



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

Annex 3: Inner Boundaries

Part 1: Sections 1 - 4

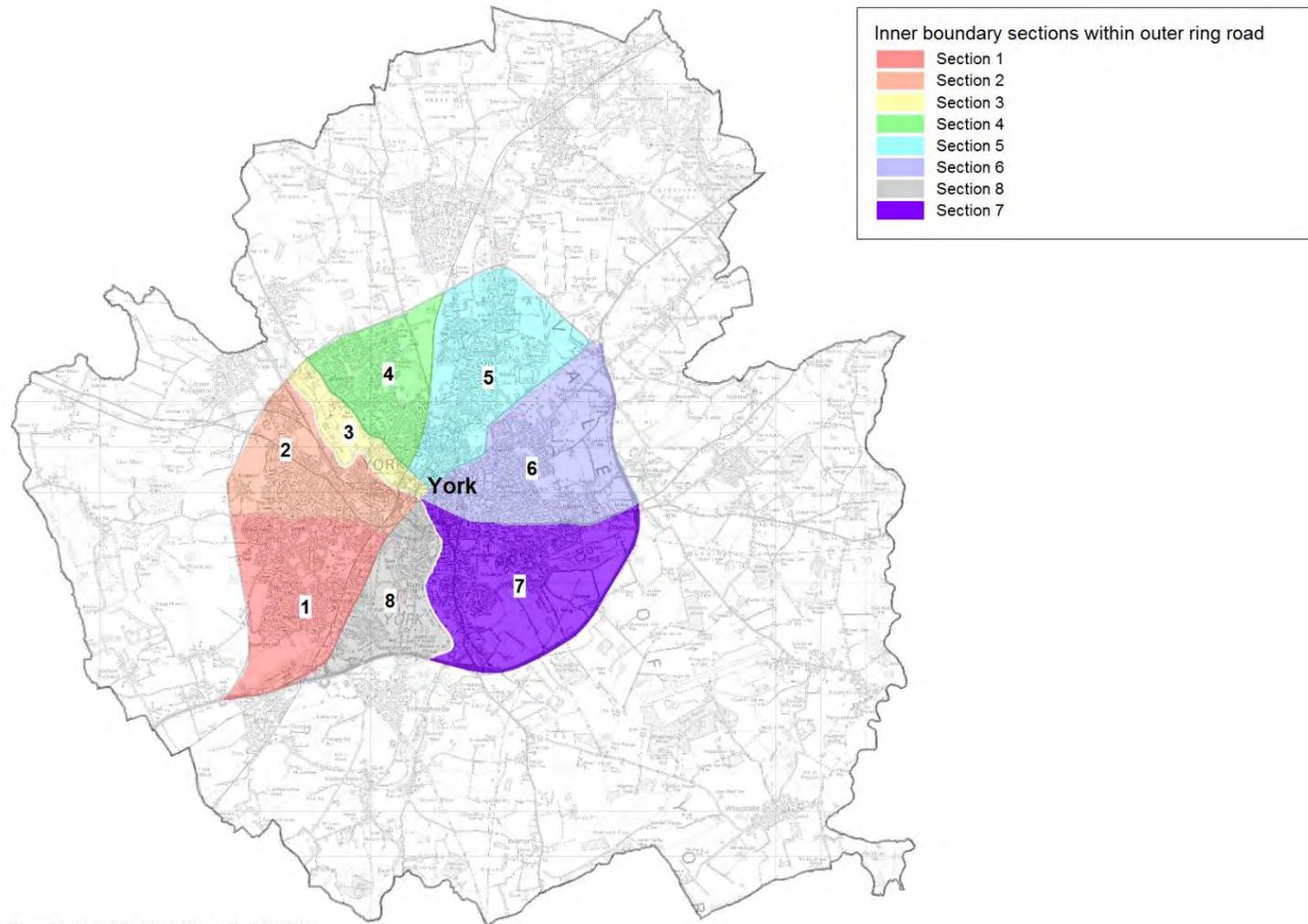
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Introduction

This annex presents the detailed justifications for York's detailed inner Green Belt boundaries. The city has been split into 8 sections and each section is split into individually assessed boundaries. This annex presents Sections 1-4 on the west side of York.



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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 4 ‘Local Plan Strategy and Development Needs’, which summarises the Local Plan strategy for meeting identified requirements for sustainable development, by describing briefly how the relevant requirements have been identified and how the strategy for meeting them has been formulated and informs the consideration of Strategic Principles in Section 5.

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 7: Methodology (3): Channelling Development to Urban Areas, other settlements and beyond the Green Belt explains how the Council has sought to maximise development potential within urban areas, which include the main urban area and other built up clusters identified as part of the urban areas analysis, which recognises that development in the main urban area in particular is considered to offer the best opportunities for building on brownfield land. Land within the main urban area in particular, as well as in some of the other surrounding villages, is generally accessible to existing sustainable services or facilities.

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.

Section 9 ‘Methodology (5) Consistency with the Local Plan Strategy and Site Selection’ sets out how the boundaries which have been selected, including the identification of allocated sites, are consistent with the Local Plan Strategy for achieving sustainable development. In terms of strategic sites, it explains how the potential impact on Green Belt purposes of developing land has been appraised, including the role of Heritage Impact Assessments in minimising green belt harm. It also describes the approach to offsetting any harm arising from the development of allocations, through compensatory improvements to the environmental quality and accessibility of remaining green belt land.

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.

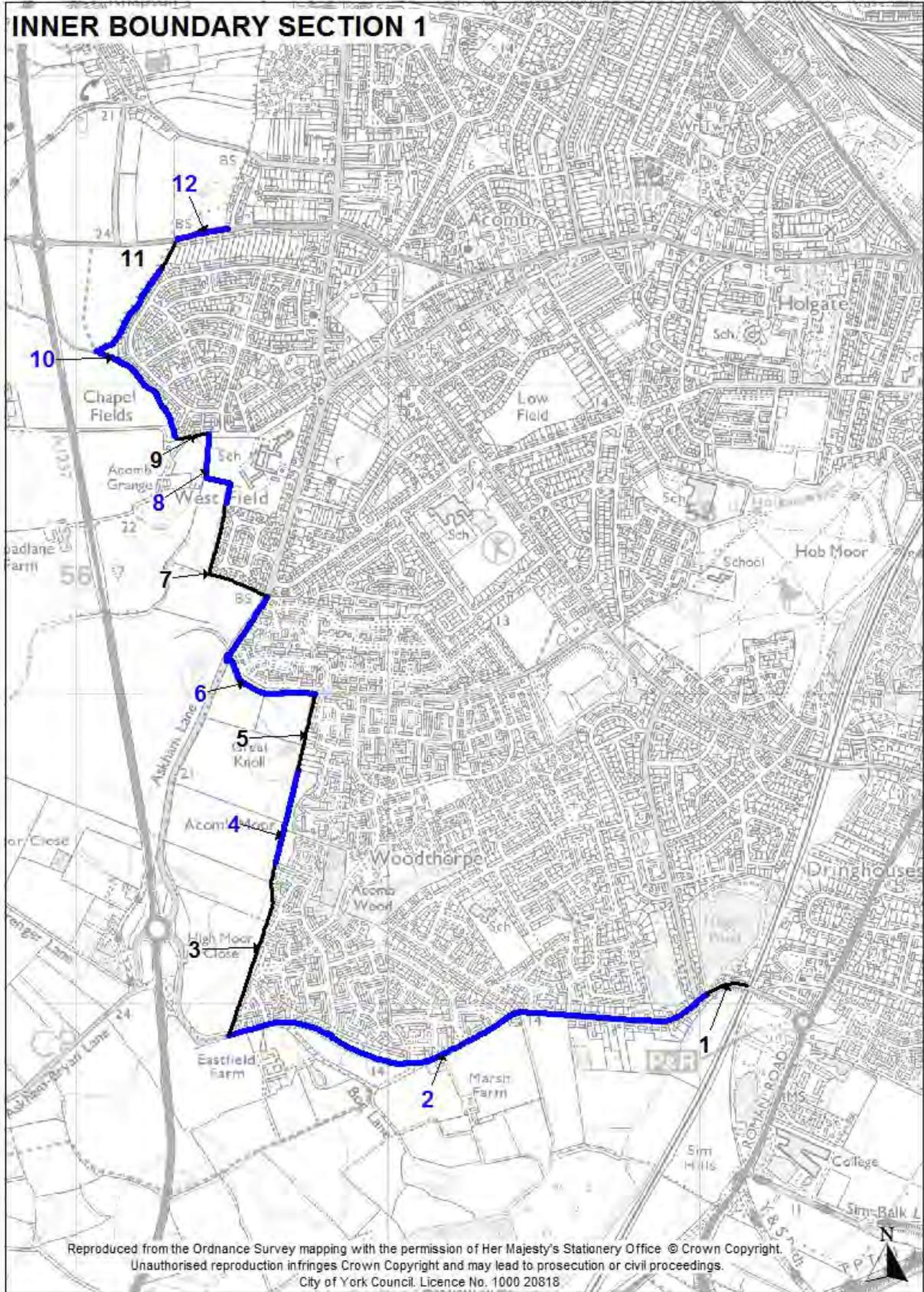
Where an assessment question is not relevant in determining a boundary, it is classified as not applicable in the summary and does not appear in the discussion section. As the analysis and evidence of some questions overlap, these may be grouped under a combined heading in the discussion section.

Two maps are provided in each section:

- Map to show the key to the boundaries identified in each section; and
- Map to illustrate considerations for Paragraph 85: Consistency with the Local Plan Strategy

Section 1

INNER BOUNDARY SECTION 1



Paragraph 85: Consistency with Local Plan strategy

Site Selection Criteria 1

Historic Character and Setting

- Village Setting
- Areas Retaining Rural Setting
- River Corridors
- Areas Preventing Coalescence
- Extension of Green Wedge
- Strays
- Green Wedges

Green Infrastructure

- Green Corridor
- Nature Conservation Designations

Flood Risk

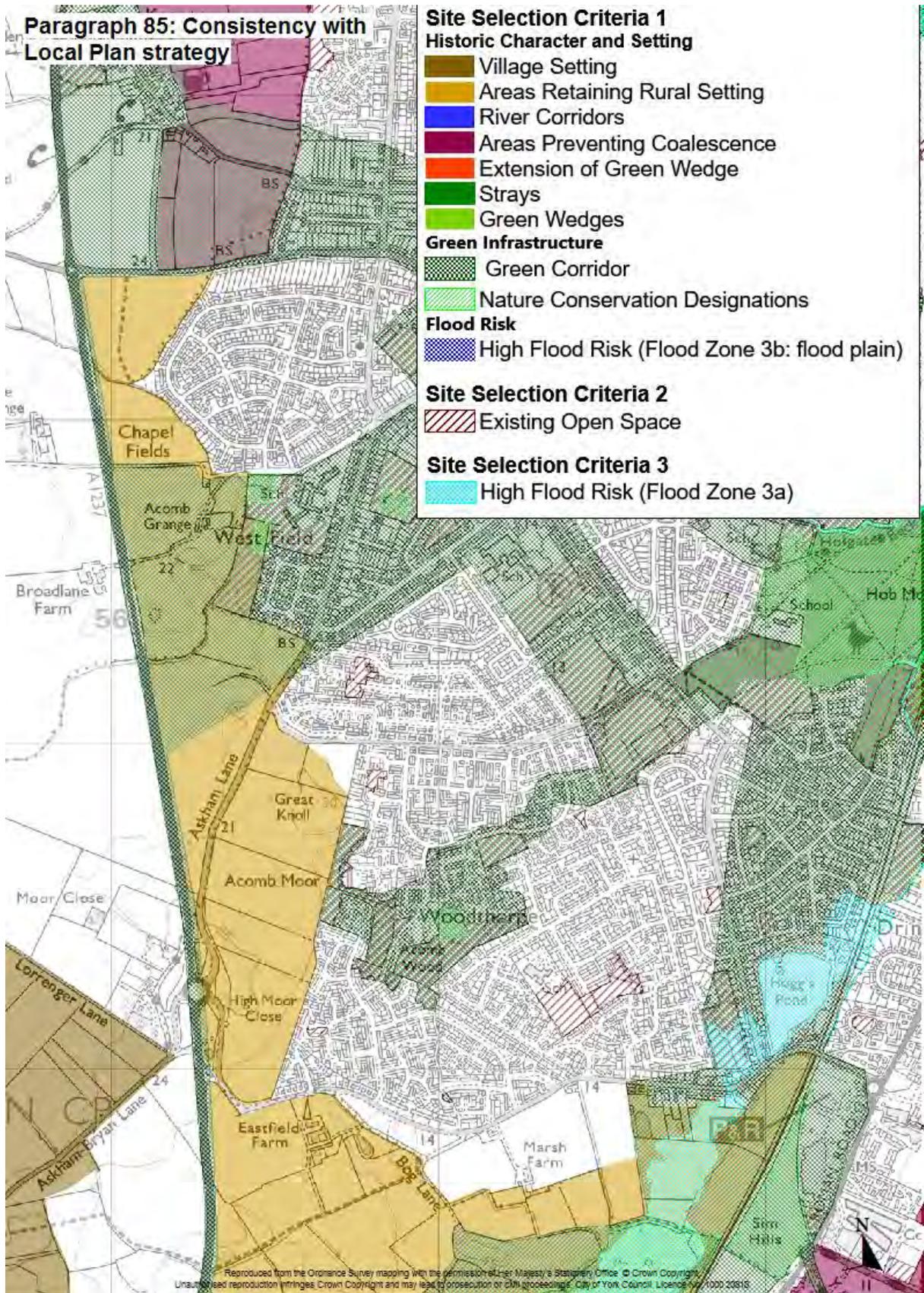
- High Flood Risk (Flood Zone 3b: flood plain)

Site Selection Criteria 2

- Existing Open Space

Site Selection Criteria 3

- High Flood Risk (Flood Zone 3a)



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Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

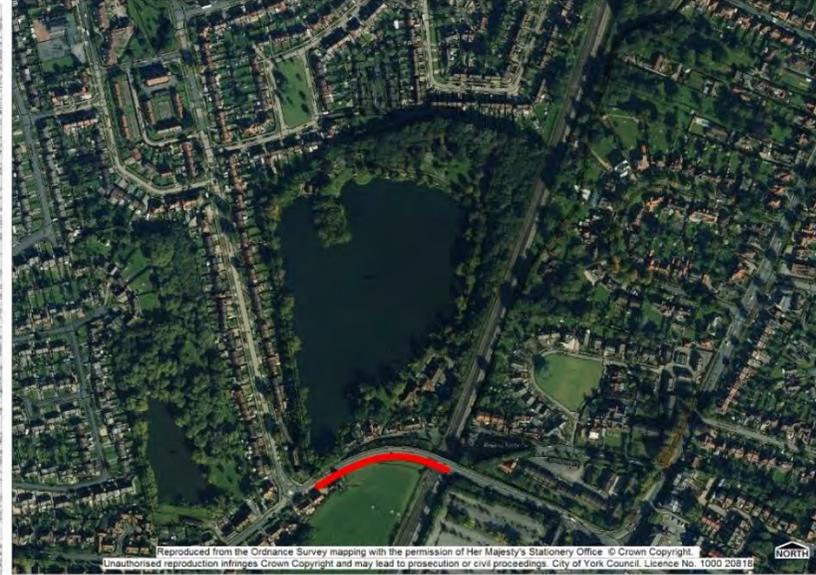
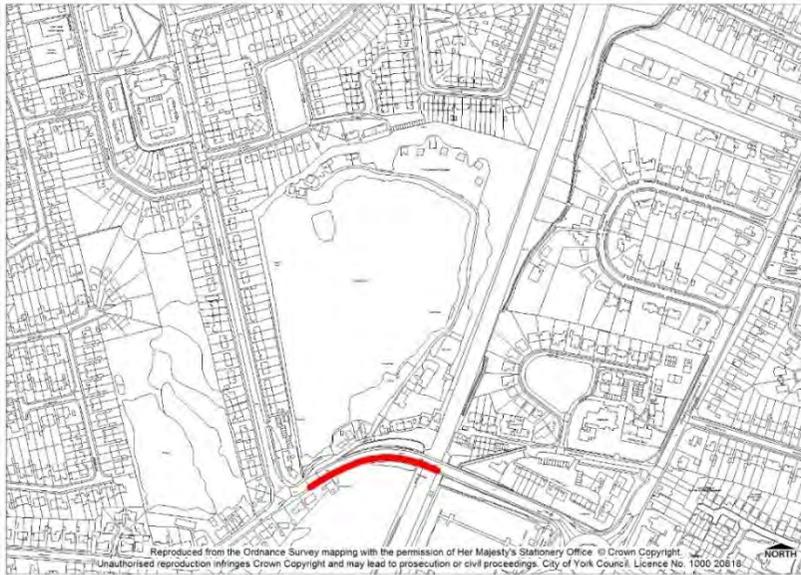
 No access to 2 or more within 800m



Section: 1	Boundary: 1	Boundary Name: Hogg Pond
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The boundary follows Moor Lane.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.1	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge and the outer ring road/A64 to the south and west is relatively flat, with open views across it, rising in height towards the outer ring road, enhancing the importance of this important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. The land to the south of the proposed boundary is identified in the GB Appraisal 2003 as important to the historic character and setting of York (Annex 1, Evidence 11b). Area F3 (Evidence 11b) is described as open agricultural landscape which affords prominent views of the Minster and contributes to giving an impression of an historic city within its rural setting.</p> <p>1.2 + 1.3 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York and maintaining a connection to open and historic setting. The area to the south of the proposed boundary (Area F3) is identified as being important in preserving the separation of York from Copmanthorpe (Annex 1 - Evidence 11 – GB Appraisal). This area is distinctively different in character to the wider area to the north which contains post-war suburban housing. To the immediate north of Moor Lane are a cluster of houses which are remnants of ancillary buildings associated with the historic use of Hogg’s Pond as a brickworks dating from the 19th Century. The brickworks would have provided the materials for the nearby local housing developments of the time and provides a link to understanding the industry and evolution of the area. The alternative of including the pond in the Green Belt and using the curtilages of the residential properties surrounding the pond (Chaloners Road, Ganton Place, Leven Road, and Don Avenue) as the boundary would not serve a purpose in protecting the historic identity and character as the former use as a brickworks would still be evident in the landscape through the ponds. The pond itself would represent the primary constraint to development and would protect the historic identity. The area does not need to be kept open to support a compact city. Furthermore, there is more recent modern development surrounding the pond consisting of holiday lodges which have no connection to its historic identity.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land is sensitive to understand the original siting, context, visual prominence and role of a focal point of York Minster. The proposed section of Green Belt would preserve dynamic views of the Minster dominant on the city skyline and the city within a rural setting in juxtaposition. 2.3 Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land is sensitive in aiding the understanding of the historical relationship of the city to its hinterland. Land to the South of Moor Lane is characterised as rolling diverse arable farmland (Annex 1- evidence 8) and historically has a planned enclosure landscape (Annex 1 – evidence 19c). The topography is generally flat but with a slight incline towards Askham Bog to the south of Moor Lane. Moor Lane is legible as the urban edge acting as a gateway to the countryside and the undeveloped areas to the south. As set out above, the area to the south of the proposed boundary identified as Area F3 contributes to giving an impression of an historic city within its rural setting. To the south is also Askham Bogg SSSI which forms an important element of the wider landscape. 3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is adjacent the urban area and therefore relevant for sprawl. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land to the north of Moor Lane in this location comprises the cluster of houses and Hogg’s Pond. The wider area to the north of Moor Lane is entirely comprised of the suburban area of Woodthorpe comprising estates dating from the 1960's in the east to the early 1990s in the west. In contrast, the land to the south of Moor Lane is generally open and agricultural in nature. The western end of the proposed boundary joins a row of houses to the south of Moor Lane which continue further west as ribbon development. This row of houses begins just after the embankment over the railway and becomes less dense when travelling in a westerly direction. The buildings allow glimpses of views into the wider countryside beyond wherein there is an absence of built structures.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>The alternative boundary of the historic curtilage of the brickworks (around Hoggs Pond) would not serve a purpose in preventing sprawl as there is no potential for further sprawl to the south of this boundary given the pond completely constrains any further development in this location. Existing modern development has already occurred due to the holiday lodges.</p> <p>4.3 Land is unconstrained by built development and strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary is at the definitive edge to the suburb of Woodthorpe, marked by Moor Lane. The historic road network, along with field networks, plays a strong role in defining, and giving an historic context, to the urban edge throughout section 1 of the proposed Green Belt boundary and the road carriageway serves as an effective barrier to sprawl. The land to the south of the proposed boundary retains a strong sense of openness in spite of this evident sprawl but it is clear that further linear growth to the south of the proposed boundary should be resisted. Further properties in this location would urbanise the area and reduce openness.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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 or acceptable uses within it.</p> <p>The area between Moor Lane and the A64 is mainly agricultural but also contains a woodland and nature reserve (Askham Bog) which have flourished in the open setting and have created valuable countryside destinations and resources for the population of York. Land to the south of the proposed boundary is designated as area F3 in the GB Appraisal (2003) and Historic Character and Setting updates (2011 and 2013). F3 is an area retaining rural setting, which is open agricultural landscape.</p> <p>The alternative boundary of the historic curtilage of the brickworks would not serve a purpose in safeguarding the countryside from encroachment. Whilst the pond itself is open, the holiday lodges surrounding the pond and the cluster of houses on the access road immediately to the north of Moor Lane are urbanising influences. The land is not protected as a site designated for its wildlife interest but is identified as being part of Local Green Corridor 14 which connects SSSI Askham Bogg on land to the south with the open break of Hob Moor within the urban area to the north. The land to the north of Moor Lane is also fairly enclosed, being surrounded on three sides by the urban area with the cluster of houses on the fourth side. This prevents any functional</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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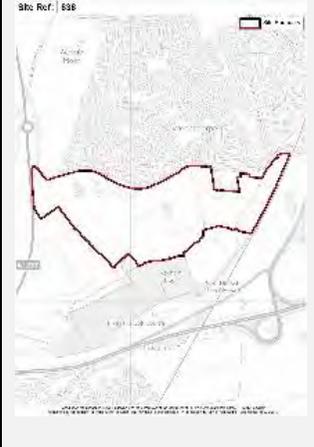
	<p>relationship with the wider countryside. There is no further land in this location where encroachment could occur as the pond represents the primary constraint to development.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the south of Moor lane is broadly inaccessible from the adjacent urban area in terms of recreation opportunities and its relationship is greater to the rural countryside context with access to Askham Bogg and Pike Hills Golf Course both coming from Tadcaster Road and the A64 respectively. Moor Lane therefore provides the logical boundary between the existing urbanised areas and the more rural nature of the countryside land beyond. The proposed boundary along Moor Lane is legible as the countryside, due to its agricultural and rural landscape character. The boundary proposed allows a strong visual and physical connection to the countryside from the suburban area of Woodthorpe. The alternative boundary of the historic curtilage of the brickworks does not contribute to the character of the countryside. There are limited views into the land except from Moor Lane. The accessibility in to this land for recreation is limited to those paying to use the holiday lodges and is restricted by the introduction of tall gates to the holiday lodge complex.</p>	
Local Permanence		
Proposed Boundary	Road carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows the historic road (Moor Lane) which is a well-established feature, established on the 1852 OS Maps (see City of York Historic Characterisation Project – 2013 – Area 76). The area of Woodthorpe, developed in phases between the 1960's and 1990's, is contained to the north side of the road albeit Hogg Pond is immediately north of the proposed boundary. The alternative of utilising the residential properties and the railway surrounding Hogg Pond, although forming a legible boundary does not entirely align with Green Belt purposes. Moor Lane represents a far more definitive feature in the landscape where the suburban area terminates and meets the countryside.	
Permanence	There is evidence of a road (Moor Lane) in this location since the 1852 OS Map and it now represents the limit of the suburban area to the North. Moor Lane provides a definitive boundary, being the historic lane between Dringhouses to the east and Askham Bryan to the	

