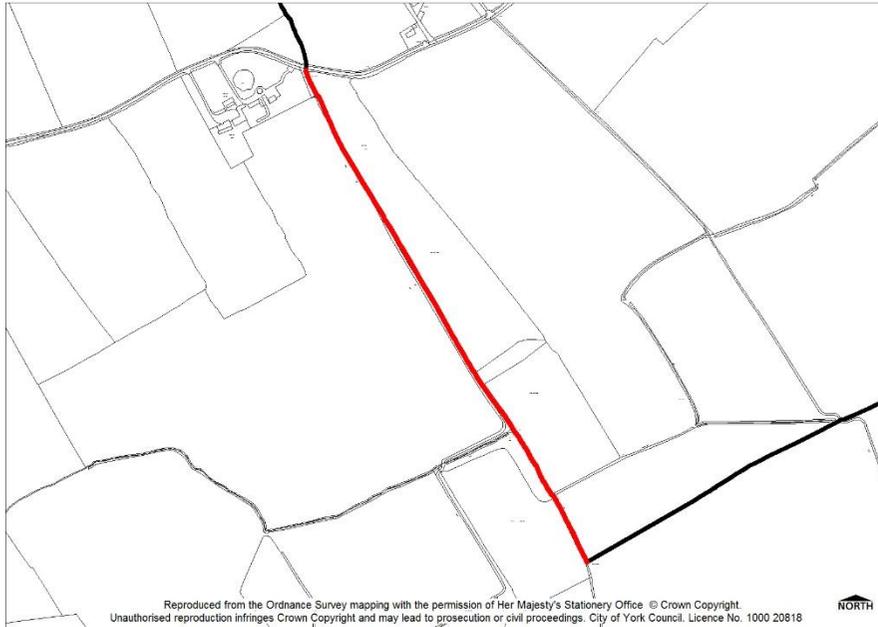
<b>Recognisability of proposed boundary</b>	The boundary is formed by a ditch (Keldcarrs) and edge of a wooded area (Mattie Brown Wood), and a linear series of field boundaries (consisting of a combination of hedges, trees, shrubs and field gates or small gaps between field gateposts). These are identifiable on OS maps and on the ground. However, on the western end of this boundary, the Green Belt boundary, deviates from the hedge / tree / field boundary line and cuts across the northern edge of a field, continuing the broadly straight line of the remainder of the boundary to the east. This boundary follows the most consistent and recognisable boundary in the area. The alternatives would be more irregular, less clearly defined, and would compromise the setting of Wheldrake and the extended Green Wedge. The exception to this is where the line deviates to cut through a field at the eastern extent. In this location the more recognisable boundary would be to follow the existing field edge to the north where it abuts Gilbertsons wood. However, the proposed boundary gives Selby the opportunity to consider if the land to the south of this should be assessed in its contribution to the York Green Belt. While the fields to the south of the boundary are of a similar age, style and legibility it is not within the scope of this study to assess land outside of the authority boundary.	<b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b>
<b>Permanence</b>	The boundaries follow historical field boundaries which mark a change in field alignment and this is further strengthened by the administrative boundary between City of York Council and Selby District Council. The boundary also follows the boundary between Wheldrake Parish Council (CYC) and Thorganby Parish Council (Selby District Council). The boundary has remained legible through a significant period of time and change.	
<b>Strategic Permanence</b>		
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. Land further north which does have access to services is in association with the village of Wheldrake and assessed in Annex 4.</p> <p>The land immediately to the north of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an extended Green Wedge and also has value in protecting the principal characteristics identified in the Heritage topic paper. While the land immediately adjacent to the boundary is not designated open space, or nature conservation sites,</p>	

Section: <b>2</b>	Boundary: <b>5</b>	Boundary Name: <b>South eastern corner of Mattie Brown Wood / Church Lane to field boundary south west of Gilbertsons Wood.</b>
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	<p>the area is in close proximity to Wheldrake Ings to the east (RAMSAR, SAC, SPA and SSSI) and District Green Corridor (5) Elvington Tillmire further to the north. The land is not suitable for development in line with the Local Plan strategy.</p>
<b>Land Submitted</b>	<p>Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan</p>