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<p>Scoping/Strategic Principles set out in: SP13</p>	<p>west. The historic road network, along with field networks, plays a strong role in defining, and giving an hisotric context, to the urban edge throughout section 1 of the proposed Green Belt boundary. Although the properties at the western extent of the boundary represent some erosion of the proposed Green Belt, the road is a definitive feature which has generally acted as a barrier to sprawl in this location. The alternative boundary of the historic curtilage of the brickworks defined by the residential properties and the railway line surrounding Hogg Pond would also represent a permanent boundary as the brickworks and surrounding fields are evident on historic maps (Epoch 2 - late 19th century). However as set out above, the inclusion of the pond within the Green Belt would not serve Green Belt purposes. There is no potential for further sprawl or encroachment within this location as there is already urbanising development consisting of the holiday lodges and the cluster of properties along the access road. Furthermore, the pond itself represents the primary constraint to any further development in this location. The land does not have a functional relationship with the wider countryside as it is enclosed, being surrounded by the urban area on three sides with the cluster of houses on the fourth side. The second alternative boundary of the York Outer Ring Road is an unreasonable alternative given the impact this would have on Purpose 4 and 3 above.</p>
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85):</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land to the south of the proposed boundary is not identified as designated open space or of specific designated nature conservation value, it is part of District Green Corridor 14 (Askham Bogg [SD080]) and Askham Bogg SSSI is connected to the wider open landscape. The land to south is also identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area preventing Coalescence (G4).</p> <p>The land between the proposed boundary and the York Outer Ring road is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>

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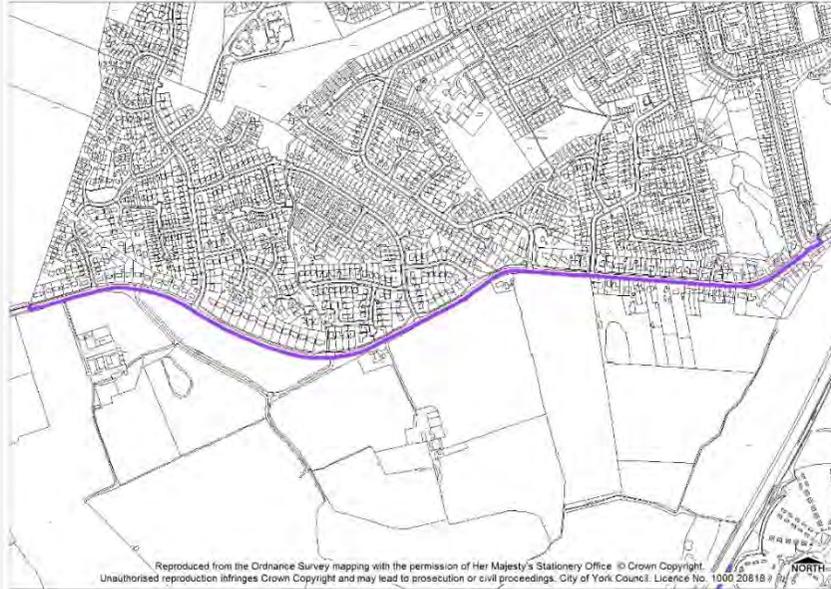
Land Considered/Site Selection
Land adjacent to this boundary has been considered for development

<p>Sites 148/162 first submitted through call for sites 2012 (Former ST10/SF12 formed a sub-part of site 148)</p> <p style="text-align: center;">Site 148 Site 162</p> 	<p>Sites 838 Submitted through the Preferred Options Consultation 2013</p> <p style="text-align: center;">Site 838</p> 
<p>Sites 880 submitted through the Preferred Sites Consultation 2016.</p> <p style="text-align: center;">Site 880</p> 	

Section: 1	Boundary: 2	Boundary Name: Moor Lane
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The line of the boundary continues westward along Moor Lane where it ends to the north of Eastfield Farm

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 1	Boundary: 2	Boundary Name: Moor Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the south of the boundary is identified within the GB Appraisal 2003 as being important to the historic character and setting of York as Area F3 – protecting the rural setting (Annex 1 - Evidence 11b). The York Outer Ring Road is on higher ground than the urban area of Woodthorpe (Annex 1 -Evidence 5) and is an important approach to the city (Annex 1 - Evidence 6) affording clear views of the urban edge in its historic rural context and views of York Minster on the city skyline. The Central Historic Core Conservation Area Appraisal views analysis (Annex 1 - Evidence 13a) identifies Key View 7 of the Minster which covers the open land to the south of this boundary and there are other views from within this open area. While the area designated as F3 (Annex 1 - Evidence 11) in 2003, is mapped to height contours rather than built features on the ground, all of the land to the south of Moor Lane is important in considering this question.</p> <p>1.2 + 1.3 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. While much of the urban area of Woodthorpe to the north is modern development with only tenuous connectivity to the city centre, the land to the south of the proposed boundary is important in understanding the scale of the whole city enclosed within it's contained concentric form of the York Outer Ring Road, and within the context of the rural setting and spatial relationship between the built area and the Minster, which is evidently dominant on the skyline. These are key to the significance and identity of York as identified in the Heritage Topic Paper (Annex 1 - Evidence 12). Any further significant development to the south of Moor lane would create an entirely new district from Woodthorpe separated by a wide road which would expand the perceived urban boundary, damaging this characteristic. The land to the east of the proposed boundary, around Askham Bar, Tesco and the expanded Park & Ride, has seen significant development to the main urban edge of York in recent years which makes the land to the south of this proposed boundary particularly sensitive, as some of the remaining openness in one of the of the main approaches for arrival at the city from the south and west.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>This land is also sensitive in maintaining separation between the urban edge and the surrounding pattern of settlement (see 3.1). Maintaining separation is not just a consideration of physical distance but also a consideration of perception and therefore it is important that separation is maintained to either side of the York Outer ring Road/A64 in this location for the purpose of maintaining scale and identity of the different settlements. The open land to the south of this boundary also has significance in understanding the historic setting and the connection to adjacent rural landscape to the populations of the city. The land is of a rolling diverse arable farmland landscape, broadly comprised of medium sized, regular fields from the Post Medieval period (1811 AD to 1813 AD) (Annex 1 - Evidence 19). To the south of this lies Askham Bogg, which provides historical evidence of the geological and climatic evolution of the area as well as the influence of human processes, as the present habitats formed as a result of local peat cutting in the middle ages, which brought vegetation back within the influence of base rich groundwater. While the area designated as F3 (Annex 1 - Evidence 11) in 2003, is mapped to height contours rather than built features on the ground, any further development to the south of moor lane would have some impact on the scale, identity and setting of settlements.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land is sensitive to understand the original siting, context, visual prominence and role of a focal point of York Minster.</p> <p>Key City-wide View 7 (Annex 1 – Evidence 13) of the Minster dominant on the city skyline, from the outer ring road is to the south west of the proposed boundary. The proposed boundary maintains this view by preventing further development and urbanisation of its foreground. The proposed section of Green Belt would preserve dynamic views of the Minster dominant on the city skyline and the city within a rural setting in juxtaposition, in views from the outer ring road and key approaches to the city. This is key to the significance and identity of York as identified in the Central Historic Core Conservation Area Appraisal (Annex 1 – Evidence 13) and the Heritage Topic Paper (Annex 1 – Evidence 12).</p> <p>2.3 Not applicable.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aid the understanding of the historical relationship of the city to its hinterland. The landscape to the south of the proposed boundary was formed in the last ice age,</p>	
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	<p>which carved out the valley which forms an integral part for the siting of the city. The landscape is formed by the York Moraine which runs west-east from Billbrough, reducing in height towards York and providing a prominent approach. Another relict feature of this historic landscape is Askham Bogg situated to the north of the A64. The Bogg was formed as valley mire as a result of natural drainage being impounded by the ridge of glacial York moraine. While the Bogg itself is heavily wooded the surrounding land is much more open in nature, with links to the agricultural heritage of the area. The land is described as open agricultural landscape which affords prominent views of the Minster, important to the historic character and setting of the city (Annex 1 - Evidence 11). The villages of York contribute to the setting and special character of the City through their intrinsic form and character, distribution, and relationship with the surrounding agricultural landscape. Areas of undeveloped land between the outer edge of the urban area and the villages are kept open in order to help retain the physical separation of settlements and the pattern of villages in a rural setting. Notwithstanding the outer ring road as an obvious man-made feature, land within the ring road feels contiguous with that outwith, retaining the impression of a city within a rural setting. The proposed boundary maintains the legibility of Moor Lane as the edge of the urban area with a strong visual connection to the countryside from Woodthorpe. Unlike some other parts of the urban fringe, the close proximity of development has not blighted the adjacent farmland. There are good views from Moor Lane and the properties in Woodthorpe into Askham Bog and the surrounding countryside which increases the sense of the city within and close to its rural context. The land to the south of the proposed boundary, identified in the GB Appraisal 2003 (Annex 1 - Evidence 11b) as F3. This is described as being important in preventing the coalescence of the main urban area of York with Copmanthorpe, (Annex 1 - Evidence 11a - full document). While the area designated as F3 (Annex 1 - Evidence 11) in 2003, is mapped to height contours rather than built features on the ground, any further development to the south of Moor Lane would impact on views from Moor Lane to the open countryside and the rural edge in this location.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to/within proximity to the urban area and therefore relevant for sprawl.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The land to the north of Moor Lane is entirely comprised of the suburban area of</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Woodthorpe comprising of estates dating from the 1960's in the east to the early 1990s in the west.</p> <p>In contrast, the land to the south of Moor Lane is generally open and agricultural in nature. There are clusters of buildings set within the rural landscape to the south of the proposed boundary, most of which are infrequent, and within the location of buildings historically associated with agriculture. The most significant development in the area is the row of housing to the immediate south of the proposed boundary, facing the the eastern extent or Moor Lane. This is a short strip of houses beginning just after the embankment over the railway and becoming less dense when travelling in a westerly direction. The buildings allow glimpses of views into the wider countryside beyond. The land to the south retains a strong sense of openness in spite of this evident sprawl but it is clear that further linear growth or expansion south should be resisted. Further extensions of these properties would further urbanise the area and reduce openness. There is therefore an identified risk of sprawl in this area.</p> <p>An alternative boundary would be to follow the rear curtilage of the properties to the eastern extent of Moor lane before returning to a boundary of the carriageway of Moor lane further west. This would encapsulate existing continuous development however the curtilages of these properties vary considerably with some properties having long gardens which do not follow a clearly defined boundary. In the interests of preventing future sprawl, the need to define recognisable and permanent boundaries has to take precedence in this instance. By following the curtilage of these properties and removing the long gardens from the Green Belt, there could be a risk of backland development which would appear as sprawl as it would jut out into the Green Belt. The alternative of cutting the boundary through the gardens would not be recognisable or permanent.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary is at the definitive edge to the suburb of Woodthorpe, marked by Moor Lane. The historic road network, along with field networks, plays a strong role in defining, and giving an historic context, to the urban edge throughout section 1 of the proposed Green Belt boundary and the road carrigeway serves as an effective barrier to sprawl.</p>	<p>UNRESTRICTED SPRAWL</p>
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Section: 1	Boundary: 2	Boundary Name: Moor Lane
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<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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 or acceptable uses within it.</p> <p>The area between Moor Lane and the A64 is mainly agricultural but also contains a golf course, woodland and nature reserve which have flourished in the open setting and have created valuable countryside destinations and resources for the population of York. It is acknowledged that the row of housing to the immediate south of the proposed boundary, facing the the eastern extent of Moor Lane is an urbanising influence however the gaps between the buildings allow glimpses of views into the wider countryside beyond and the gardens appear as contiguous features with the wider countryside to the south.</p> <p>As set out above, the alternative boundary would be to follow the rear curtilage of these properties in order to encompass all existing built development however the curtilages of these properties vary considerably with some properties having long gardens which do not follow a clearly defined boundary. In the interests of preventing future encroachment, the need to define recognisable and permanent boundaries has to take precedence in this instance. By following the curtilage of these properties and removing the long gardens from the Green Belt, there could be a risk of backland development which would encourage further encroachment. The alternative of cutting the boundary through the gardens would not be recognisable or permanent.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the south of Moor lane is broadly inaccessible from the adjacent urban area in terms of recreation opportunities and its relationship is greater to the rural countryside context with access to Askham Bogg and Pike Hills Golf Course both coming from Tadcaster Road and the A64 respectively. Moor Lane therefore provides the logical boundary between the existing urbanised areas and the more rural nature of the countryside land beyond. The proposed boundary along Moor Lane is legible as the countryside, due to its agricultural and rural landscape character. The boundary proposed allows a strong visual and physical connection to the countryside from the suburban area of Woodthorpe.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		

Section: 1	Boundary: 2	Boundary Name: Moor Lane
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Proposed Boundary	Road Carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows the historic road (Moor Lane) which is a well-established feature, established on the 1852 OS Maps (see City of York Historic Characterisation Project – 2013 – Area 76). The area of Woodthorpe, developed in phases between the 1960's and 1990's, is contained to the north side of the road. Although there is a group of residential development along a stretch of part of the road (eastern extent) the depth of curtilages are irregular with some properties have much longer gardens compared to others and they do not follow historic field margins; they are less well-defined than the road. In the interests of preventing future sprawl and encroachment, the need to define recognisable and permanent boundaries has to take precedence in this instance. As mentioned above, the alternative of using these residential curtilages to define the boundary could risk backland development due to the longer gardens which if developed would appear as sprawl as they would jut out into the Green Belt. To cut the boundary through the gardens would not be recognisable or permanent. To extend the boundary further south would impact Purpose 4 (as mentioned above). The boundary of the area identified as F3 in the 2003 "Approach to the Green Belt Appraisal" (Annex 1 - Evidence 11b) follows the line of topographical contours which are not clearly defined on the ground. The alignment of the road is proposed as forming the boundary, being a far more definitive and legible feature in the landscape where the suburban area terminates and meets the countryside.	
Permanence Scoping/Strategic Principles set out in: SP13	There is evidence of a road (Moor Lane) in this location since the 1852 OS Map and it now represents the limit of the suburban area to the North. Moor Lane provides a definitive boundary, being the historic lane between Dringhouses to the east and Askham Bryan to the west. The historic road network, along with field networks, plays a strong role in defining, and giving an hisotric context, to the urban edge throughout Section 1 of the proposed Green Belt boundary. Although the properties at the eastern extent of the boundary represent some erosion of the proposed Green Belt, the road is a definitive feature which has generally acted as a barrier to sprawl in this location. These domestic properties have significant varying curtilage depths which justifies the proposed boundary alignment, for the reasons set out above. Proposals for development on the open land to the south of the road were dismissed at appeal. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the	

Section: 1	Boundary: 2	Boundary Name: Moor Lane
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	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 - Consistency with the Local Plan Strategy and Site Selection

<p>Consistency with Local Plan strategy (NPPF Para 85).</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land to the immediate south of the proposed boundary is not identified as designated open space or of specific designated nature conservation value, the majority of it is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area Protecting the Rural Setting (F3)[SD106]. Parts of this wider designation are also identified as Open Space (Pike Hills Golf club - to the south western edge of the proposed boundary), ancient woodland and a nature conservation site of special scientific interest (Askham Bogg - to the immediate north of the A64), and District Green Corridor 14 (land to the eastern edge). The majority of the land between the proposed boundary and the York Outer Ring Road is therefore is not suitable for development in line with the Local Plan strategy. There remains however, a small area to the immediate south of Moor Lane, in the centre of the proposed boundary which was not designated as being of primary importance to protecting the rural setting of York as part of area F3, reflecting height contours on the ground [SD107], and is not covered by any other spatial strategy shapers. This has enabled <u>potential development to be considered in this small area</u> (See below), which has not been taken forward for allocation.</p>
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<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has been considered for development</p> <p>See next page</p>
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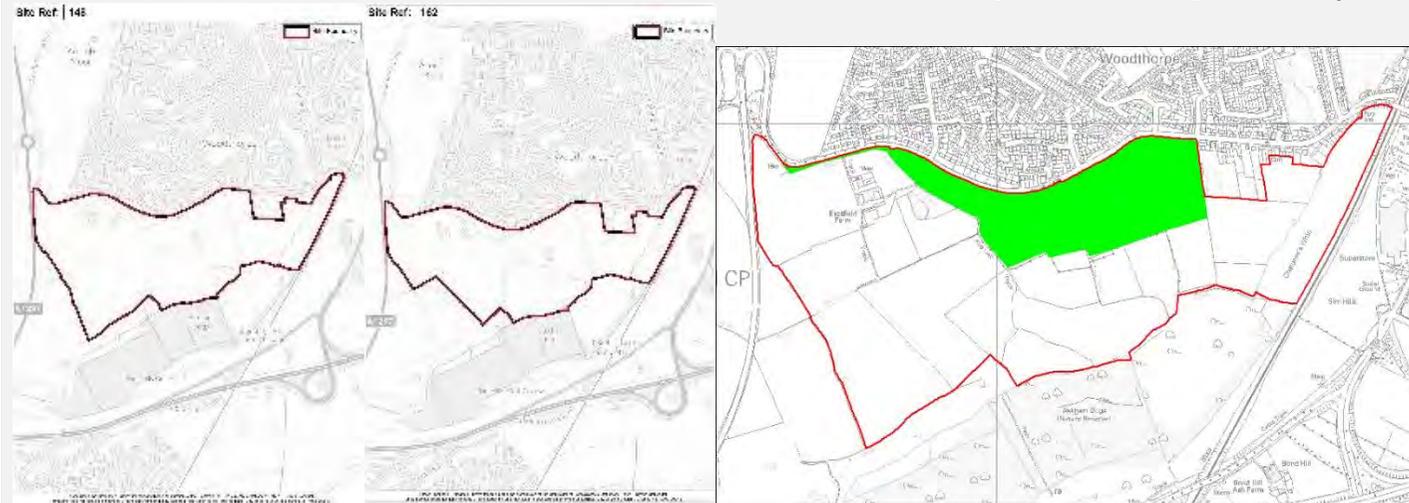
Section: 1	Boundary: 2	Boundary Name: Moor Lane
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**Sites 148/162 first submitted through call for sites 2012
(Former ST10/SF12 was a sub-part of site 148)**

Site 148

Site 162

Former ST10/SF12 (shown in Green) was a sub-part of site 148



**Sites 838 and 839 Submitted through the Preferred Options
Consultation 2013**

Site 838

Site 839

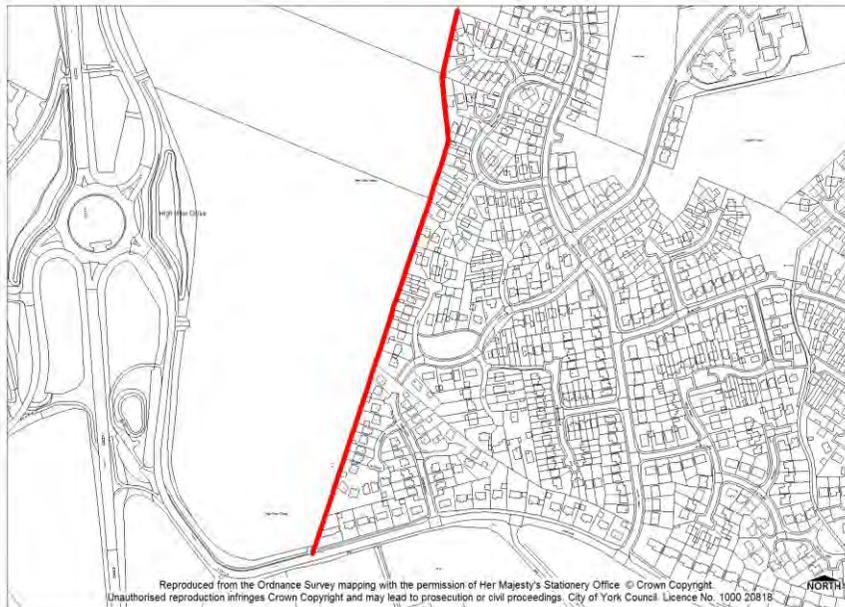


**Sites 880
submitted through the Preferred Sites Consultation 2016.**



Section: 1	Boundary: 3	Boundary Name: Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close
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The boundary then turns northward closely following the eastern edge of the existing built development to Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 1	Boundary: 3	Boundary Name: Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open/is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The proposed boundary defines the extent of the urban area on the west of the city. It allows separation between the urban edge and the outer ring road. The land between the proposed boundary and the outer ring road to the west is relatively flat, with open views across it, rising in height towards the outer ring road (Annex 1 - Evidence 5) and junctions, enhancing the importance of this important approach for viewing and understanding the city (Annex 1 - Evidence 6) affording clear views of the urban edge in its historic rural context and views of York Minster on the city skyline. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context (Annex 1 - Evidence 12). The land to the west of the proposed boundary is identified in the GB Appraisal 2003 as important to the historic character and setting of York (Annex 1 - Evidence 11b). Area F3 is described as open agricultural landscape which affords prominent views of the Minster and contributes to giving an impression of an historic city within its rural setting. The Central Historic Core Conservation Area Appraisal views analysis (Annex 1 - Evidence 13a) identifies Key View 7 of the Minster which covers the open land to the south of this boundary and there are other views from within this open area.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. Much of the urban area of Woodthorpe and Foxwood to the east is modern development from significant expansion between 1960s-2000s. The land to the west of the proposed boundary is important in understanding the scale of the whole city enclosed within its it's contained concentric form of the York Outer Ring Road, and within the context of the rural setting and spatial relationship between the built area and the Minster, which is evidently dominant on the skyline. These are key to the significance and identity of York as identified in the Heritage Topic Paper (Annex 1 - Evidence 12). The landscape here is exceptionally flat and there are clear views between Askham Lane and the City edge with the A1237 being of a slightly higher elevation. From the outer ring road and Askham Lane, due to topography, there are dynamic views of the city's scale in the context of landmark monuments. Any further development to the west of Askham Lane would bring development much closer to</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 3	Boundary Name: Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close
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	<p>the road and junction and harm the sense of scale and separation between the urban edge and the approach road and Askham Bryan further to the west. The Junction onto the A1237 is already an urbanising feature in the landscape and it is important that separation between this and the urban areas is maintained to an appropriate scale.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing The area around Acomb Moor has provided agricultural and grazing land for Acomb, Askham Bryan and Dringhouses from at least the medieval period. The fields which still remain outside the developed areas were enclosed 1770s being subdivided and distributed between scattered farms and are now defined by straight drainage ditches. They retain some of their original character which dates from between 1811 and 1813. These fields now present a semi-rural character at the fringes of the urban area, which is important in understanding the development of the area. The openness and agricultural character of the landscape allows the city to remain legible as a settlement within an agricultural setting and retains the rural setting of the city.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 +2.2 The land should be kept permanently open to understand the original siting, context, visual prominence and role of a focal point of the Minster, and Terry's Clock Tower. The landscape here is exceptionally flat, and the openness to the south and west of the proposed boundary enables clear dynamic views from the outer ring road and Askham Lane of the city's landmark buildings including the Minster and Terrys factory/Racecourse buildings, dominant on the city skyline and the city within a rural setting in juxtaposition.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The character of the urban edge at this point could be described as urban fringe, though the wider setting is of significance to the city's special character and setting. The area of agricultural land between the western edge of existing development and the outer ring road is identified in the Green Belt Appraisal 2003 (Area F3) as an open agricultural landscape(Annex 1 - Evidence 11). The land contains open agricultural fields with clear views and links to the wider open countryside. The topography is undulating and</p>	
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Section: 1	Boundary: 3	Boundary Name: Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close
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	<p>ground levels rise towards the outer ring road. This open agricultural land, (historically referred to as Acomb Moor, and in agricultural use since the Medieval period (established on the 1852 OS Maps and Annex 1 -Evidence 14 – Area 76). This rural landscape character contributes towards experiencing a countryside setting. The villages of York contribute to the setting and special character of the City through their intrinsic form and character, distribution, and relationship with the surrounding agricultural landscape. Areas of undeveloped land between the outer edge of the urban area and the villages are kept open in order to help retain the physical separation of settlements and the pattern of villages in a rural setting. Notwithstanding the outer ring road as an obvious man-made feature, land within the ring road feels contiguous with that outwith, retaining the impression of a city within a rural setting and the land also functions in maintaining separation between the edge of the city and the village setting of Askham Bryan to the west.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land to the east of Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close is entirely comprised of the large estates of Woodthorpe, built between the 1980s and mid 2000s. While there are areas of open space within the developed area these form part of the suburban context and the properties which border the proposed boundary all face east towards the urban area, there are no footpaths or connectivity between the urban areas and adjacent fields. In contrast the land to the west of the proposed boundary is agricultural in nature with large open fields. There are no built forms or structures until the A1237 Outer Ring Road and its connections, and no signs of sprawl beyond the urban edge.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary follows the legible edge of the urban area, along the rear curtilage of housing. This contrasts with the remaining open agricultural fields to the west, providing a robust boundary to prevent sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p>	<p>Encroachment (Criterion 5)</p> <p>5.1, 5.2 + 5.3 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of acceptable uses and</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY</p>

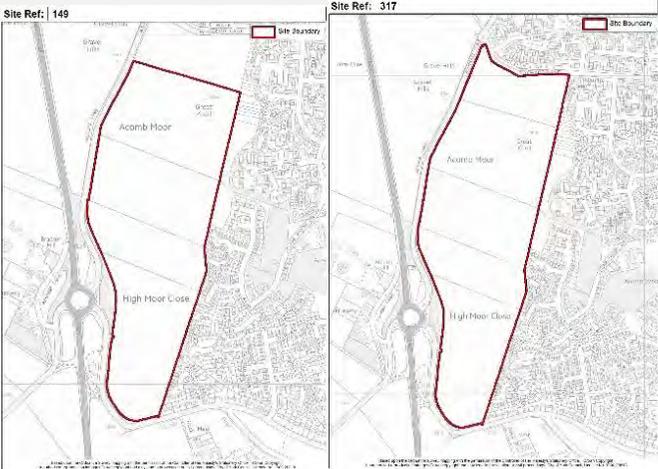
Section: 1	Boundary: 3	Boundary Name: Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close
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<p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>contributions to the character of the countryside through openness, views and accessibility.</p> <p>The land to the west of the proposed boundary does have some human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting but otherwise the land to the west of the proposed boundary is very rural in its context. Moor lane and Askham Lane maintain a rural context set away from development in this location and providing open views and a sense of space including visual connections to the agricultural landscape both within and outwith the Outer Ring Road. The proposed boundary is at the edge of the urban area. The houses at the edge are all arranged around, and accessed from, cul-de-sacs with boundary treatment the extent of the proposed boundary line. The land to the west of the proposed boundary is open and agricultural in use</p>	<p>OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Rear boundary of properties	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
Recognisability of proposed boundary	The proposed boundary line is a recognisable mix of built and natural features at the western extent of the urban area. It follows the rear well-established boundaries of properties at the edge of the suburban area and the margin of agricultural fields at High Moor Fields. ,There is a drainage ditch at the periphery of the field and the boundary hedgerow is substantially intact. The margins of the argricultural fields are identifiable by the presence of a drainage ditch and the boundary hedgerow which is substantially intact. This is therefore a linear and strong definitive edge to the urban area.	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	A boundary line has been present in this location since the First Edition OS Mapping in 1852 which then marked the division between High Moor Fields and Low Moor Fields and continued north wards following the field pattern. Today the existing line of development follows the same boundary (with the exception of a single dwelling at 6 Torridon Place). There is a strong and legible boundary line proposed between the edge of housing at the west extent of Woodthorpe and the agricultural fields beyond. There are no planning permissions on the enclosed land proposed for inclusion within the Green Belt that would change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85).	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus	

Section: 1	Boundary: 3	Boundary Name: Wansbeck, Coeside, Halladale Close, Torridon Place and Ashmeade Close
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<p>Scoping/Strategic Principles set out in:</p> <p>SP10, SP11, SP12</p>	<p>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>However, while the land to the west of the proposed boundary is not identified as being open space or of specific designated nature conservation value, it is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area Protecting the Rural Setting (F3)[SD106]. The land between the proposed boundary and the York Outer Ring Road is therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>
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Land Considered/Site Selection
Land adjacent to this boundary has been considered for development

<p>Amalgamated Site 317 (includes site 149 first submitted through call for sites 2012)</p> <p style="text-align: center;">Site 149 Site 317</p> 	<p>Sites 880 and 882 submitted through Preferred Sites Consultation 2016</p> <p style="text-align: center;">Site 880</p> 
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Section: 1	Boundary: 4	Boundary Name: Acomb Wood West Wood
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The boundary continues in a straight line along the edge of Acomb Wood West Wood



Criterion 1 Compactness	1.1	Yes	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.1	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – 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	No					

Section: 1	Boundary: 4	Boundary Name: Acomb Wood West Wood
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open/is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The proposed boundary defines the extent of the urban area on the west of the city. It allows separation between the urban edge and the outer ring road. The land between the proposed boundary and the outer ring road to the west is relatively flat, with open views across it, rising in height towards the outer ring road and junctions (Annex 1 - Evidence 5), enhancing the importance of this important approach for viewing and understanding the city (Annex 1 - Evidence 6) affording clear views of the urban edge in its historic rural context and views of York Minster on the city skyline. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context (Annex 1 - Evidence 12). The land to the west of the proposed boundary is identified in the GB Appraisal 2003 as important to the historic character and setting of York (Annex 1- Evidence 11b). Area F3 is described as open agricultural landscape which affords prominent views of the Minster and contributes to giving an impression of an historic city within its rural setting. The Central Historic Core Conservation Area Appraisal views analysis (Annex 1 - Evidence 13a) identifies Key View 7 of the Minster which covers the open land to the south of this boundary and there are other views from within this open area.</p> <p>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York. Much of the urban area of Woodthorpe and Foxwood to the east is modern development from significant expansion between 1960s-2000s. The land to the west of the proposed boundary is important in understanding the scale of the whole city enclosed within its it's contained concentric form of the York Outer Ring Road, and within the context of the rural setting and spatial relationship between the built area and the Minster, which is evidently dominant on the skyline. The landscape here is exceptionally flat and there are clear views between the A1237 and Askham Lane (being of a slightly higher elevation) and the city edge with dynamic views of the cities scale in context of landmark monuments. Any further development to the west of would bring development much closer to Askham Lane and harm the sense of scale and separation between the urban edge and the approach road. The Junction onto the A1237 is</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 4	Boundary Name: Acomb Wood West Wood
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	<p>already an urbanising feature in the landscape and it is important that separation between this and the urban areas is maintained to an appropriate scale.</p> <p>1.3 The land should be kept permanently open/is sensitive to maintain a connection to open and historic setting and to constrain development from coalescing The land to the west of the proposed boundary contains undulating agricultural fields between the western edge of the city and the outer ring road. The proposed boundary follows the historic field patterns of Acomb Moor (evident on 1852 OS Maps historically known as High Moor Fields and Acomb Moor, and has been in agricultural use since the Medieval period (Annex - Evidence 14 - Character Area 76). The open linear agricultural fields are defined by vegetation and retain a rural setting to Askham Lane, an historic route between the settlements of Acomb and Askham Bryan. The land between the proposed boundary and the York Outer Ring Road is identified as being of primary importance to the historic character and setting of the city, (Area F3, Annex 1 - Evidence 11) as it allows the city to remain legible as a historic city within its agricultural / rural setting.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 +2.2 The land should be kept permanently open to understand the original siting, context, visual prominence and role of a focal point of the Minster, and Terry's Clock Tower. The landscape here is exceptionally flat, and the openness to the south and west of the proposed boundary enables clear dynamic views from the outer ring road and Askham Lane of the cities' landmark buildings including the MinsterTerrys factory / Racecourse buildings, dominant on the city skyline and the city within a rural setting in juxtaposition.</p> <p>2.3 Not applicable.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land to the west of the proposed boundary contains agricultural fields and follows historic field patterns established since Medieval times. The rural landscape character is visually prominent and connects to the wider countryside beyond the outer ring road. The land functions in maintaining openness and separation between the main urban area of York and the Outer Ring</p>	
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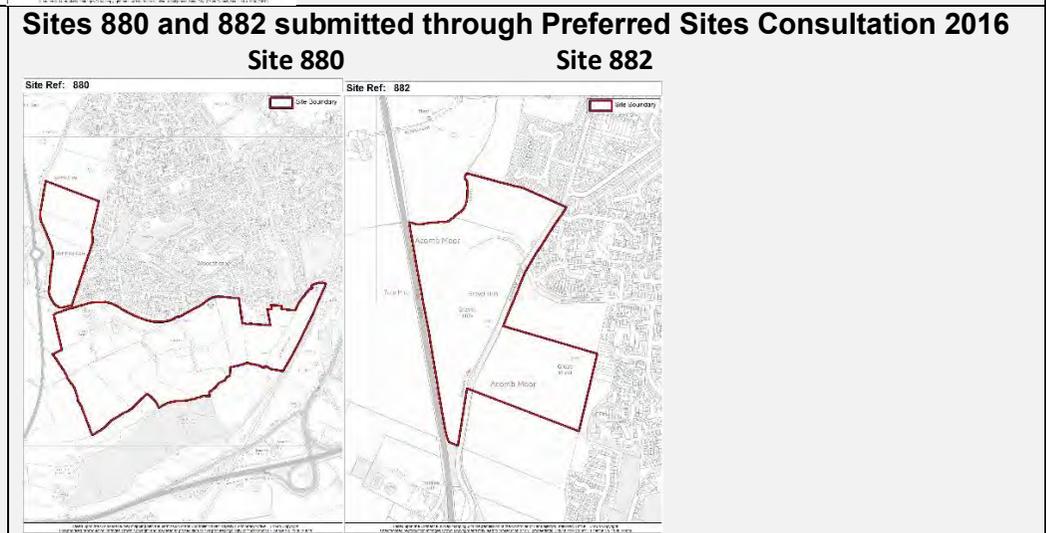
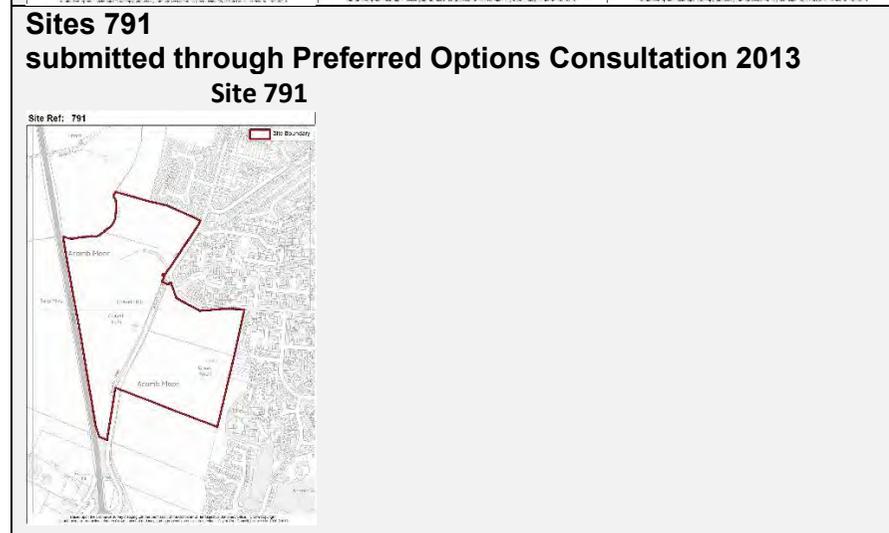
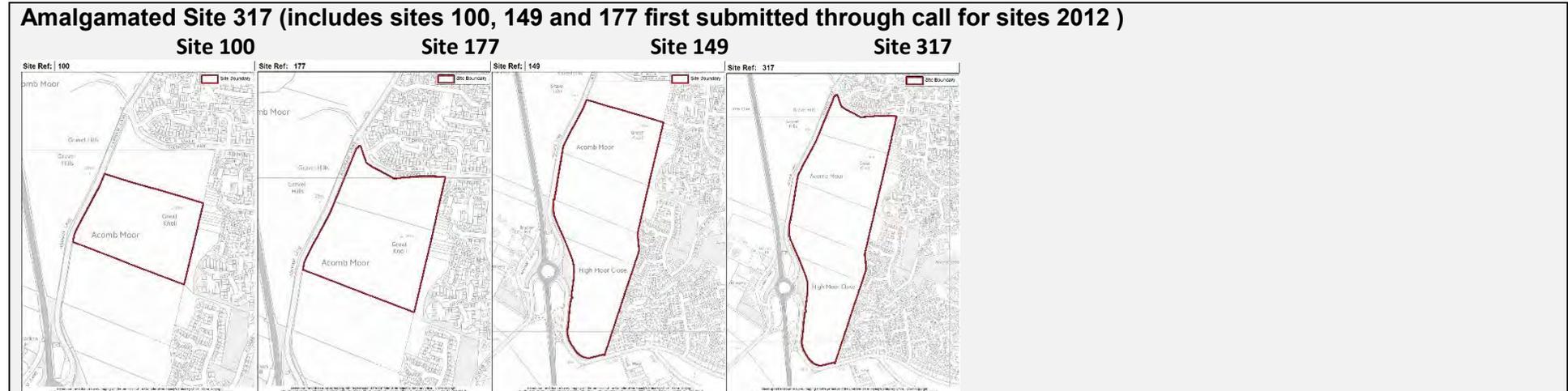
Section: 1	Boundary: 4	Boundary Name: Acomb Wood West Wood
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	Road as well as the pattern and distribution of villages beyond; specifically the village setting of Askham Bryan. 3.2 Not applicable.	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Boundary 4 continues the linear alignment of neighbouring boundaries 3 and 5 at the margins of the agricultural fields which are identifiable by the presence of a drainage ditch and the boundary hedgerow which is substantially intact. This is therefore a linear and strong definitive edge to the urban area. The proposed section of Green Belt is agricultural fields, not containing any built development.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1, 5.2 + 5.3 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of acceptable uses and contributions to the character of the countryside through openness, views and accessibility. The land to the west of the proposed boundary does have some human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting but otherwise the land to the west of the proposed boundary is very rural in its context. Moor Lane and Askham Lane maintain a rural context set away from development in this location and providing open views and a sense of space including visual connections to the agricultural landscape both within and outwith the Outer Ring Road. The proposed boundary is at the edge of the urban area. The houses at the edge are all arranged around, and accessed from, cul-de-sacs with boundary treatment the extent of the proposed boundary line. The land to the west of the proposed boundary is open and agricultural in use.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Dense vegetation - Woodland/Tree line/Hedge/Overgrown Shrubs	