Section: <b>2</b>	Boundary: <b>6</b>	Boundary Name: <b>Western edge of Gilbertson's Wood from south west corner to north west corner (junction with Wheldrake Lane)</b>
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From the point where the Green Belt boundary follows the western edge of Gilbertson's Wood to the point where it meets Wheldrake Lane, the boundary follows a defined edge of the woodland and a field track (private)



Criterion 1 Compactness	1.1	Yes	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	Yes		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: <b>2</b>	Boundary: <b>6</b>	Boundary Name: <b>Western edge of Gilbertson's Wood from south west corner to north west corner (junction with Wheldrake Lane)</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP1, SP2, SP3, SP4, SP7</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape.</b>  The land contained within this boundary is part of a key panoramic view illustrating the prominence of York from Acklam Wold to the east, which extend across all the lower land in the Vale of York. This panoramic view forms part of celebrated long distance views of the Minster in its wider landscape context, seen within a panorama. It allows for an understanding of the relationship between York and its wider geographical and landscape setting. Several other long distance views across land in this location also serve to illustrate the setting of the historic city and its context. All the land contained within the authority area up to this edge is a relevant consideration in this. Not only is it how the city is seen in its context within long distance and panoramic views, it is also how it is experienced as a sequence of views travelling towards and around the city. To this end the open landscapes are predominantly experienced from the arterial approach roads to the city, and the network of B roads and public rights of way. A number of sequential views across the land in this location build up to create a picture of how the built urban form relates to its rural setting and perimeter settlements and vice versa.</p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York.</b> The land to the east of this boundary is identified as extended Green Wedge D3 (Annex 1 – Evidence 11b - GB Appraisal) which extends to the authority boundary and has an important role in maintaining the pattern of development and separation of settlements. Beyond the tree belt, land to the east of the boundary visually connects with Wheldrake and forms part of the open approach to the village when travelling along Wheldrake Lane from the west.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing</b> The area to the east of this boundary, and extending north into the urban edge of the city, is identified in the Green Belt appraisal work as extended Green Wedge D3 and is described as being important to retain the open area south of the A64 in order to continue a wedge of countryside outside the ring road (Annex 1 – Evidence11 - GB Appraisal). Land to the east of the boundary is within the parish of Wheldrake. This rural land contributes to the open feel of the area, which is part of the Wheldrake’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Wheldrake and the open approaches along Wheldrake</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