Section: 1	Boundary: 4	Boundary Name: Acomb Wood West Wood
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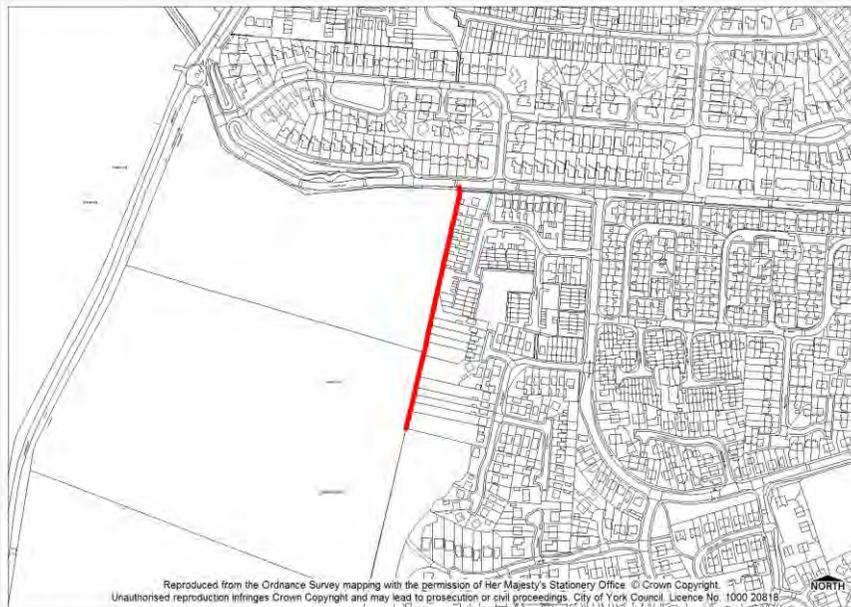
Recognisability of proposed boundary	The boundary continues the well-defined linear alignment of neighbouring boundaries 3 and 5, at the edge of agricultural open fields positioned between the edge of the urban area and the outer ring road. It forms a section of the proposed boundary to the west of local open space used for amenity and recreation.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	A boundary line has been present in this location since the 1852 OS Map, marking the division of fields in a line which was continuous from south to north. The proposed boundary is the most robust, in that it follows historic field patterns and includes land within the Green Belt which maintains openness.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85): Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, while the land to the west of the proposed boundary is not identified as being open space or of specific designated nature conservation value, it is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area Protecting the Rural Setting (F3)[SD106]. The land between the proposed boundary and the York Outer Ring Road is therefore is not suitable for development in line with the Local Plan strategy.	
Land Considered/Site Selection Land adjacent to this boundary has been considered for development See next page		

Section: 1	Boundary: 4	Boundary Name: Acomb Wood West Wood
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Section: 1	Boundary: 5	Boundary Name: Eastern Edge to the Rear of The Gallops and Stirrup Close
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The boundary continues again in a straight line, following the rear boundaries of properties along The Gallops and Stirrup Close, and terminates at Foxwood Lane



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 1	Boundary: 5	Boundary Name: Eastern Edge to the Rear of The Gallops and Stirrup Close
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge and the outer ring road to the west contains undulating agricultural fields. It is relatively flat, with open views across it, making this a prominent edge to the city. The outer ring road to the west is an important open approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. Land in this location enables a strong impression of the historic city situated within its rural setting. The proposed boundary allows the compactness of the city and its contained concentric form to be understood. This is emphasised by the Minster evidently dominant in the skyline. These are key to the significance and identity of York as identified in the Central Historic Core Conservation Area Appraisal (Annex 1 – Evidence 13) and the Heritage Topic Paper (Annex 1 – Evidence 12). The land contained within this boundary is part of a general long distance view from the west of Tadcaster, across the City of York Authority area, of York Minster in its wider setting of a compact city and open countryside (Annex 1 – Evidence 13a - YCCHCAA).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by modern development of Woodthorpe with a suburban feel and falls within character area 76 (Annex 1 – Evidence 14 - York Historic Environment Characterisation Project). Beyond the outer ring road to the south west of the proposed boundary is the medieval linear village of Askham Bryan (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the west of the majority of the proposed boundary is identified as area F3 (Annex 1 – Evidence 11 - GB Appraisal) as an area important to retain the rural setting of the city. Open countryside is visible from the outer ring road and Askham Lane; the latter an historic route between Acomb and Askham Bryan on the 1852 OS Map, enabling views of the city for which the historic character is particularly important. Land in this location affords good views of the Minster and contributes to giving an impression of an historic city within its rural setting. Given the topography at the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 5	Boundary Name: Eastern Edge to the Rear of The Gallops and Stirrup Close
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	<p>northern most extent of the boundary and views from the south, the 2013 update to the green belt appraisal work (Annex 1 – Evidence 11) concluded this area of land should be removed from the historic character and setting designation.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the west of the boundary is identified as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area is important in understanding the development of the area and maintaining an open feel. Undeveloped land to the west of the boundary provides an impression of a historic city set within a rural setting. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. The open agricultural landscape in this location also retains a rural setting to Askham Lane, an historic route between the settlements of Acomb and Askham Bryan. The medieval linear village of Askham Bryan lies beyond the outer ring road to the south west. Land in this location functions in maintaining the separation between the edge of the city and the village setting of Askham Bryan.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are general views across this area from the west of Tadcaster, 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. The landscape here is exceptionally flat, and the openness to the most southern part of the boundary enables clear dynamic views from the outer ring road and Askham Lane of landmark buildings including the Minster, Terrys factory / Racecourse buildings, dominant on the city skyline and the city within a rural setting in juxtaposition.</p> <p>2.3 Not applicable</p>	
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Section: 1	Boundary: 5	Boundary Name: Eastern Edge to the Rear of The Gallops and Stirrup Close
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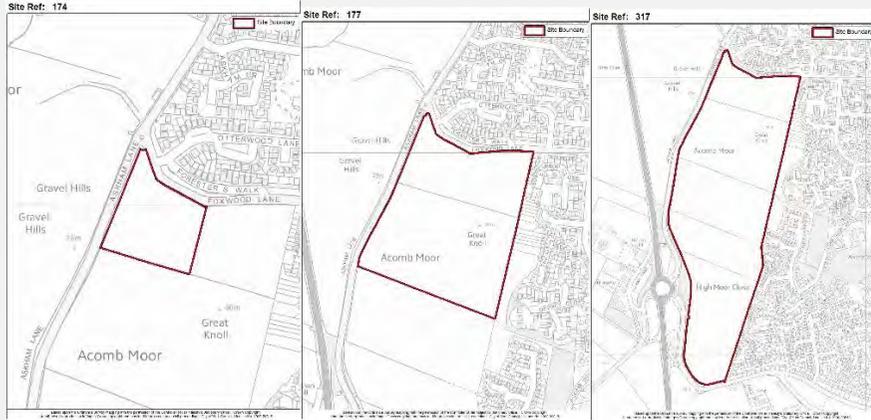
	<p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of this boundary is part of the open countryside and contributes to the open approach of the A1237, and the historic route between Acomb and Askham Bryan (Askham Lane). There are views into this land from these open approaches. The topography in this location is undulating and ground levels rise towards the outer ring road towards the south west and as such this rural landscape character is visually prominent and contributes towards experiencing the historic city situated within its rural setting. The flat open landscape in this area is historically known as Acomb Moor, and has been in agricultural use since the Medieval period (Annex 1 – Evidence 14 - City of York Historic Characterisation Project). The open land to the west of the proposed boundary is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project as being planned large scale parliamentary enclosure from the medieval period with partial legibility to its original form (Annex 1 - Evidence 19). The resulting semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to/within proximity to the urban area and therefore relevant for sprawl. Figure ground data (Annex 1 -Evidence 3) in this location shows the contrasts in context of areas with land immediately to the east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no built structures on the land between the proposed boundary and Askham Lane to the west and the outer ring road further west.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is not contained, development in this location would result in sprawl and the loss of compactness. It would impact on the open approach of Askham Lane which is the historic route between Acomb</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 1	Boundary: 5	Boundary Name: Eastern Edge to the Rear of The Gallops and Stirrup Close
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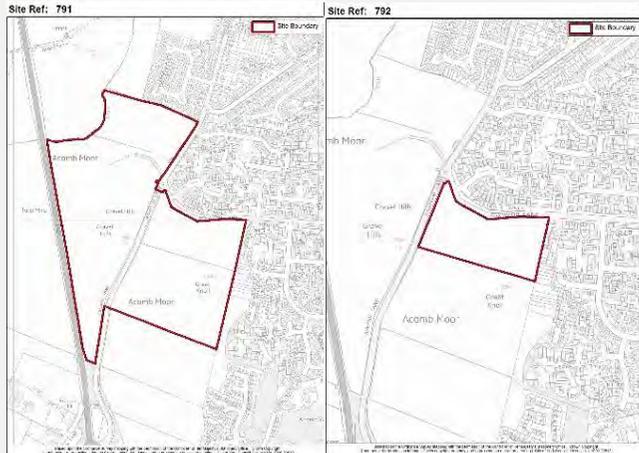
	and Askham Bryan and would bring development closer to the outer ring road reducing compactness.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. The land to the west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. Land further to the west however does contain some negative human influences in the form of Askham Lane and further to the west the A1237 York outer ring road, its traffic and congestion. Both roads do have some vegetation screening to minimise their impact. The open land to the west of the proposed boundary is in agricultural use. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the west of the proposed boundary has open views across it which connect with open land to the west – beyond the outer ring road.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Defined property boundary	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary line follows a permanent and established feature by following the existing edge of built development (the rear boundary of properties The Gallops and Stirrup Close). The boundary historically follows field patterns and agricultural open fields remain beyond the urban area. While there is a small area of land to the north western edge of the proposed boundary which had its rural setting designation amended in 2013 (to follow the topography and contour lines of the area) (Annex 1 – Evidence 11 – GB Appraisal), this does not provide a recognisable or robust edge and therefore cannot be considered an alternative boundary. The nearest next potential boundary is Askham Lane. Development here would result in sprawl and the loss of compactness. It would impact on the open approach of Askham Lane which is the historic route between Acomb and Askham Bryan and would bring development closer to the outer ring road reducing compactness.	
Permanence Scoping/Strategic Principles set out in: SP13	A boundary line has been present in this location since the 1852 OS Map, marking the division of fields in a continuous alignment from south to north. Today the existing line marking the edge of the urban area follows this historic alignment. There is a strong and legible boundary line	

Section: 1	Boundary: 5	Boundary Name: Eastern Edge to the Rear of The Gallops and Stirrup Close
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Amalgamated Site 317 (includes sites 174 and 177 first submitted through call for sites 2012)
Site 174 **Site 177** **Site 317 Former H9 formed a subset to this boundary**

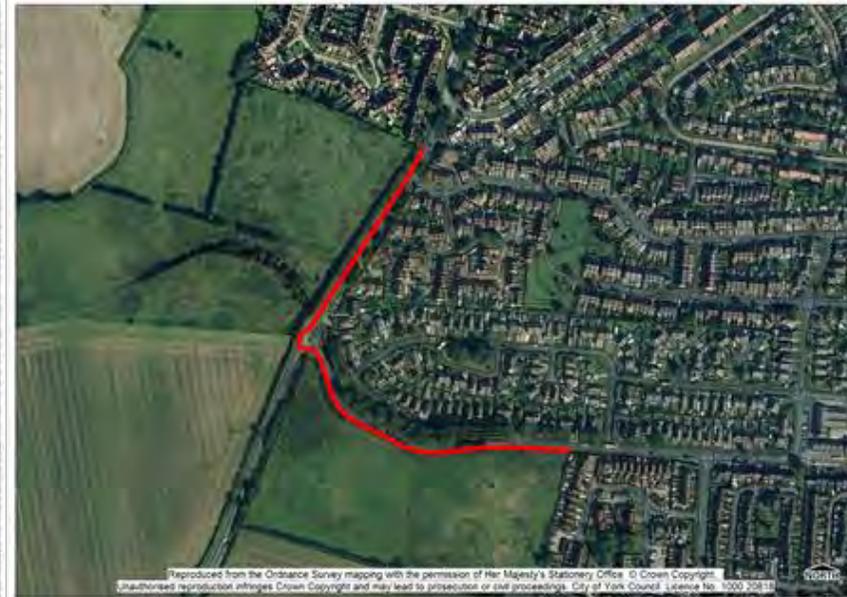


Sites 791 and 792 submitted through Preferred Options Consultation 2013
Site 791 **Site 792**



Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
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The boundary turns east and follows Foxwood Lane until it meets Askham Lane. It then follows Askham Lane, heading north and ending on the south side of 208 Askham Lane.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	No					

Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge and the outer ring road to the south west contains undulating agricultural fields. It is relatively flat, with open views across it, making this a prominent edge to the city. The outer ring road to the west is an important open approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. Land in this location enables a strong impression of the historic city situated within its rural setting. The proposed boundary allows the compactness of the city and its contained concentric form to be understood. This is emphasised by the Minster evidently dominant in the skyline. These are key to the significance and identity of York as identified in the Central Historic Core Conservation Area Appraisal (Annex 1 – Evidence 13) and the Heritage Topic Paper (Annex 1 – Evidence 12). The land contained to the south of this boundary is part of a general long distance view from the west of Tadcaster, 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).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by modern development of Woodthorpe with a suburban feel and falls within character area 76 (Annex 1 – Evidence 14 - York Historic Environment Characterisation Project). Beyond the outer ring road to the south west of the proposed boundary is the medieval linear village of Askham Bryan (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). Land in this location is important to the historic character and setting of York. The majority of open land to the south of the proposed boundary is identified as area F3 (Annex 1 – Evidence 11 - GB Appraisal) as an area important to retaining the rural setting of the city. Open countryside is visible from the outer ring road and Askham Lane; the latter an historic route between Acomb and Askham Bryan on the 1852 OS Map, enabling views of the city for which the historic character is particularly important. Land in this location affords good views of the Minster and contributes to giving an impression of an historic city within its rural setting. Given the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
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	<p>topography at the eastern most extent of the boundary and views from the south, the 2013 update to the green belt appraisal work concluded this area of land south of the boundary should be removed from the historic character and setting designation. Land to the west of the boundary has been assessed in the 2013 update as providing an interface between the built up part of York and the flat rural areas adjacent to the Outer Ring Road. In character terms it is a continuation of the land between Moor Lane and Askham Lane, to the west of Woodthorpe. Therefore, it is was considered that this designation should be extended north, as far as the B1224, between Chapelfields and the A1237 (Annex 1 – Evidence 11 – GB Appraisal).</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the west and south of the boundary is identified as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Undeveloped land here provides an impression of a historic city set within a rural setting. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. The open agricultural landscape in this location also retains a rural setting to Askham Lane, an historic route between the settlements of Acomb and Askham Bryan. The medieval linear village of Askham Bryan lies beyond the outer ring road to the south west. Land in this location functions in maintaining the separation between the edge of the city and the village setting of Askham Bryan. Open land to the west of this boundary is within the parish of Askham Bryan. This rural agricultural land around the village contributes to the open feel of the area, which is part of Askham Bryan’s setting, as well as part of the open countryside setting around the City of York.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are general views across land to the south of the boundary from the west of Tadcaster, 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.</p>	
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Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
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	<p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the south and west of this boundary is part of the open countryside and contributes to the open approach of the A1237, and the historic route between Acomb and Askham Bryan (Askham Lane). There are views into this land from these open approaches. The topography in this location is undulating and ground levels rise towards the urban area and as such this rural landscape character is visually prominent and contributes towards experiencing the historic city situated within its rural setting. The flat open landscape in this area is historically known as Acomb Moor, and has been in agricultural use since the Medieval period (Annex 1 – Evidence 14 - City of York Historic Characterisation Project). The open land to the west of the proposed boundary is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project as being planned large scale parliamentary enclosure from the medieval period with partial legibility to its original form (Annex 1 - Evidence 19). The resulting semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to/within proximity to the urban area and therefore relevant for sprawl. Figure ground data (Annex 1 -Evidence 3) in this location shows the contrasts in context of areas with land immediately to the east and north of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no built structures to the south or west of the boundary.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is not contained, development in this location would result in sprawl and the loss of compactness. It would impact on the open approach of Askham Lane which is the historic route between Acomb</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
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	and Askham Bryan and would bring development closer to the outer ring road reducing compactness.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 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. The land to the south and west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. Land to the south does contain the urbanising feature of Askham Lane, and land further to the west however does contain some negative human influences in the form of the A1237 York outer ring road, its traffic and congestion. Both roads have some vegetation screening to minimise its impact. The open land to the south and west of the proposed boundary is in agricultural use. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the south and west of the proposed boundary has views across it which connect with open land to the west – beyond the outer ring road. . The open land to the west of the proposed boundary has strong connections to the village of Askham Bryan.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Road carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary line follows a permanent and established feature by following roads - Foxwood Lane and Askham Lane which are easily recognised on OS Maps and on the ground. Both roads also constitute the edge of the urban area, making the proposed boundary a clear transition between the settlement limit and countryside beyond which is reinforced by its association with the historic urban grain. While there is a small area of land to the south eastern edge of the proposed boundary which had its rural setting designation amended in 2013 (to follow the topography and contour lines of the area), this does not provide a recognisable or robust edge and therefore cannot be considered an alternative boundary. The nearest next potential boundary is the outer ring road to the west and the next field boundary to the south. Development here would result in sprawl and the loss of compactness. It would impact on the open approach of Askham Lane which is the historic between Acomb and Askham Bryan and the open approach of the outer ring road.	

Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>A boundary line in the form of a road has been present in this location since the First Edition OS Mapping in 1852. While there was historically a property (Acomb House) and York and Ainsty kennels to the south of Foxwood Lane these have not been present for some time and the boundary has remained robust and successful in preventing encroachment. The boundary builds on historical demarcations of land to give a recognisable boundary which now represents the limit of built development inside the outer ring road at this point. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85):</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land immediately to the west of the proposed boundary is not identified as being open space or of specific designated nature conservation value, the land to the northern edge is part of Local Green Infrastructure Corridor 12 (Acomb Corridor) and the majority of the entire boundary is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, as part of an area Protecting the Rural Setting (F3)[SD107]. Therefore the majority of the land between the proposed boundary and the outer ring road is <u>not suitable for development in line with the Local Plan strategy</u>. In 2013 there was a small amendment to the area F3 designated as being of primary importance to protecting the rural setting of York [SD106] to reflect height contours to the south of Foxwood Lane and enable <u>potential development to be considered in this small area (former H9)</u>.</p>	
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has been considered for development</p>		

Section: 1	Boundary: 6	Boundary Name: Foxwood Lane and Askham Lane
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Amalgamated Sites 302 and 313 (includes sites 280 and 287 first submitted through call for sites 2012)

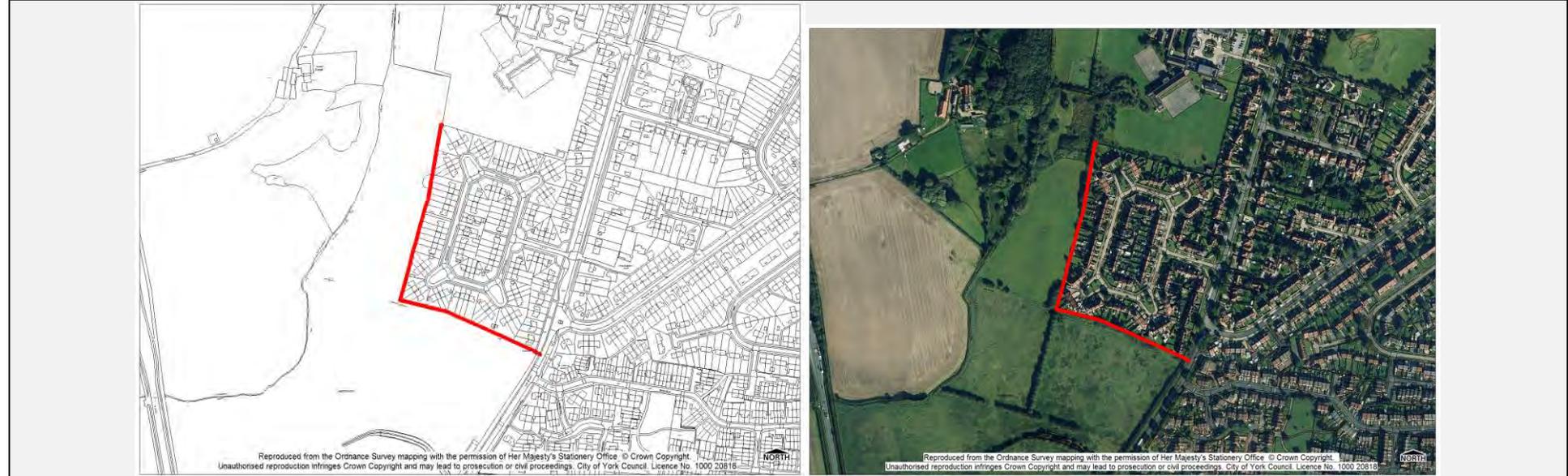
Site 280	Site 287	Site 302	Site 313	Site 882 submitted through Preferred Sites Consultation 2016 Site 882
				

Amalgamated Site 317 (includes sites 174 and 177 first submitted through call for sites 2012)

Site 174	Site 177	Site 317	Site 791	Site 792 submitted through Preferred Options Consultation 2013
				

Section: 1	Boundary: 7	Boundary Name: Edge of Westfield Lane
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The boundary turns west and follows the rear garden boundaries of properties on Westfield Place.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	No					

Section: 1	Boundary: 7	Boundary Name: Edge of Westfield Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge and the outer ring road to the south contains agricultural fields. To the west is an area of amenity open space (Annex 1 – Evidence 10 – Open Space Study). It is relatively flat, with open views across it, rising in height towards the urban area, making this a prominent edge to the city. The outer ring road to the west is an important open approach for viewing and understanding the city. Maintaining open rural land in the foreground to this routes allows an understanding of the compact city within original countryside context. Land in this location enables a strong impression of the historic city situated within its rural setting. The proposed boundary allows the compactness of the city and its contained concentric form to be understood. This is emphasised by the Minster evidently dominant in the skyline. These are key to the significance and identity of York as identified in the Central Historic Core Conservation Area Appraisal (Annex 1 – Evidence 13) and the Heritage Topic Paper (Annex 1 – Evidence 12).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east and north of the proposed boundary is created by post war social housing of Acomb South within character area 25 (Annex 1 – Evidence 14 - York Historic Environment Characterisation Project). Beyond the outer ring road to the south west of the proposed boundary is the medieval linear village of Askham Bryan (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the south and west is as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 – GB Appraisal). It has been assessed in the 2013 GB Appraisal update as providing an interface between the built up part of York and the flat rural areas adjacent to the Outer Ring Road. In character terms it is a continuation of the land between Moor Lane and Askham Lane, to the west of Woodthorpe. Therefore, it is was considered that this designation should be extended north, as far as the B1224, between Chapelfields and the A1237. Open countryside is visible from the outer ring road, enabling views of the city for which the historic character is particularly important. Land in this location affords</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 7	Boundary Name: Edge of Westfield Lane
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	<p>good views of the Minster and contributes to giving an impression of an historic city within its rural setting.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the west and south of the boundary is identified as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintaining an open feel. Undeveloped land here provides an impression of a historic city set within a rural setting. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. Land to the south of this boundary is within the parish of Askham Bryan. Land to the west of the boundary is within the parish of Rufforth with Knapton. This rural agricultural land around both villages contributes to the open feel of the area, which is part of Askham Bryan, Rufforth and Knapton’s setting, as well as part of the open countryside setting around the City of York.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the original siting, context, visual prominence and role of a focal point of York Minster. The proposed section of Green Belt would preserve dynamic views of the Minster dominant on the city skyline and the city within a rural setting in juxtaposition.</p> <p>2.3 Not applicable.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the south and west of this boundary is part of the open countryside and contributes to the open approach of the A1237. There are views into this land from this open approach. The topography in this location is undulating and ground levels rise towards the urban area and as such this rural landscape character is visually prominent and contributes towards experiencing the historic city situated within its rural setting. The flat open landscape to the south of the boundary is historically known as Acomb Moor, and has been</p>	
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Section: 1	Boundary: 7	Boundary Name: Edge of Westfield Lane
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	<p>in agricultural use since the Medieval period (Annex 1 – Evidence 14 - City of York Historic Characterisation Project). The resulting semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is in within close proximity to the urban area and therefore relevant for sprawl. Figure ground data (Annex 1 -Evidence 3) in this location shows the contrasts in context of areas with land immediately to the north and east of the boundary having dense built structures of the urban area, and land to the south and west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no built structures immediately to the south or west of the boundary. Further west at Acomb Grange / Broad Lane there are a cluster of buildings. These are currently legible as part of the countryside (with historic agricultural origins) and it is unlikely that the presence of these structures poses a risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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. The open land to the south and west of the proposed boundary has a sense of openness to it and there are limited structures and no significant visual obstructions. At Acomb Grange / Broad Lane to the north west there are a cluster of buildings and a caravan site. These are currently are legible as part of the countryside (with historic agricultural origins). Land further to the west does contain some negative human influences in the form of the A1237 York outer ring road, its traffic and congestion. The outer ring road does have some vegetation screening to minimise its impact.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the south and west of the proposed boundary has views across it which connect with open land to the west – beyond the outer ring road. The open land to the south of the proposed boundary has strong connections to the village of Askham Bryan, further to the west the land has connections with Knapton and Rufforth. The land to the immediate west</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 1	Boundary: 7	Boundary Name: Edge of Westfield Lane
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	of the boundary contains an open field and SINC site, which provide a connection and gateway into the countryside from the adjacent suburban area. Land here connects to the natural semi natural wooded area to the north without any hard line boundaries and it has accessibility and visual connectivity to the wider countryside.	
Local Permanence		
Proposed Boundary	Defined property boundary	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary line follows a permanent and established feature by following the rear of the back gardens of properties on Westfield Place (fences/walls/hedges/trees) with the adjacent field which is an informal area of amenity open space. The proposed boundary is the most logical one, in that it separates the urban area with the adjacent open space which functions as part of the countryside. The nearest next potential boundary are the next field boundaries to the south and west. Development here would result in sprawl and the loss of compactness. It would impact on the open approach of the outer ring road.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary line is linear running around the edge of post-war housing at Westfield Place. The land beyond contains agricultural fields, open space and has a rural setting which has been established since the nineteenth century. The proposed boundary defines distinctively the urban edge and provides a gateway to the countryside beyond. Planning permissions on the enclosed land 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. An alternative boundary to the west could be to exclude the area of open space from the Green Belt. However, given the rural nature of the open space this would represent encroachment into the countryside, and would increase the risk of sprawl as there are no established boundaries.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85): Scoping/Strategic Principles set out in:	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, while the land to the south of the proposed boundary is not identified as designated open space or specific nature conservation value, the land to the west of the of the northern portion is designated as Amenity Green Space off Westfield Place [SD085] and land to the west of the entire proposed boundary is designated as part of Local Green Corridor 13	

Section: 1	Boundary: 7	Boundary Name: Edge of Westfield Lane
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SP10, SP11, SP12 (Acomb Corridor [SD080]) and identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area Protecting the Rural Setting (F3)[SD106], and therefore is **not suitable for development in line with the Local Plan strategy.**

Land Considered/Site Selection

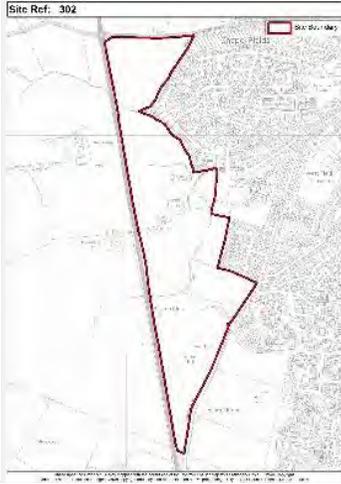
Land adjacent to this boundary has been considered for development

Amalgamated Sites 302 and 313 (includes sites 65 first submitted through call for sites 2012)

Site 65



Site 302

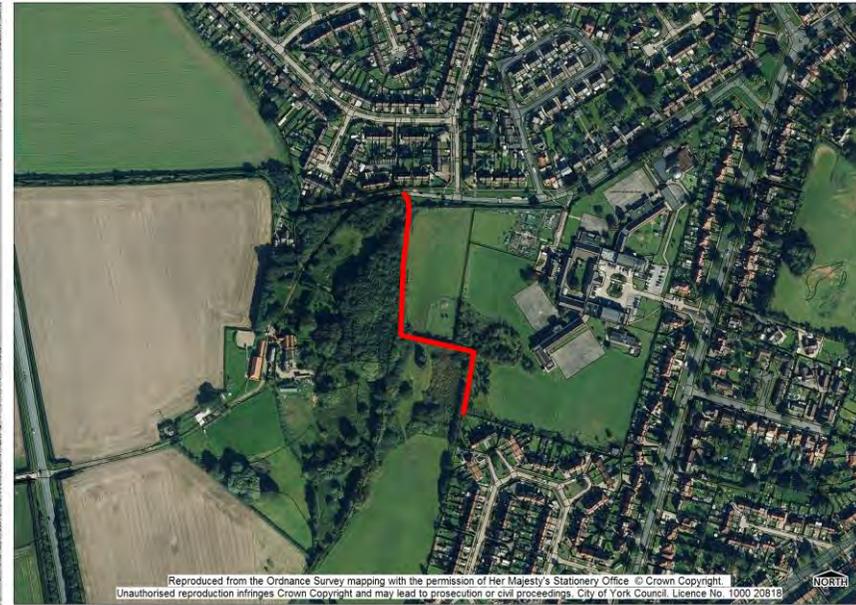
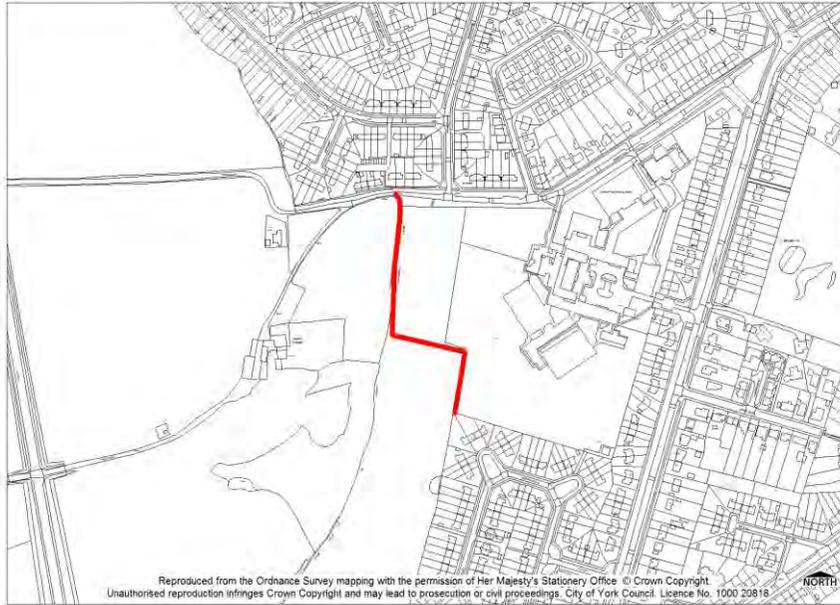


Site 313



Section: 1	Boundary: 8	Boundary Name: Westfield Primary School and Grange Lane
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The proposed boundary follows the edge of the school playing fields of Westfield Primary Community School, the Children’s play area to the west and Grange Lane park until it meets Grange Lane.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		Purpose 3 – 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	No					

Section: 1	Boundary: 8	Boundary Name: Westfield Primary School and Grange Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The outer ring road to the west is an important open approach for viewing and understanding the city. While vegetation on land immediately west of the boundary at Acomb Grange screens the urban edge from the outer ring road maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. Open land in this location therefore enables a strong impression of the historic city situated within its rural setting (Annex 1 – Evidence 12 – Heritage Topic Paper).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The main urban area to the north east of the proposed boundary comprises Westfield Community Primary School within character area 25 (Annex 1 – Evidence 14 - York Historic Environment Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the south and west is as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 – GB Appraisal). It has been assessed in the 2013 update as providing an interface between the built up part of York and the flat rural areas adjacent to the Outer Ring Road. In character terms it is a continuation of the land between Moor Lane and Askham Lane, to the west of Woodthorpe. Therefore, it is was considered that this designation should be extended north, as far as the B1224, between Chapelfields and the A1237. Open countryside is visible from the outer ring road. Land in this location gives an impression of an historic city within its rural setting.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the west of the boundary is identified as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Undeveloped land here provides an impression of a historic city set within a rural setting. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. Land further to the south of this boundary is within the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 8	Boundary Name: Westfield Primary School and Grange Lane
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	<p>parish of Askham Bryan. Land to the west of the boundary is within the parish of Rufforth with Knapton. This rural agricultural land around all three villages contributes to the open feel of the area, which is part of Askham Bryan, Rufforth and Knapton’s setting, as well as part of the open countryside setting around the City of York.</p> <p>Landmark Monuments (Criterion 2)- Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of this boundary is part of the open countryside and contributes to the open approach of the A1237. There are views into this land from this open approach. Beyond the wooded area is Acomb Grange (residential property), beyond which and adjacent to the outer ring road is an area of modern improved fields. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land to the north west having the dense built structures of Westfield Community Primary School and land to the west being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no built structures immediately to the south or west of the boundary. Further west at Acomb Grange / Broad Lane there are a cluster of buildings. These are currently legible as part of the countryside (with historic agricultural origins) and it is unlikely that the presence of these structures poses a risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The land is contained to the north east by the existing built development of the Westfield Community Primary School.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 1	Boundary: 8	Boundary Name: Westfield Primary School and Grange Lane
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<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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 or acceptable uses within it.</p> <p>To the south of the proposed boundary is an area of natural and semi natural openspace (Annex 1 – Evidence 10 – Open Space Study) which is open scrub land and connects well to the surrounding countryside and access into this area from the urban environment is largely restricted. The area is open and functions as part of the countryside rather than connecting to the urban area. To the west beyond the tree belt is Acomb Grange Caravan site, whilst this has an urbanising influence it is currently legible as part of the countryside (with historic agricultural origins). Land further to the west does contain some negative human influences in the form of the A1237 York outer ring road, its traffic and congestion. The outer ring road does have some vegetation screening to minimise its impact.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the south and west of the proposed boundary connect with open land to the west and beyond the outer ring road. Land in this location has connections to the villages of Knapton and Rufforth.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Tree / hedge / fence line</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Recognisability of proposed boundary</p>	<p>The proposed boundary follows a permanent and established feature by following a post and wire fence and a tree line forming the edge of a plantation of young and more mature trees between the field / playground west of Westfield Primary School and Acomb Grange. The boundary is well-defined by hedgerows and groups of trees. This boundary defines a transition between the curtilage of Westifeld School and associated community uses, and the woodland and rural land to the west. The nearest potential boundary to the west would be Broad Lane or the outer ring road further to the west. Development further west would result in sprawl and the loss of compactness. An alternative could be to draw the boundary more tightly around the school perimeter and include the amenity open space and allotments in the Green Belt. However, given that these areas are well contained and have connections to the urban area this is not considered appropriate as there is limited risk of encroachment into the countryside and urban sprawl in this location.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>

Section: 1	Boundary: 8	Boundary Name: Westfield Primary School and Grange Lane
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Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks the original field pattern which can be distinguished from the First Edition OS Survey Plan 1852, forming an apparent boundary of Acomb Grange, and fields to the east. It represents the urban edge, where the curtilage of the school terminates and there is woodland and a rural lanscape beyond. 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.
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

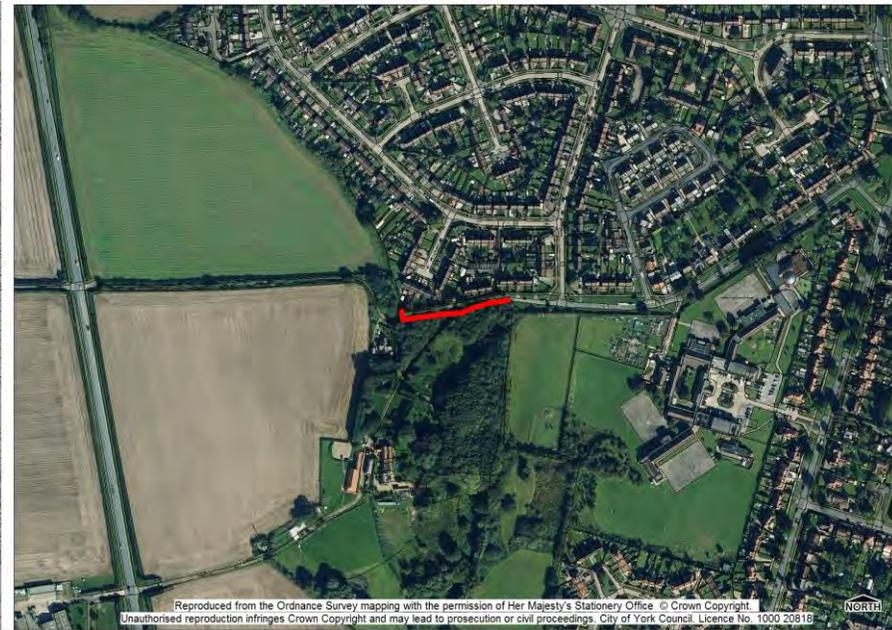
Consistency with Local Plan strategy (NPPF Para 85): Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a 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. However, while the land to the west of the northern leg of the proposed boundary is not identified as being open space or specific nature conservation value, the land to the south and west of the southern portion is designated as natural semi natural open space off Westfield Place [SD085] and a ratified Site of Importance to nature Conservation (Westfield Marsh). The land to the west of the entire proposed boundary is designated as part of Local Green Corridor 13 (Acomb Corridor [SD080]) and is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area Protecting the Rural Setting (F3)[SD106]. Land to the west therefore is not suitable for development in line with the Local Plan strategy.
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Land Considered/Site Selection
Land adjacent to this boundary has been considered for development
Amalgamated Sites 314 and 302 (includes sites 203 and 589 first submitted through call for sites 2012)

Site Ref: 203	Site Ref: 589	Site Ref: 302	Site Ref: 314

Section: 1	Boundary: 9	Boundary Name: Grange Lane
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The boundary runs west along Grange Lane until it is level with the western edge of the main urban area.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

Section: 1	Boundary: 9	Boundary Name: Grange Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The outer ring road to the south west is an important open approach for viewing and understanding the city. While vegetation on land immediately south of the boundary at Acomb Grange screens the urban edge from the outer ring road maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. Open land in this location therefore enables a strong impression of the historic city situated within its rural setting (Annex 1 – Evidence 12 – Heritage Topic Paper).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The main urban area to the north of the proposed boundary comprises post war social housing of Chapelfields within character area 25 (Annex 1 – Evidence 14 - York Historic Environment Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the south is as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 – GB Appraisal). It has been assessed in the 2013 update as providing an interface between the built up part of York and the flat rural areas adjacent to the Outer Ring Road. In character terms it is a continuation of the land between Moor Lane and Askham Lane, to the west of Woodthorpe. Therefore, it is considered that this designation should be extended north, as far as the B1224, between Chapelfields and the A1237. Open countryside to the south and west is visible from the outer ring road. Land in this location gives an impression of an historic city within its rural setting.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the south of the boundary is identified as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Undeveloped land here provides an impression of a historic city set within a rural setting. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. Land to the south of this boundary is within the parish of</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 9	Boundary Name: Grange Lane
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	<p>Rufforth with Knapton. This rural agricultural land around both villages contributes to the open feel of the area, which is part of Rufforth and Knapton’s setting, as well as part of the open countryside setting around the City of York.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the south of this boundary is part of the open countryside and contributes to the open approach of the A1237. There are views into the land further south west from this open approach. Beyond the wooded area, adjacent to the outer ring road is an area of modern improved fields. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintaining an open feel. 3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land to the north having the dense built structures of Chapelfields and land to the south being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground). 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are some existing structures on land to the south of the boundary, including Grange Cottage off Grange Lane at the western most point of the boundary. There is also Acomb Grange / Broad Lane to the south which includes a cluster of buildings and a caravan site. These are currently legible as part of the countryside (with historic agricultural origins) and there is unlikely to be a risk of ribbon development along Broad Lane.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 1	Boundary: 9	Boundary Name: Grange Lane
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	4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The land is contained to the north by the existing built development of housing in Chaplefields.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 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 or acceptable uses within it. Land to the south of the proposed boundary is open and functions as part of the countryside rather than connecting to the urban area. Beyond the trees to the south is Acomb Grange Caravan site, whilst this has an urbanising influence it is currently legible as part of the countryside (with historic agricultural origins). 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the south of the proposed boundary connects with open land to the west and beyond the outer ring road. Land in this location has connections to the villages of Knapton and Rufforth.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Road carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of natural features and follows a permanent and established feature by following roads - Grange Lane and an area of trees and bushes forming a boundary with the rear of properties off 'The Wandle'. The nearest potential boundary would be Broad Lane and the north – south field boundary to the west of Grange Cottage. Further west, the outer ring road itself would be the next boundary. Development further south and west would result in sprawl and the loss of compactness.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary follows Grange Lane. Grange Lane is an historic lane, present on the 1852 OS Map; it now demarks the edge of the urban area. It also marks the original field pattern which can be distinguished from the First Edition OS Survey Plan 1852, marking the end of Grange Lane, close to Acomb Grange. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	

Section: 1	Boundary: 9	Boundary Name: Grange Lane
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

Consistency with Local Plan strategy (NPPF Para 85):

Scoping/Strategic Principles set out in:
SP10, SP11, SP12

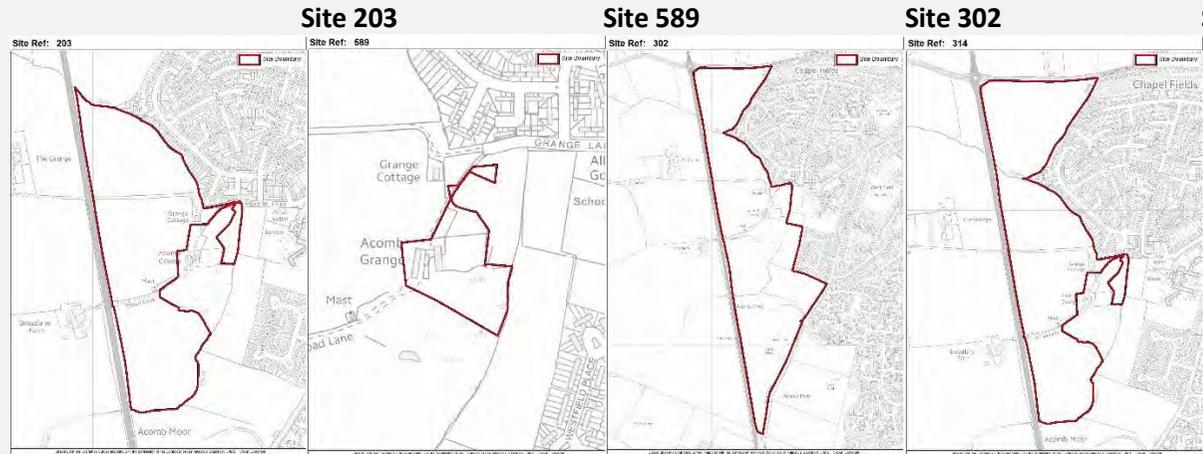
The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.