Section: <b>2</b>	Boundary: <b>6</b>	Boundary Name: <b>Western edge of Gilbertson's Wood from south west corner to north west corner (junction with Wheldrake Lane)</b>
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	<p>Lane from the west. The conservation area appraisal for Wheldrake outlines how the village retains the strongly rural, pastoral character of a linear village founded in agriculture and generates a distinct sense of place, of arrival from the isolated countryside. Maintaining the separation of Wheldrake from Escrick to the west of the boundary (not within CYC boundary) is also important.</p> <p><b>Landmark Monuments (Criterion 2)</b>  <b>2.1 +2.2 The land contributes to understanding the original setting and context of York Minster, and its visual dominance over the landscape.</b> There are panoramic views across this area from Acklam Wold to the east, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area, all land within the authority area up to this edge is a relevant consideration in this.</p> <p><b>Landscape and Setting (Criterion 3)</b>  <b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches</b> The land is part of the open countryside around the city of York and contributes to its setting along with the setting of individual villages which make up the wider landscape. The land in this location is Vale Farmland which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 -North Yorkshire and York Landscape Character Project 2011) and of a similar character and nature to the area directly abutting the main urban area. Land is in agricultural use within the parish of Wheldrake. The landscape shows evidence from the last ice age, being flat as a result of being on the bed of the glacial Lake Humber adjacent to the Escrick Moraine. It forms the lowest lying area of the York authority at 10 metres AOD or less rising to 15 metres AOD along the Escrick Moraine to the south east. The flat terrain is farmed extensively for arable crops except where drainage has caused problems and has led to pockets of grazing land. As a result many drains and ditches intersect the area. This carr land extends directly westward of Wheldrake Ings and is part of the historic wetland and carr wood that stretches to the south of Wheldrake, which is strategically located between the eastern tip of the Escrick Moraine and the River Derwent. This low lying land plays a key role in the setting and context of Wheldrake village experienced from both southerly approaches and also the footpath network radiating out from the village.</p>	
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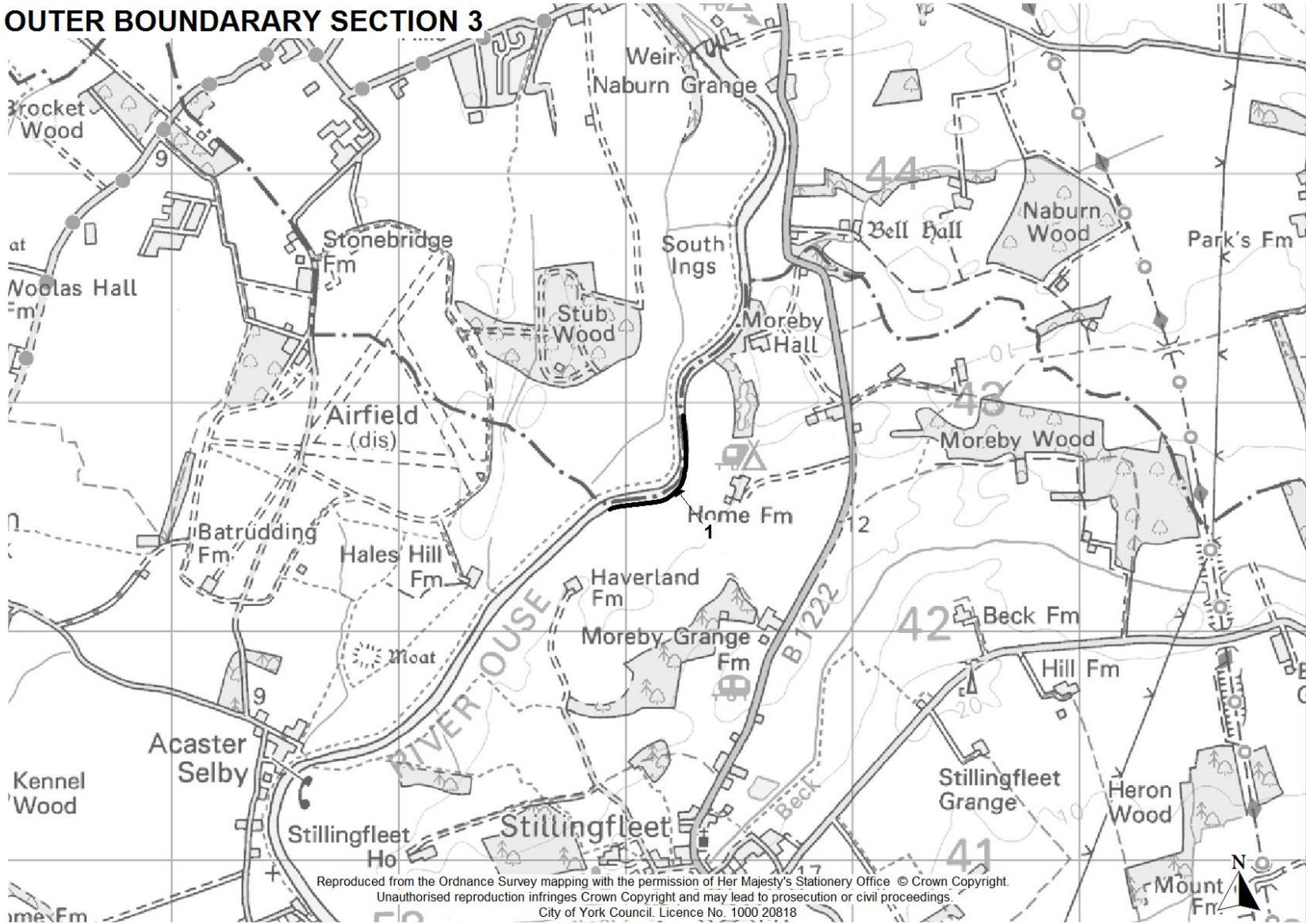
Section: <b>2</b>	Boundary: <b>6</b>	Boundary Name: <b>Western edge of Gilbertson's Wood from south west corner to north west corner (junction with Wheldrake Lane)</b>
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<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP2, SP3, SP4, SP5, SP9</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</b> Whilst there is a large residential property adjacent to the northern end of the boundary, off Wheldrake Lane, and the village of Wheldrake further to the north from the boundary also presents some form of urbanising influence in this location, the land in this location is generally characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. The village of Wheldrake has been proposed to be inset within the Green Belt to control its encroachment into the wider countryside (villages dealt with seperately in Annex 4). <b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b> Although the topography is generally very flat to the east of this boundary , the land rises slightly, immediately west of Wheldrake. Open views are limited due to the surrounding trees at Gilbertsons Wood, although beyond this to the west, views are more open. This section consists of a ditch (Keldcarrs) and edge of a wooded area (Mattie Brown Wood), and a linear series of field boundaries (consisting of a combination of hedges, trees, shrubs and field gates or small gaps between field gateposts).	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Local Permanence - Edge of woodland / field track (private) / Administrative boundary</b>		
<b>Recognisability of proposed boundary</b>	The boundary line is formed by a track and the western boundary of Gilbertsons Wood, to the point where it is crossed by Wheldrake Lane. This boundary is identifiable on OS maps and on the ground. The alternative boundaries in this location would be the opposite side of the Gilbertons wood or the Wheldrake lane or halfpenny Dike to the north but all of these would compromise land which needs to be kept permanatly open to protect the identity, separation and setting of Wheldrake and the identified	<b>The proposed boundary has been established for a</b>