However, while the land immediately to the south of the proposed boundary is not identified as being open space or of specific designated nature conservation value, it is part of Local Green Corridor 13 (Acomb Corridor [SD080]) and is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area Protecting the Rural Setting (F3)[SD106], and therefore is **not suitable for development in line with the Local Plan strategy.**

Land Considered/Site Selection

Land adjacent to this boundary has been considered for development

Amalgamated Sites 314 and 302 (includes sites 203 and 589 first submitted through call for sites 2012)



Section: 1	Boundary: 9	Boundary Name: Grange Lane
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Site 778 first submitted through the Preferred Options Consultation 2013

Site 778



Site 831 first submitted through the Further Sites Consultation 2014

Site 831



Section: 1	Boundary: 10	Boundary Name: East of The Wandle, Chapelfields Road and The Burn
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The proposed boundary follows the edge of built development to be the rear boundaries of properties on The Wandle, Chapelfields Road and The Burn.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

Section: 1	Boundary: 10	Boundary Name: East of The Wandle, Chapelfields Road and The Burn
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The proposed boundary defines the extent of the urban area on the east side of the city. It allows separation between the urban edge and the outer ring road to the west. The land between the urban edge to the east and the outer ring road to the west is relatively flat, with open views across it, rising in height towards the urban area (Annex 1 - Evidence 5), making this a prominent edge to the city. The outer ring road to the west is an important approach for viewing and understanding the city (Annex 1 -Evidence 6). Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context (Annex 1 - Evidence 12). An understanding of the compact city across this open land is also understood from the important approach of Weatherby Road when travelling into the city. As the land to the west of the proposed boundary is one complete field with no obvious divisions, loss of this would take development up to the ring road and remove the view of the dense city in is open rural landscape. The narrowing of the gap between the urban area and the ring road increases the importance of the remaining open land.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by post war social housing built on Chapel Fields - originally part of the Acomb village field system but developed as after the war (1930s-1950s) in a style similar to others found in York and across the country. This development further expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York). The proposed boundary now marks the edge of what is continuous built up development all the way to the centre of the city. The proposed boundary defines the extent of the urban area to the east, allowing separation from the outer ring road to the west, aiding in understanding the scale of the city in relation to this important open approach. The open land to the west of the proposed boundary, is important to the historic character and setting of York, and is identified as area F3 - important to protecting the rural setting of the city (Annex 1 - Evidence 11b). This land serves to maintain the scale of the main urban area of the city and also contributes to understanding the separation and scale of the medieval linear village of Knapton which lies to the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 10	Boundary Name: East of The Wandle, Chapelfields Road and The Burn
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	<p>north west (Annex 1 – Evidence19b and 19d). Further development in this area would bring development closer to Bland Lane to the north of Wetherby Road. Bland Lane is one of the historic lanes leading to the village of Knapton and changes which impact on this approach have the potential to impact on the scale, identity and distribution of this village.</p> <p>1.3 The land should be kept permanently open/is sensitive to maintain a connection to open and historic setting and to constrain development from coalescing. The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. This connection to open and historic setting is understood by most from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside along Wetherby Road. The development to the east of the proposed boundary has a stark urbanising impact on travelling towards York, which is mitigated to a certain extent by the openness and rural context created by the open land to the west of this boundary. In moving along Wetherby Road into the city (a key open approach), there is a need to maintain openness, particularly after crossing the outer ring road, in order to be able to appreciate a sense of rural approach to the main urban area. The land to the west of the proposed boundary is identified in the Green Belt appraisal work as area F3, which acts to retain the open and historic setting of the city (Annex 1 – Evidence 11 - GB Appraisal). Land to the west of the proposed boundary is also rural agricultural land contributes to the open feel of the area, and the open countryside setting around the City of York and its villages. There are views into this land from Knapton and the open approaches to Knapton from Wetherby Road and Bland Lane.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of the proposed boundary is an area of modern improved fields which consists of one large field defined externally by regular hedges. This area has lost all its internal boundaries and become one large field. The flat open landscape in this area has been used by populations of York for its arable value and intensively</p>	
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Section: 1	Boundary: 10	Boundary Name: East of The Wandle, Chapelfields Road and The Burn
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	<p>farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. The land is part of the open countryside adjacent to the main urban area and contributes to the open approach of the A1237 and connects to the wider countryside beyond the outer ring road through a sense of openness, visual links and farm tracks.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Figure ground data (Annex 1 -Evidence 3) in this location shows the contrasts in context of areas with land immediately to the east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land does have an increased risk of sprawl occurring through the presence of existing structures. Land between the urban edge and the outer ring road contains agricultural fields and no built development. However, considering the lack of internal field boundaries and the likelihood that development would continue up to Wetherby Road, the proximity of Knapton to the north west also presents a risk of sprawl if the distance between development is reduced.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side, but is not contained or enclosed in a way which would prevent sprawl. The proposed boundary follows the legible edge of the urban area, along the rear curtilage of housing which follows the historic field patterns which contained to the former Chapel Field (as evident on the 1852 OS Map) as well as the 21st century cul-de-sac (the Burn - a fairly recent extension to the urban area, justified on the former condition of the land). This contrasts with the remaining open agricultural fields to the west, providing a robust boundary to prevent sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>Encroachment (Criterion 5)</p> <p>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</p> <p>The land to the west of the proposed boundary does have some human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting, and the prominence of the residential development to the east of the proposed boundary. While these do have some</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE</p>

Section: 1	Boundary: 10	Boundary Name: East of The Wandle, Chapelfields Road and The Burn
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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>vegetation screening the urbanising effects are heightened in this location given the narrowing of the separation between the urban area and the ring road and therefore make the rural nature which remains more important to protect. There are no structures or significant visual obstructions on the land between the proposed boundary and the outer ring road and Wetherby Road and Bland Lane are more rural in nature. None of the properties surrounding this space face onto it, and the land to the west of the proposed boundary retains a sense of openness and countryside function, being in agricultural use.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the west of the proposed boundary is contained to the historic Chapel Field area, following argricultural field patterns evident on the 1852 OS Map, it maintains openness and connectivity between the city and the open agricultural fields beyond the ring road though openness, views and farm track and also provides openness as part of the setting to the south of the village of Knapton.</p>	<p>COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Rear curtilage of housing east of The Wandle, Chapelfields Road and The Burn.	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
Recognisability of proposed boundary	The boundary follows the edge of the urban area of the post-war housing of Chapelfields, north of Grange Lane. It follows the urban edge, with agricultural fields beyond. In considering alternatives, given the absence of internal field boundaries , the nearest next potential boundaries are the York Outer Ring Road to the west and Wetherby Road to the north. While these would contain development, this would result in a loss of compactness of the city. Allowing development up to the Outer ring road increases the likely hood of breaching this barrier and would remove the rural context of this area. Allowing development to the outer ring road would also also compromise the openness to the north of Wetherby Road as well as bringing development much closer to the village of knapton and its open approaches with an increased risk of coalesence and further sprawl. The boundaries to the south are also much weaker than the proposed boundary.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary follows the urban edge of Chapelfields. The developed area is contained to the historic field margins of this area, as defined on the 1852 OS Maps. It is now evident as it follows the rear boundaries of housing which backs onto the surrounding fields. Consequently it demonstrably relates to the historic urban grain and the is a well defined legible edge to the	

Section: 1	Boundary: 10	Boundary Name: East of The Wandle, Chapelfields Road and The Burn
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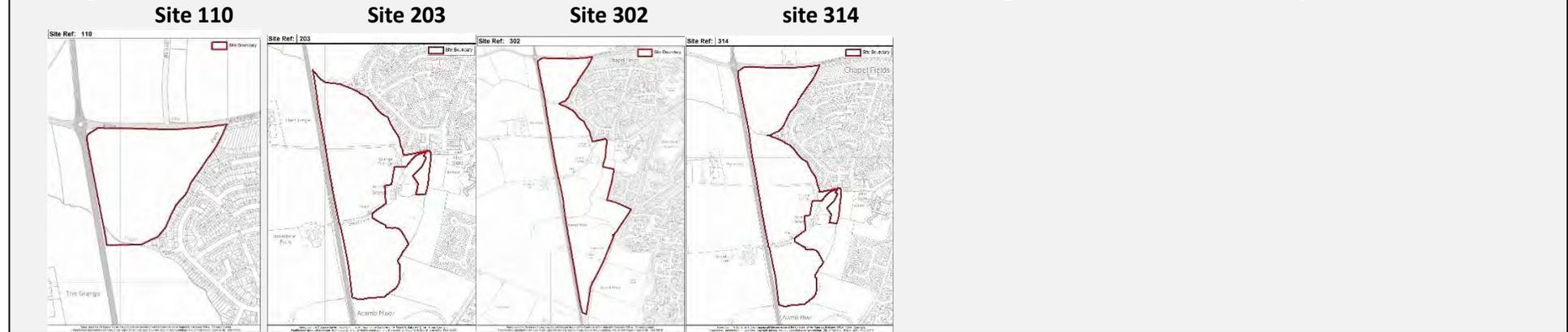
	urban area. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

<p>Consistency with Local Plan strategy (NPPF Para 85):</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land immediately to the west of the proposed boundary is not identified as being open space or of specific designated nature conservation value, it is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area Protecting the Rural Setting (F3)[SD106], and therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>
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Land Considered/Site Selection
Land adjacent to this boundary has been considered for development

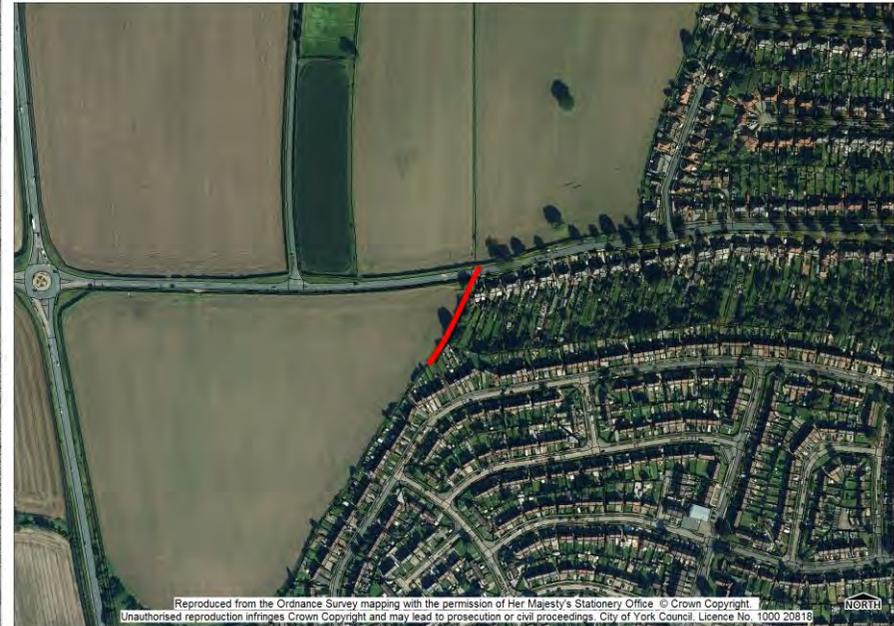
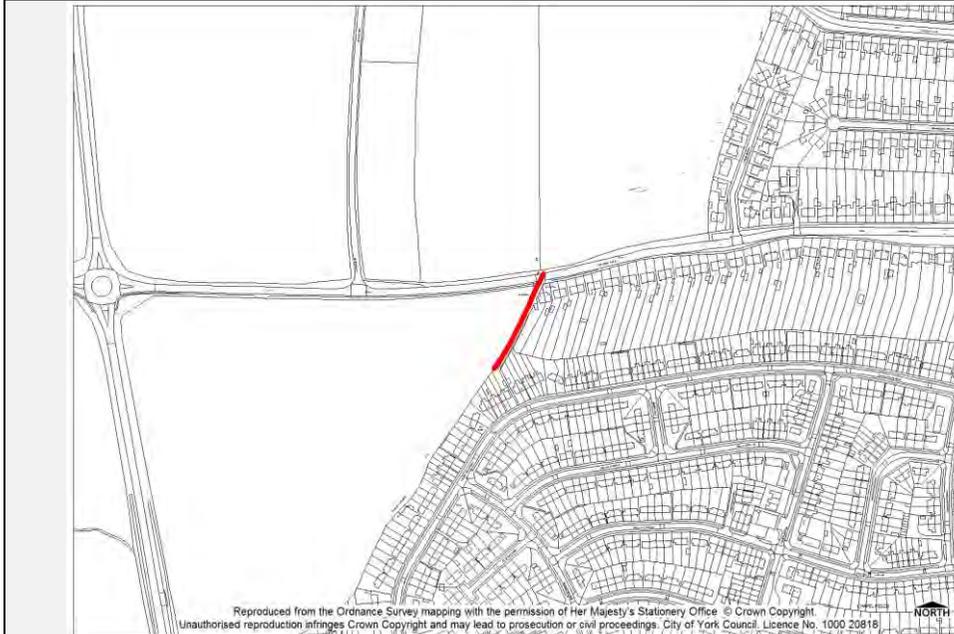
Amalgamated Site 302 and 314 (includes sites 110 and 203 first submitted through the call for sites 2012)



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Section: 1	Boundary: 11	Boundary Name: Western Edge of Properties on Wetherby Road
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The boundary follows the access path between Wetherby Road and Chapelfields Road



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

Section: 1	Boundary: 11	Boundary Name: Western Edge of Properties on Wetherby Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land needs to be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The proposed boundary defines the extent of the urban area on the east side of the city south of Wetherby Road. It allows separation between the urban edge, the outer ring road to the west. The land between the urban edge to the east and the outer ring road to the west is relatively flat, with open views across it, rising in height towards the urban area (Annex 1 - Evidence 5), making this a prominent edge to the city. The outer ring road to the west is an important approach for viewing and understanding the city (Annex 1 - Evidence 6). Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context (Annex 1- Evidence 12). An understanding of the compact city across this open land is also understood from the important approach of Weatherby Road when travelling into the city. As the land to the west of the proposed boundary is one complete field with no obvious divisions, loss of this would take development up to the ring road and remove the view of the dense city in is open rural landscape.</p> <p>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by inter war private housing development along Wetherby road which expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York) (Annex 1 - Evidence 14). The proposed boundary now marks the edge of what is continuous built up development all the way to the centre of the city. The proposed boundary defines the extent of the urban area to the east, allowing separation from the outer ring road to the west, aiding in understanding the scale of the city in relation to this important open approach. The open land to the west of the proposed boundary, is important to the historic character and setting of York, and is identified as area F3 - important to protecting the rural setting of the city (Annex 1 - Evidence 11b). This land serves to maintain the scale of the main urban area of the city and also contributes to understanding the separation and scale of the medieval linear village of Knapton which lies to the north west (Annex 1 – Evidence19b and 19d). Further development in this area would bring development closer to Bland Lane to the north of Wetherby Road. Bland Lane is one of the historic lanes leading to the village of Knapton and</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 11	Boundary Name: Western Edge of Properties on Wetherby Road
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	<p>changes which impact on this approach have the potential to impact on the scale, identity and distribution of this village.</p> <p>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. The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. This connection to open and historic setting is understood by most from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside along Wetherby Road. Development which has already been allowed to the south of Wetherby Road has a stark urbanising impact on travelling towards York, which is mitigated to a certain extent by the openness and rural context created by the open land to the west of this boundary. In moving along Wetherby Road into the city (a key open approach), openness needs to be maintained, particularly after crossing the outer ring road, in order to be able to appreciate a sense of rural approach to the main urban area. The land to the west of the proposed boundary is identified in the Green Belt appraisal work as area F3, which acts to retain the open and historic setting of the city (Annex 1 – Evidence 11 - GB Appraisal). Land to the west of the proposed boundary is also rural agricultural land which contributes to the open feel of the area, and the open countryside setting around the City of York and its villages. There are views into this land from Knapton and the open approaches to Knapton from Wetherby Road and Bland Lane.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of this boundary is part of the open countryside adjacent to the main urban area and contributes to the open approach of the A1237 and links to the wider countryside beyond through a sense of openness and visual links. The flat open landscape in this area is created by underlying clays and sands which have created a favourable environment for agriculture. The land has been intensively farmed for cereal crops</p>	
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Section: 1	Boundary: 11	Boundary Name: Western Edge of Properties on Wetherby Road
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	and market gardening by populations of York for generations, as part of the agricultural economy of the area. 3.2 Not applicable.	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. Figure ground data (Annex 1, evidence 3) in this location shows the contrasts in context of areas with land immediately to the east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures. 4.2 The land has an increased risk of sprawl occurring through the presence of existing structures and potential ribbon development. The post-war urban development along Wetherby road originated as ribbon development along the highway but is contained by the proposed boundary which respects the historic urban grain and prevents the risk of further development along Wetherby Road as it travels west towards the outer ring road. The proximity of Knapton to the north west also presents a risk of sprawl if the distance between development is reduced. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary is legible, marked by the well defined PROW access path between Wetherby Road and Chapel Fields Road providing a robust boundary to prevent sprawl.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in:	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development and functions as part of the countryside in terms of relationships and acceptable uses within it. The land to the west of the proposed boundary does have some human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting, and the prominence of the residential development to the east of the proposed boundary. While these do have some vegetation screening the urbanising effects are heightened in this location given the narrowing of the separation between the urban area and the ring road and therefore make the rural nature which remains more important to protect. There are no structures or significant visual obstructions on the land between the proposed boundary and the outer ring road and Wetherby Road and Bland Lane are more rural in nature. None of the properties surrounding this space face onto it, and the	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

Section: 1	Boundary: 11	Boundary Name: Western Edge of Properties on Wetherby Road
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SP4, SP5, SP9	land to the west of the proposed boundary retains a sense of openness and countryside function, being in agricultural use. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the west of the proposed boundary is contained to the historic Chapel Field area, following agricultural field patterns between Grange Lane to the south and Wetherby Road to the north, evident on the 1852 OS Map, it maintains openness and connectivity between the city and the open agricultural fields beyond the ring road and the setting of the village of Knapton.	
Local Permanence		
Proposed Boundary	Public Right of Way (PROW) access path between Wetherby Road and Chapelfields Road.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The boundary follows the PROW pedestrian route between Wetherby Road and Chapel Fields Road. It is essentially the urban edge, with agricultural fields beyond. In considering alternatives, given the absence of internal field boundaries, the nearest next potential boundaries are the York Outer Ring Road to the west and Wetherby Road to the north. While these would contain development, this would result in a loss of compactness of the city. Allowing development up to the Outer ring road increases the likelihood of breaching this barrier and would remove the rural context of this area. Allowing development to the outer ring road would also compromise the openness to the north of Wetherby Road as well as bringing development much closer to the village of Knapton and its open approaches with an increased risk of coalescence and further sprawl. The boundaries to the south are also much weaker than the proposed boundary.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary follows the urban edge of Chapelfields. The developed area is contained to the historic field margins of this area, as defined on the 1852 OS Maps and the boundary clearly marks the distinction between the open fields which protect the city's rural setting and the main urban area. Consequently it demonstrably relates to the historic urban grain and the is a well defined legible edge to the urban area. There are no planning consents on the land to the north, proposed for inclusion within the Green Belt which would be detrimental to this designation.	

Section: 1	Boundary: 11	Boundary Name: Western Edge of Properties on Wetherby Road
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85):</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land immediately to the west of the proposed boundary is not identified as being open space or of specific designated nature conservation value, it is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area Protecting the Rural Setting (F3)[SD106], and therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>

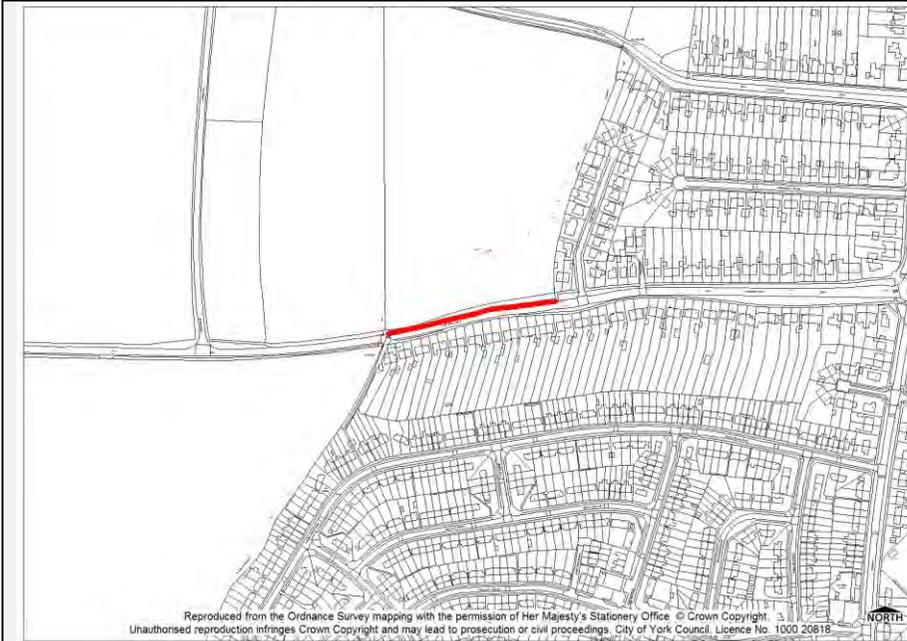
Land Considered/Site Selection
Land adjacent to this boundary has been considered for development

Amalgamated Site 302 (includes site 110 submitted through the call for sites 2012)

Site 110	Site 302	Site 314
<p>Site Ref: 110</p>	<p>Site Ref: 302</p>	<p>Site Ref: 314</p>

Section: 1	Boundary: 12	Boundary Name: Wetherby Road
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Once the path (PROW) to the south meets Wetherby Road, the proposed boundary follows the road back east towards the city.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.1	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

Section: 1	Boundary: 12	Boundary Name: Wetherby Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The proposed boundary defines the extent of the urban area on the north side of Wetherby Road. It allows separation between the urban edge, the outer ring road and the village of Knapton. The land to the north of the proposed boundary, between the urban edge to the north and the outer ring road to the west is relatively flat, with open views across it, rising in height towards the urban area, making this a prominent edge to the city (Annex 1 - Evidence 5). The outer ring road to the west is an important approach for viewing and understanding the city (Annex 1 - Evidence 6). Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context (Annex 1 - Evidence 12). An understanding of the compact city across this open land is also understood from the important approaches of Weatherby Road and Ten Thorne Lane (when travelling between the village of Knapton and the city).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the south and east of the proposed boundary is created by inter war private housing development which created ribbon development along Wetherby road and expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York) (Annex 1 - Evidence 14). The proposed boundary now marks the edge of what is continuous built up development all the way to the centre of the city. To the north west of the proposed boundary is the medieval linear village of Knapton (Annex 1 – Evidence19b and 19d). The open land to the north of the proposed boundary, is identified as area G4 and important to prevent the coalescence of Knapton. Land in this location is important to the historic character and setting of York. This area of undeveloped land between the outer edge of the urban area and Knapton has been identified as important to retaining the physical separation of Knapton which has a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting (Annex 1 – Evidence 11 - GB Appraisal). Land to the north of this boundary visually connects with Knapton and forms part of the open approach of the village from the south east when travelling along Ten Thorn Lane and the south when travelling along Bland Lane. Villages between the outer ring road</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 1	Boundary: 12	Boundary Name: Wetherby Road
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	<p>and the urban area are very rare opportunities to understand the original distribution of York’s villages this close to the city, as most have been subsumed by continuous encroachment and sprawl of the main urban area. It is therefore important to maintain the physical separation and perception of this separate village as well as its unique identity. Given the proximity of Knapton, the openness of land in this location is important when considering compactness of settlements.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Development to the south of the proposed boundary (Wetherby Road) has an urbanising impact on travelling towards York, which is mitigated to a certain extent by the more rural context of created by the open land to the north of this boundary, and helped by the predominantly detached bungalows of Brier Avenue giving a softer urban edge. Land to the north of this boundary is within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open approach of Ten Thorn Lane and Bland Lane . The land to the north is also identified in the Green Belt appraisal work as area G4, which prevents the coalescence of Knapton to retain it’s individual identity and is important to retain the physical separation of settlements and pattern of villages set within a rural setting (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around york but as a more specific journey when entering the city from the countryside. The journey along Wetherby Road into the city (a key open approach Annex 1, evidence 6)), and needs to maintain openness, particularly after crossing the outer ring road, in order to be able to appreciate a sense of rural approach to the main urban area. The dense compact city is also viewed from the nearby village of Knapton and its historic lanes/approaches (Bland Lane and Ten thorne Lane). It is important to maintain open land and open views between this urban edge, Knapton and the outer ring road.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p>	
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Section: 1	Boundary: 12	Boundary Name: Wetherby Road
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	<p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs to be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the north of this boundary is part of the open countryside adjacent to the main urban area and contributes to the open approach of the A1237 when travelling from the south. The flat open landscape in this area is created by underlying clays and sands which have created a favourable environment for agriculture. The land has been intensively farmed for cereal crops and market gardening by populations of York for generations, as part of the agricultural economy of the area. The open land to the north of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e), with only a small amount of boundary loss.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to/within proximity to the urban area and therefore relevant for sprawl. Figure ground data in this location (Annex 1 - Evidence 3), shows the contrasts in context of areas with land immediately to the south of the boundary having dense built structures of the urban area, and land to the north of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The proposed boundary is at the edge of the urban area on the north side of the road and prevents the risk of further ribbon development along Wetherby Road as it travels west towards the outer ring road. This land is particularly sensitive to preventing sprawl which will bring the urban area closer to the village of Knapton.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary is legible, running alongside the northern carriageway edge of Wetherby Road and providing a robust boundary to prevent sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
Purpose 3	<p>Encroachment (Criterion 5)</p> <p>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.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY</p>

Section: 1	Boundary: 12	Boundary Name: Wetherby Road
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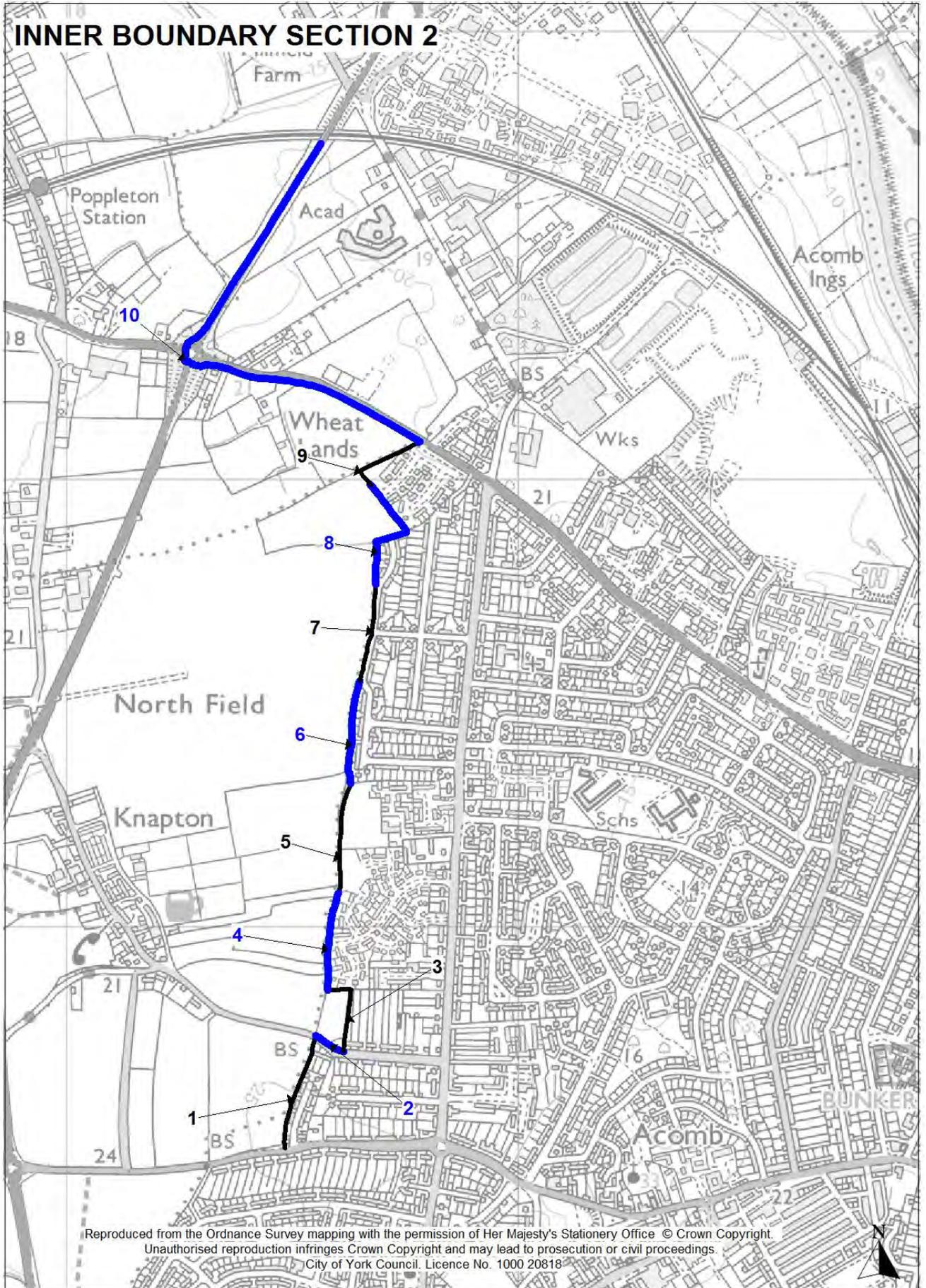
<p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>While there are some negative urbanising influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting, and the prominence of urban urbanising residential development to the south of the proposed boundary. The ring road and adjacent properties have some vegetation screening to minimise their impact. Wetherby Road, Ten Thorne Lane and Bland Lane are also more rural in nature and have less of an impact. The land to the north of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions, it is in agricultural use and the small village to the north west is of a rural character (assessed separately in Annex 4).</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the north of the proposed boundary has strong connections to the village of Knapton and open views across it which connect with open land to the north and west – beyond the outer ring road.</p>	<p>OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Road Carriageway.	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
Recognisability of proposed boundary	The proposed boundary follows the built surface of the north carridgeway edge of Wetherby Road. In considering alternatives, any development would eventually be constrained by the outer ring road, however allowing this or even development as far Bland lane or the the nearest field boundary to the west would bring development in proximity of the village of Knapton and open up development to ten thorne lane to the north, increaseing the risk of coalesence with the village which would constitute unacceptable sprawl fo the urban area.	
Permanence	The boundary is legible in following the existing road and the boundary between agricultural fields and inter-war housing. The existing urban edge and Wetherby Road are both well-established. The urban edge follows historic field patterns and Wetherby Road is established on the 1852 OS Map. The proposed boundary is therefore tangibly related to the historic urban grain and offers permanance and resilience to change. There are no planning consents on the land to the north, proposed for inclusion within the Green Belt which would be detrimental to this designation.	
<p>Scoping/Strategic Principles set out in: SP13</p>		

Section: 1	Boundary: 12	Boundary Name: Wetherby Road
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85):</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land immediately to the north of the proposed boundary is not identified as being open space or of specific designated nature conservation value, it is part of Local Green Corridor 13 (Acomb Corridor [SD080]) and is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area preventing Coalescence (G4), and therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has not been proposed for development</p>	

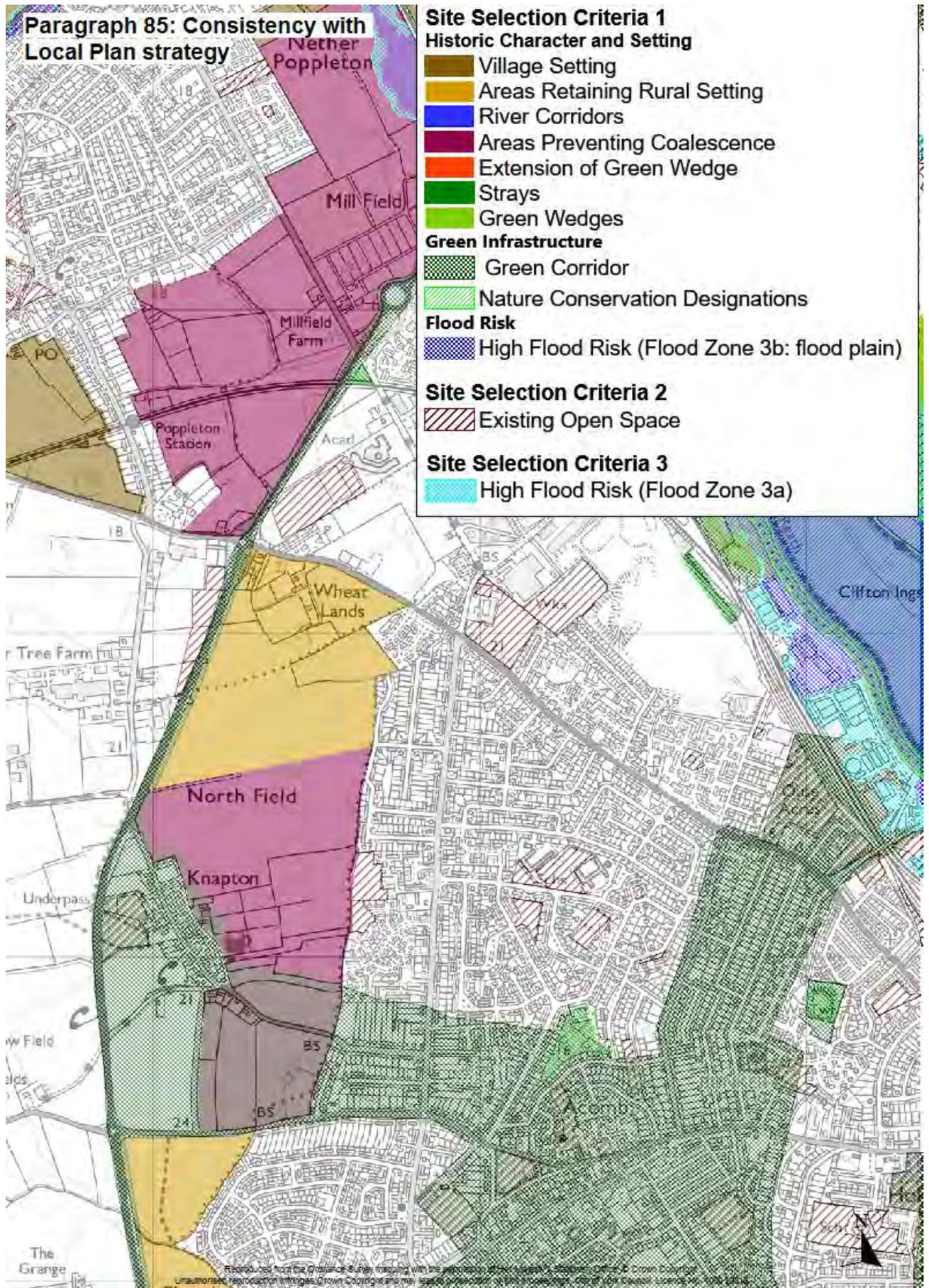
Section 2

INNER BOUNDARY SECTION 2



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Paragraph 85: Consistency with Local Plan strategy



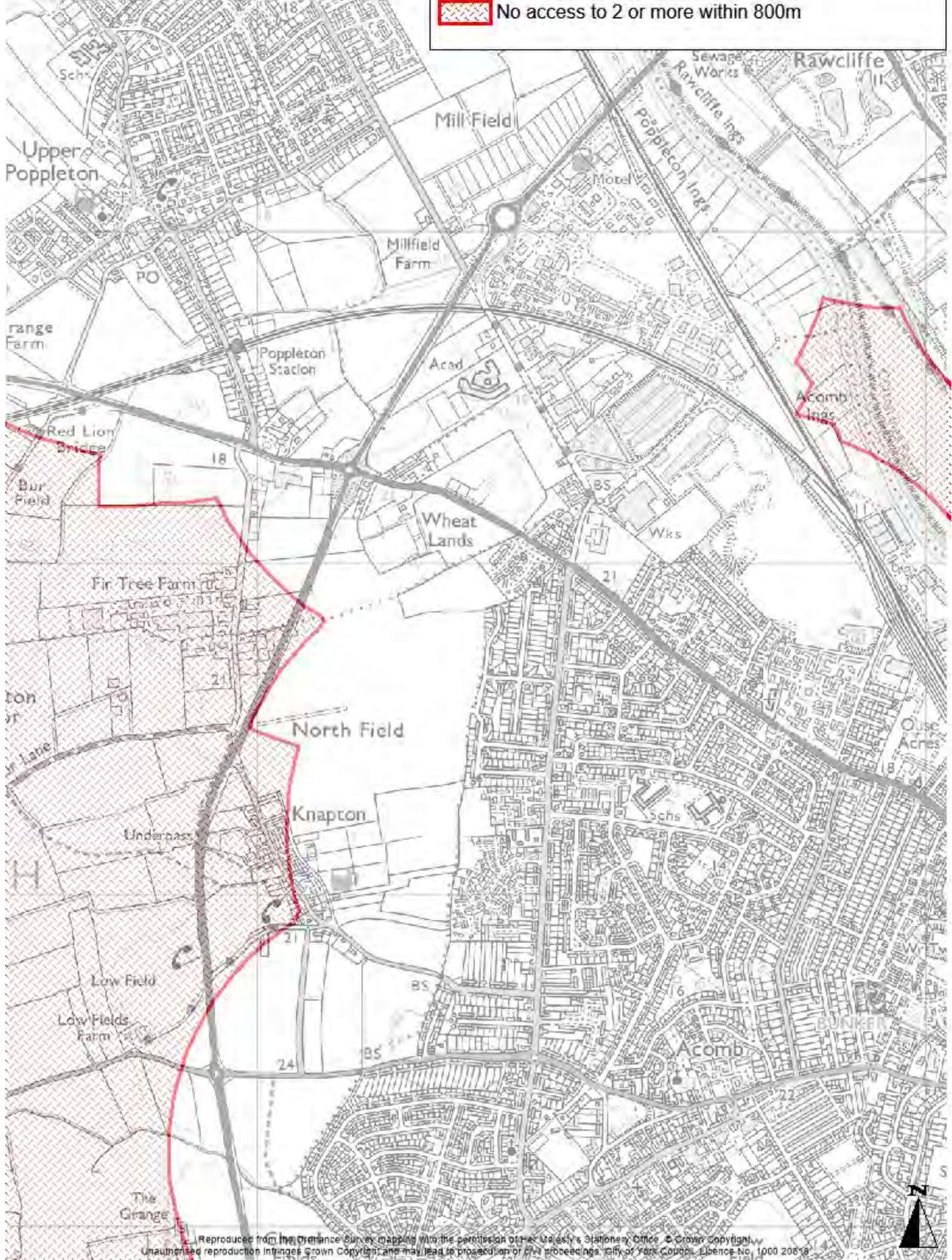
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Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m



Section: 2	Boundary: 1	Boundary Name: Briar Avenue
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The rear property boundaries of Briar Avenue and side boundary of 52 Ten Thorn Lane.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		Purpose 3 – 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	No					

Section: 2	Boundary: 1	Boundary Name: Briar Avenue
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge to the east and the outer ring road to the west is relatively flat, with open views across it, rising in height towards the urban area, making this a prominent edge to the city. The outer ring road to the west is an important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by inter war private housing development along Wetherby road and Beckfield lane, which expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York) (Annex 1, evidence 14). The proposed boundary now marks the edge of what is continuous built up development all the way to the centre of the city. To the north west of the proposed boundary is the medieval linear village of Knapton (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). The open land to the west of the proposed boundary, is identified as area G4 and important to prevent the coalescence of Knapton. Land in this location is important to the historic character and setting of York. This area of undeveloped land between the outer edge of the urban area and Knapton has been identified as important to retaining the physical separation of Knapton which has a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting (Annex 1 – Evidence 11 - GB Appraisal). Land to the west of this boundary visually connects with Knapton and forms part of the open approach of the village from the south east when travelling along Ten Thorn Lane and the south when travelling along Bland Lane. Villages between the outer ring road and the urban area are very rare opportunities to understand the original distribution of York’s villages this close to the city, as most have been subsumed by continuous encroachment and sprawl of the main urban area. It is therefore important to maintain the physical separation and perception of this separate village as well as its unique identity. Given the proximity of Knapton, the openness of land in this location is important when considering compactness of settlements.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 1	Boundary Name: Briar Avenue
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	<p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing Land to the west of this boundary is within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open approach of Ten Thorn Lane and Bland Lane . The land to the west of this boundary is identified in the Green Belt appraisal work as area G4, which prevents the coalescence of Knapton to retain it’s individual identity and is important to retain the physical separation of settlements and pattern of villages set within a rural setting (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. The journey along Wetherby Road into the city (a key open approach), needs to maintain openness, particularly after crossing the outer ring road, in order to be able to appreciate a sense of rural approach to the main urban area. Development to the south of Wetherby Road has an urbanising impact on travelling towards York, which is mitigated to a certain extent by the more rural context of created by the open land to the west of this boundary, and helped by the predominantly detached bungalows of Briar Avenue giving a softer urban edge. The dense compact city is also viewed from the nearby village of Knapton and its approaches/exits (Bland Lane and Ten thorne Lane). It is important to maintain open land and open views between this urban edge, Knapton and the outer ring road.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland The land to the west of this boundary is part of the open countryside adjacent to the main urban area and contributes to the open approach of the A1237 when travelling from the south. The flat open landscape in this area is created by underlying</p>	
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Section: 2	Boundary: 1	Boundary Name: Briar Avenue
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	<p>clays and sands which have created a favourable environment for agriculture. The land has been intensively farmed for cereal crops and market gardening by populations of York for generations, as part of the agricultural economy of the area. The open land to the west of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e), with only a small amount of boundary loss.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 The land is connected to the urban area and therefore relevant for sprawl. Figure ground data (Annex 1, evidence 3) in this location shows the contrasts in context of areas with land immediately to the east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There is a risk of ribbon development occurring along Wetherby Road and Ten Thorne Lane, as it has in the past, if not controlled. There are no built structures on the land between the proposed boundary and the the outer ring road. The buildings associated with the village of Knapton are also in close proximity to the north west along Ten Thorne Lane. It is important that the urban area should be prevented from sprawling and merging with the village of Knapton.</p> <p>4.3 Land is constrained by strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The proposed boundary is legible, running alongside the rear curtilages of properties on Briar Avenue and providing a robust boundary to prevent sprawl. In considering alternatives, any development would eventually be constrained by the outer ring road, however allowing this or even development as far as Bland Lane or to the nearest field boundary to the west would bring development in proximity of the village of Knapton and open up development to Ten Thorne Lane to the north, increasing the risk of coalescence with the village which would constitute unacceptable sprawl for the urban area and would result in the loss of compactness.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO CHECK UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p>	<p>Encroachment (Criterion 5)</p> <p>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.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY</p>