Section: <b>2</b>	Boundary: <b>6</b>	Boundary Name: <b>Western edge of Gilbertson's Wood from south west corner to north west corner (junction with Wheldrake Lane)</b>
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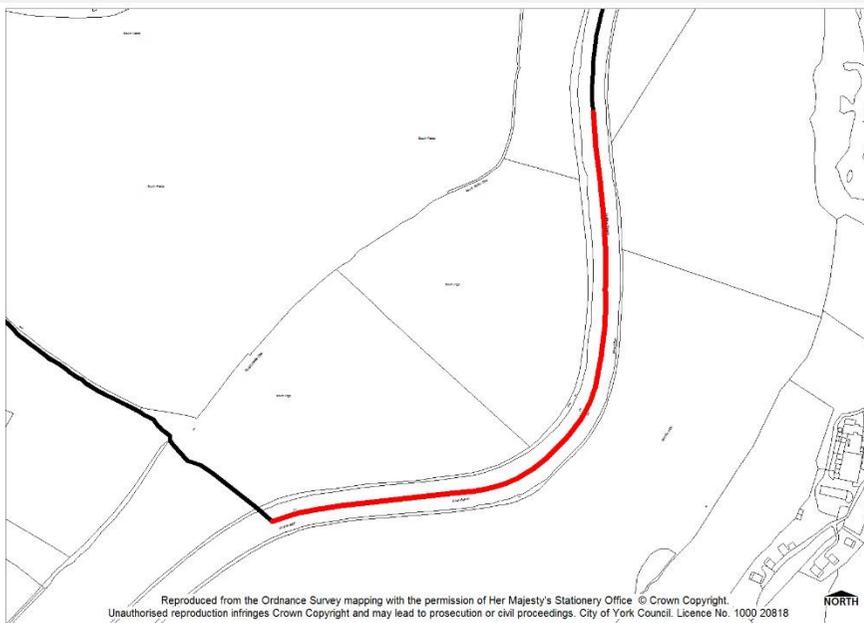
	extended Green Wedge. While the fields to the south and west of the boundary are of a similar age, style and legibility it is not within the scope of this study to assess land outside of the authority boundary.	<b>significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b>
<b>Permanence</b>	The boundary has been established over an extended period of time and is further supported by the administrative boundary between City of York Council and Selby District Council. The boundary also follows the boundary between Wheldrake Parish Council (CYC) and Escrick Parish Council (Selby District Council). 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	
<b>Strategic Permanence</b>		
<b>Consistency with Local Plan strategy (NPPF Para 85)</b>	 <p>The map shows the proposed boundary (blue line) and surrounding areas. The legend indicates: Green Wedge (Green), Areas of Good Lanes and High Conservation Value (Hatched), and Designated Areas Protecting Special Character and Setting of Historic City (Purple). The map shows the proposed boundary (blue line) and surrounding areas, including Gilbertson's Wood and Wheldrake Lane.</p>	The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. The land immediately to the east of the proposed boundary is identified as being of primary importance to the setting of the historic city as an extended Green Wedge and also has value in protecting the principal characteristics identified in the Heritage topic paper. While the land immediately adjacent to the boundary is not designated open space, it is identified as nature conservation site (SINC SE64-22YK) Gilbertsons Wood which links into District Green Corridor (5) Elvington Tillmire to the north. The land is not suitable for development in line with the Local Plan strategy.
<b>Land Submitted</b>	Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan	

### OUTER BOUNDARY SECTION 3



Section: <b>3</b>	Boundary: <b>1</b>	Boundary Name: <b>River Ouse to south west of Moreby Hall / west of Park House to southern extent in bend in River Ouse to west of Home Farm</b>
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From due west of Park House, the boundary follows the banks of the River Ouse south to west of Home Farm where a hedge / track leading from Acaster Airfield meets the western edge of the River Ouse



Criterion 1 Compactness	1.1	No	<b>Purpose 4 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	No	<b>Purpose 1 –</b> N/A
	1.2	Yes			4.2	N/A	
	1.3	Yes			4.3	N/A	
Criterion 2 Landmark Monuments	2.1	No		<b>Purpose 3 –</b> IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	Yes					

Section: <b>3</b>	Boundary: <b>1</b>	Boundary Name: <b>River Ouse to south west of Moreby Hall / west of Park House to southern extent in bend in River Ouse to west of Home Farm</b>
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<b><u>Openness Considerations for boundary setting</u></b>		
<b>Purpose</b>	<b>Discussion</b>	<b><u>Outcome</u></b>
<b>Purpose 4</b>  <b>Preserving the setting and special character of historic towns</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	<p><b>Compactness (Criterion 1)</b></p> <p><b>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York</b> The area immediately north west of the River Ouse is important to the historic character and setting of York as it represents the southern edge of an area identified as River Corridor (B9) and extended Green Wedge (D4) (Annex 1 – Evidence 11b - GB Appraisal) and has an important role in maintaining the pattern of development and separation of settlements. Land to the north of the boundary, beyond Stubb Wood visually connects with Acaster Malbis and forms part of the open approach to the village from the south and south east.</p> <p><b>1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing</b> The area to the north west of this boundary , and extending further north into the urban edge of the city, is identified in the Green Belt appraisal work as an extended Green Wedge D4 and is as an area important to retain an open area of river valley east of Bishopthorpe and west of the Designer Outlet, and including Naburn and Acaster Malbis, in order to continue the open approach to the city along the river valley (Annex 1 – Evidence 11 - GB Appraisal).The land here connects to the River Ouse, an important open approach to the City of York historically and today. Land to the north of the boundary is within the parish of Acaster Malbis. This rural land contributes to the open feel of the area, which is part of Acaster Malbis’ setting, as well as part of the open countryside setting around the City of York. There are limited views into land in this location from Acaster Malbis, later obscured by Stubb Wood to the north of the boundary itself.</p> <p><b>Landmark Monuments (Criterion 2)</b> N/A</p> <p><b>Landscape and Setting (Criterion 3)</b></p> <p><b>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.</b> The land is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape. The land is identified as Vale Farmland with Plantation</p>	<p><b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</b></p>

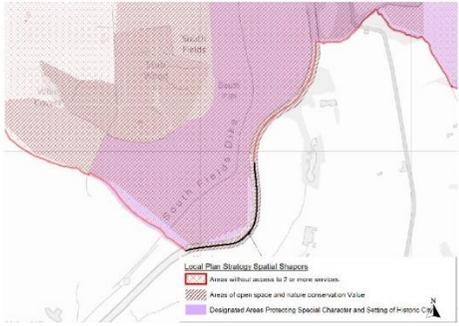
Section: <b>3</b>	Boundary: <b>1</b>	Boundary Name: <b>River Ouse to south west of Moreby Hall / west of Park House to southern extent in bend in River Ouse to west of Home Farm</b>
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	<p>Woodland and Heathland, which is characteristic of the landscape corridor surrounding York (Annex 1 – Evidence 7 - North Yorkshire and York Landscape Character Project 2011) and more specifically as ‘River Corridor’ by the GB Appraisal. The river corridor is described as flood meadow, cropped for hay and later grazed by livestock by a historically well-established land management practice important to York. A number of associated farmsteads lie close to the boundary and contribute to the historic rural landscape. Additionally, airfields also have strong links to York’s past economic themes and the now disused Acaster Airfield lies close to the proposed boundary to the west, the parts of this to the south of the administrative boundary have been judged by Selby District Council to form part of the York Green Belt along with land around Moreby Hall to the north.</p> <p><b>3.2 The land is sensitive as part of aiding the understanding for the situation of the Moreby Hall registered park and garden.</b> Moreby Hall to the north east of the boundary is a Grade II registered park and garden. The gardens, situated to the west of the Hall, are terraced and slope down towards the River Ouse. As such, the openness of the land and views to the north east at this proposed boundary are a consideration in the significance of the setting of the register park and garden.</p>	
<b>Purpose 1</b>  <b>Checking unrestricted sprawl</b>  <b>Scoping/Strategic Principles set out in:</b>  <b>SP4, SP5, SP8</b>	N/A	N/A
<b>Purpose 3</b>  <b>Safeguarding the countryside from encroachment</b>	<b>Encroachment (Criterion 5)</b> <b>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</b> Figure ground data highlights the absence of built structures in this location. Whilst the B1222 to the east of the boundary represents an intrusive human influence, the impact is moderated by hedgerows and separation through the historic parkland of Moreby Hall. Additionally, the now disused Acaster Airfield lies close to the proposed boundary to the west and represents an urbanising influence. Although most of	<b>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</b>

Section: <b>3</b>	Boundary: <b>1</b>	Boundary Name: <b>River Ouse to south west of Moreby Hall / west of Park House to southern extent in bend in River Ouse to west of Home Farm</b>
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<p><b>Scoping/Strategic Principles set out in:</b></p> <p><b>SP2, SP3, SP4, SP5, SP9</b></p>	<p>the runways and perimeter track remain, these are now mostly broken concrete and the land within the extent of the Airfield is farmed and has spoil heaps within it. The parts of this to the south of the administrative boundary have been judged by Selby District Council to form part of the York Green Belt. There are a number of farm / agricultural buildings within or adjacent to the Airfield and a small industrial estate to the north west of the Airfield.</p> <p><b>5.3 The land contributes to the character of the countryside through openness, views and tranquility</b> In general the land to the west and north of the boundary is comprised of open fields and dikes and a significant area of woodland which maintains an isolated rural feel and connects to the River Ouse, which is quiet and tranquil in nature.</p>	<p><b>FROM ENCROACHMENT</b></p>
<b>Local Permanence - River edge/ Administrative boundary</b>		
<p><b>Recognisability of proposed boundary</b></p>	<p>The proposed boundary line is a very recognisable and dominant feature in the flat open landscape which follows the path of the River Ouse and is marked by trees, shrubs and hedges; There are no reasonable alternative to consider for this boundary given its role in connecting the sections of the York Green Belt already adopted within the Selby District Council authority area.</p>	<p><b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b></p>
<p><b>Permanence</b></p>	<p>The proposed boundary is formed by the River Ouse which is a well established feature of the landscape throughout the history of the area. The proposed boundary also forms the historical and current administrative boundary between Acaster Malbis Parish Council (CYC) and Stillingfleet Parish Council (Selby DC) and has later been established as to delineate the break between City of York Council and Selby District Council administrative areas. 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><b>heal</b></p>

Section: <b>3</b>	Boundary: <b>1</b>	Boundary Name: <b>River Ouse to south west of Moreby Hall / west of Park House to southern extent in bend in River Ouse to west of Home Farm</b>
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<b>Strategic Permanence</b>	
<p><b>Consistency with Local Plan strategy (NPPF Para 85)</b></p> 	<p>The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the north of the proposed boundary is identified as being of primary importance to the setting of the historic city as an extended Green Wedge and also has value in protecting the principal characteristics identified in the Heritage topic paper. While the land immediately adjacent to the boundary is not designated open space, it is part of the River Ouse, recognised for its nature conservation value including designated nature conservation SINC SE64-23YK and is part of Regional Green Corridor (1) Ouse Corridor. Further north, Stubb Wood is a designated ancient woodland which builds into the green infrastructure network and the designated SSSI Acaster Ings is within 50m. The land is not suitable for development in line with the Local Plan strategy.</p>
<p><b>Land Submitted</b></p>	<p>Land in the vicinity of this boundary has not been submitted for development consideration through the Local Plan</p>