Section: 2	Boundary: 1	Boundary Name: Briar Avenue
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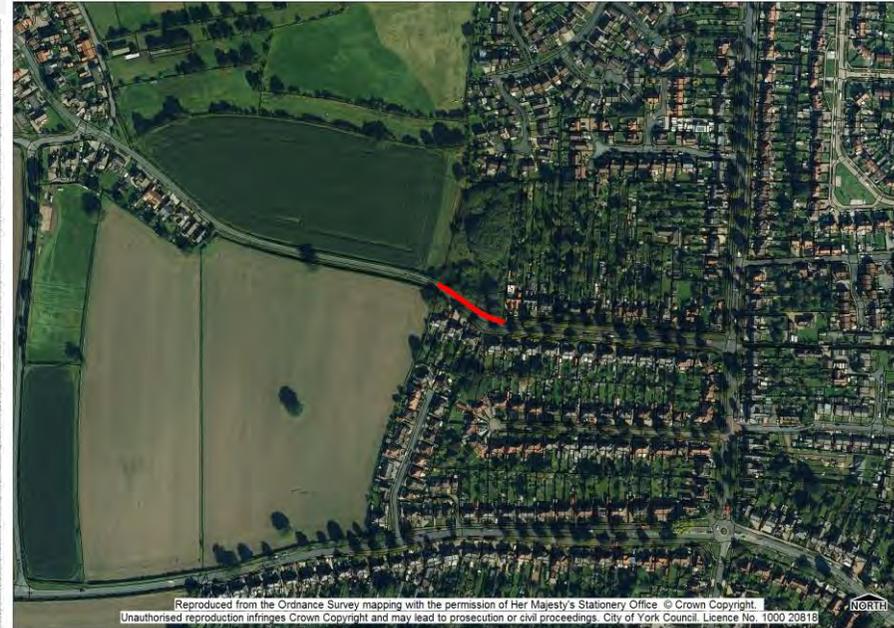
<p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>The land to the west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. The adjacent land however does contain some negative human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting, and the prominence of urbanising residential development along Wetherby Road. Wetherby Road, Ten Thorne Lane and Bland Lane are more rural in nature and have less of an impact. The outer ring road and adjacent residential properties do have some vegetation screening to minimise their impact. The open land to the west of the proposed boundary is in agricultural use and the small village to the north west is of a rural character (assessed separately in annex 4).</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the west of the proposed boundary has strong connections to the village of Knaption and open views across it which connect with open land to the north and west – beyond the outer ring road.</p>	<p>OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Rear property boundaries	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
Recognisability of proposed boundary	The proposed boundary line follows the junction between a fenced hedge line marking the edge of the agricultural fields and the boundaries of residential properties on Briar Avenue and side boundary of 52 Ten Thorn Lane.	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	The boundary marks a clear distinction between the open fields preventing coalescence and protecting the city's rural setting and the main urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . There are no planning consents on the land to the north, proposed for inclusion within the Green Belt which would be detrimental to this designation.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85):	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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.	

Section: 2	Boundary: 1	Boundary Name: Briar Avenue
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<p>(See spatial Strategy maps at end of section)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>However, while the land immediately to the west of the proposed boundary is not identified as being open space or of specific designated nature conservation value, it is part of Local Green Corridor 13 (Acomb Corridor [SD080]) and is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area preventing Coalescence (G4), and therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has not been proposed for development</p>	

Section: 2	Boundary: 2	Boundary Name: Ten Thorne Lane
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The boundary continues along the route of Ten Thorn Lane.



Criterion 1 Compactness	1.1	Yes	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

Section: 2	Boundary: 2	Boundary Name: Ten Thorne Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The open land to the north of the proposed boundary is part of the view of the western edge of York when approaching the city, especially along Ten Thorne Lane from the village of Knapton (a rare example of a rural village within the York Outer Ring Road). Maintaining open rural land in the foreground of this view and to the edges of this road allows an understanding of the compact city within original countryside context.</p> <p>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the south of the proposed boundary is created by inter war private housing development which expanded Acomb (a historic village now entirely subsumed by the urban area of York). The proposed boundary now marks the edge of what is continuous built up development. To the north west is the medieval linear village of Knapton (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the west of the proposed boundary, is identified as area G4 (Annex 1 – Evidence 11 - GB Appraisal) and important to prevent the coalescence of Knapton. This area of undeveloped land between the outer edge of the urban area and Knapton is important to retain the physical separation of Knapton which has a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting (Annex 1 – Evidence 11 - GB Appraisal). Land to the west of this boundary visually connects with Knapton and forms part of the open approach of the village from the south east when travelling along Ten Thorn Lane. There are very few villages within the York outer ring road. It is important to maintain the physical separation and perception of this separate village as well as its unique identity.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing Land to the west of this boundary is within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 2	Boundary Name: Ten Thorne Lane
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	<p>approach of Ten Thorn Lane. The land to the west of this boundary is identified in the Green Belt appraisal work as area G4, which prevents the coalescence of Knapton to retain it's individual identity and is important to retain the physical separation of settlements and pattern of villages set within a rural setting (Annex 1 – Evidence 11 - GB Appraisal). Knapton to the north west of this boundary is a small rural village with a high degree of openness and strong links to the countryside. As one of the few independent villages within the ring road it offers a rare opportunity to understand the original distribution of York's villages in a rural setting this close to the city, as most have been subsumed by continuous encroachment and sprawl of the main urban area. The undeveloped nature of the land to the north of the proposed boundary is considered important as it is the narrowest point between the village and the city. There are prominent views into the land from the village and when travelling along the approach to the city of Ten Thorne Lane. While elements of the urban edge further north and south can be seen, the current lack of urbanisation in this area contributes to the rural setting of the village and softens the approach to the city. Given the proximity of Knapton, the openness of land in this location is important when considering compactness of settlements.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land needs is sensitive to aid the understanding of the historical relationship of the city to its hinterland The land to the north and west of this boundary is part of the open countryside adjacent to the main urban area and contributes to the open approach of the A1237 when travelling from the south. The flat open landscape in this area is created by underlying clays and sands which have created a favourable environment for agriculture. The land has been intensively farmed for cereal crops and market gardening by populations of York for generations, as part of the agricultural economy of the area. The open land to the north west of the proposed boundary is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e), with only a small amount of</p>	
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Section: 2	Boundary: 2	Boundary Name: Ten Thorne Lane
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	boundary loss. The land immediately to the north of the boundary is identified as being modern landscape with fragmentary legibility. 3.2 Not applicable	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the south of the boundary forms part of the urban area. 4.2 The land has an increased risk of sprawl occurring as it is surrounded by development. The parcel of land to the north of the proposed boundary is small and contains dense vegetation and trees. There is no development within it however it is surrounded by the urban area on three sides (to the north, east and south) which creates an increased risk of sprawl on this land. 4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however there is still a risk of sprawl. The land is well enclosed on three sides by the urban area with a field boundary to the west however there is still a risk of sprawl beyond the western field boundary and towards Knapton.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 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. The land contains no built development itself and urbanising influences exist only in the form of the surrounding residential properties, but these are largely obscured by vegetation. The undeveloped land to the north of the proposed boundary is occupied by moderately dense natural vegetation which contributes to a sense of rural context. There is also a sense of openness and countryside here, connecting the open fields to the east with the open nature of the extensive gardens of the properties on Knapton Lane. 5.3 The land contributes to the character of the countryside through openness, views and acceptable uses within it The land in this location is not accessed from the urban area or used by the public as open space. Its isolation from urbanisation has enabled elements of ecological interest to develop on the site, through it is not currently designated for the protection of this beyond being acknowledged as part of a wider green corridor pathway swathe for nature to get closer to the city. The north/south views across the land are obscured by the shrubs and trees, presenting a rural context to the areas, but not openness. The land does however connect well visually with the more open adjacent land to the west and is prominent in views from Knapton,	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

Section: 2	Boundary: 2	Boundary Name: Ten Thorne Lane
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	and connects to the east with the extensive gardens of the properties on Knapton Lane, contributing to the openness of the countryside and rural feel. The differing heights and distribution of the vegetation on the land currently offer a more effective and appropriate transition of landscape than densely designed landscaping would for screening any development, which would be inappropriate as it is not a traditional feature of the landscape in this area.	
Local Permanence		
Proposed Boundary	Road Carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	<p>The proposed boundary line follows the recognisable feature of the edge of the road carriageway to Ten Thorn Lane and marks a clear distinction between the undeveloped, vegetated land to the north and the built urban area to the south.</p> <p>An alternative boundary could follow the western edge of the land directly to the north of this area, where is connects to the open field to the west. This would be an acceptable boundary, creating a smoother and more continuous edge when considering OS maps and aerial photography, connecting the line of properties at Briar Avenue in the south with those in Lockrin Place in the north. It would however be less recognisable on the ground than the road carrigeway proposed.</p>	
Permanence Scoping/Strategic Principles set out in: SP13	<p>Ten Thorne Lane is a historical, long standing route. The boundary is represented by the hard infrastructure of the road which is unlikely to be moved given the restricted alternative options for accessing the city and the properties along ten thorne land to the south. There are no planning consents on the land to the north which would change the nature of this land to make it unacceptable within the Green Belt in the near future.</p> <p>The alternative boundary of the western edge of the land to the north, where is connect to the open field to the west, offers robustness through creating a continuous unbroken edge but is not as permanent as the carrigeway proposed and has the potential to harm the setting of Knapton.</p>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85):	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus	

Section: 2	Boundary: 2	Boundary Name: Ten Thorne Lane
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<p>(See spatial Strategy maps at end of section)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>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>However, much of the land between the proposed boundary and the York outer ring road is identified as being of primary importance to the setting of the historic city as part of an area preventing Coalescence (G4), and therefore is not suitable for development in line with the Local Plan strategy. While the land immediately to the north of the proposed boundary is not identified as being open space, of specific designated nature conservation value, or outlined in the earlier historic character and setting work, it is part of Local Green Corridor 13 (Acomb Corridor [SD080]) and therefore is not suitable for development in line with the Local Plan strategy.</p>
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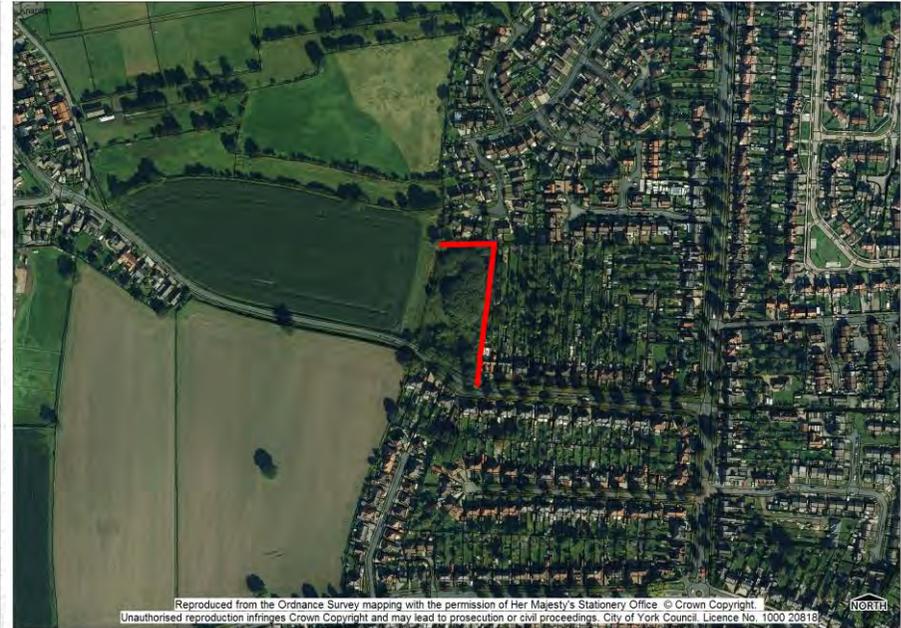
Land Considered/Site Selection
Land adjacent to this boundary has been considered for development

Amalgamated Site 326 (includes sites 82 and 84 submitted through the call for sites 2012)

Site 82	Site 84	Site 326
<p>Site Ref: 82</p>	<p>Site Ref: 84</p>	<p>Site Ref: 326</p>

Section: 2	Boundary: 3	Boundary Name: Knapton Lane
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Turning north the boundary follows the side boundary of 41 Knapton Lane before turning west to follow the rear property boundaries of Lochrin Place.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

Section: 2	Boundary: 3	Boundary Name: Knapton Lane
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The open land to the north of the proposed boundary is part of the view of the western edge of York when approaching the city, especially along Ten Thorne Lane from the village of Knapton (a rare example of a rural village within the York Outer Ring Road). Maintaining open rural land in the foreground of this view and to the edges of this road allows an understanding of the compact city within original countryside context.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east and north of the proposed boundary is created by modern and inter war private housing development which expanded Acomb (a historic village now entirely subsumed by the urban area of York). The proposed boundary now marks the edge of what is continuous built up development. To the west is the medieval linear village of Knapton (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the west of the proposed boundary, is identified as area G4 (Annex 1 – Evidence 11 - GB Appraisal) and important to prevent the coalescence of Knapton. This area of undeveloped land between the outer edge of the urban area and Knapton is important to retain the physical separation of Knapton which has a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting. Land to the west of this boundary visually connects with Knapton and forms part of the open approach of the village from the south east when travelling along Ten Thorn Lane. There are very few villages within the York outer ring road. It is important to maintain the physical separation and perception of this separate village as well as its unique identity.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing Land to the west of this boundary is within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 3	Boundary Name: Knapton Lane
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	<p>approach of Ten Thorn Lane. The land to the west of this boundary is identified in the Green Belt appraisal work as area G4, which prevents the coalescence of Knapton to retain it's individual identity and is important to retain the physical separation of settlements and pattern of villages set within a rural setting (Annex 1 – Evidence 11 - GB Appraisal). Knapton to the west of this boundary is a small rural village with a high degree of openness and strong links to the countryside. As one of the few independent villages within the ring road it offers a rare opportunity to understand the original distribution of York's villages in a rural setting this close to the city, as most have been subsumed by continuous encroachment and sprawl of the main urban area. The undeveloped nature of the land to the north of the proposed boundary is considered important as it is the narrowest point between the village and the city. There are prominent views into the land from the village and when travelling along the approach to the city of Ten Thorne Lane. While elements of the urban edge further north and south can be seen, the current lack of urbanisation in this area contributes to the rural setting of the village and softens the approach to the city. Given the proximity of Knapton, the openness of land in this location is important when considering compactness of settlements.</p> <p>Landmark Monuments (Criterion 2) Not Applicable</p> <p>Landscape and Setting (Criterion 3) 3.1 The land is sensitive to aid the understanding of the historical relationship of the city to its hinterland. The land to the west and south of this boundary is part of the open countryside adjacent to the main urban area and contributes to the open approach of the A1237 when travelling from the south. The flat open landscape in this area is created by underlying clays and sands which have created a favourable environment for agriculture. The land has been intensively farmed for cereal crops and market gardening by populations of York for generations, as part of the agricultural economy of the area. The open land immediately to the south and west of the proposed boundary is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19) as being modern landscape with fragmentary legibility. Land further west is identified as medieval with significant legibility to its original form, with only a small amount of boundary loss.</p>	
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Section: 2	Boundary: 3	Boundary Name: Knapton Lane
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	3.2 Not applicable	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the east and north of the boundary forms part of the urban area. 4.2 The land has an increased risk of sprawl occurring as it is surrounded by development. The parcel of land to the west and south of the proposed boundary is small and contains dense vegetation and trees. There is no development within it however it is surrounded by the urban area on three sides (to the north, east and south) which creates an increased risk of sprawl on this land. 4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however there is still a risk of sprawl. The land is well enclosed on three sides by the urban area with a field boundary to the west however there is still a risk of sprawl beyond the western field boundary and towards Knapton.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 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. The land contains no built development itself and urbanising influences exist only in the form of the surrounding residential properties, but these are largely obscured by vegetation. The undeveloped land to the west and south of the proposed boundary is occupied by moderately dense natural vegetation which contributes to a sense of rural context. There is also a sense of openness and countryside here, connecting the open fields to the east with the open nature of the extensive gardens of the properties on Knapton Lane. 5.3 The land contributes to the character of the countryside through openness, views and acceptable uses within it The land in this location is not accessed from the urban area or used by the public as open space. It's isolation from urbanisation has enabled elements of ecological interest to develop on the site, through it is not currently designated for the protection of this beyond being acknowledged as part of a wider green corridor pathway swathe for nature to get closer to the city. The north/south views across the land are obscured by the shrubs and trees, presenting a rural context to the areas, but not openness. The land does however connect well	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

Section: 2	Boundary: 3	Boundary Name: Knapton Lane
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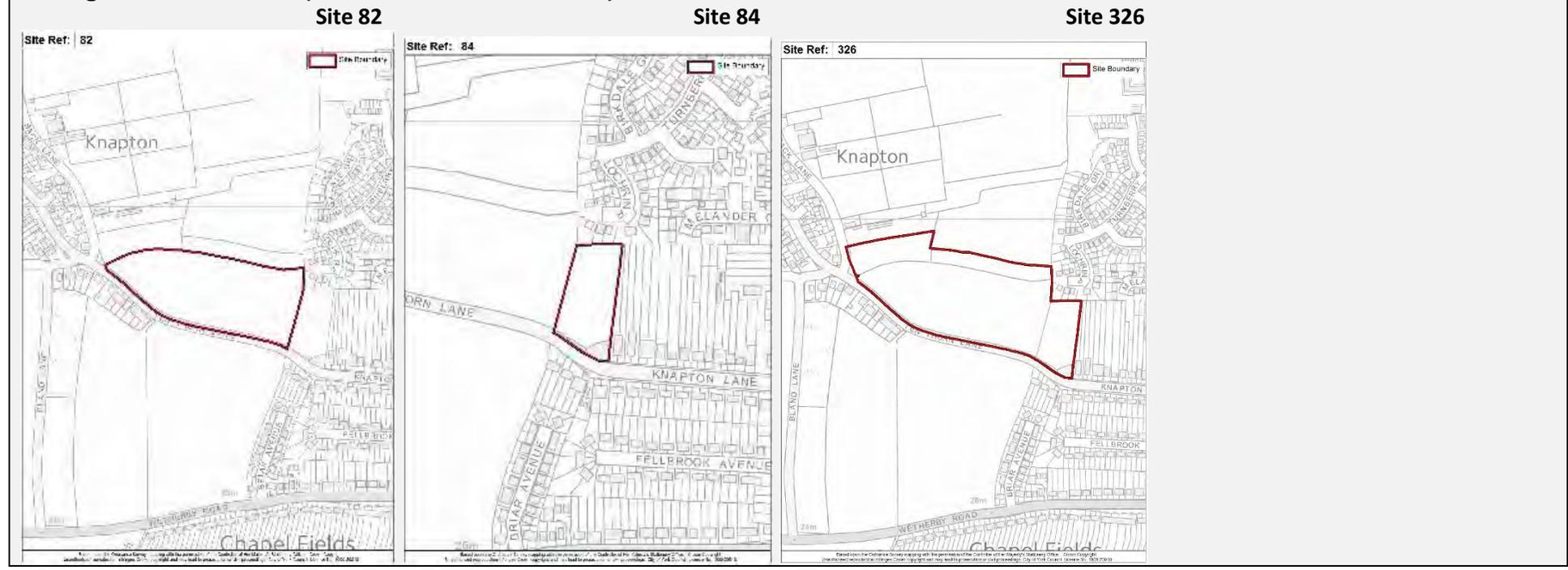
	visually with the more open adjacent land to the west, and is prominent in views from Knapton, and to the east, connects with the extensive gardens of the properties on Knapton Lane, contributing to the openness of the countryside and rural feel. The differing heights and distribution of the vegetation on the land currently offer a more effective and appropriate transition of landscape than densely designed landscaping would for screening any development, which would be inappropriate as it is not a traditional feature of the landscape in this area.	
Local Permanence		
Proposed Boundary	Side property boundary	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	This section of the proposed boundary follows a fenced hedge line to the side boundary of 41 Knapton Lane. An alternative boundary could follow the western field boundary which connects to the open field to the west. This would be an acceptable boundary, creating a smoother and more continuous edge when considering OS maps and aerial photography, connecting the line of properties at Briar Avenue in the south with those in Lockrin Place in the north. However the boundary is less recognisable on the ground compared to the existing urban edge, wherein it is experienced with the wider landscape.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary is recognisable as a feature on the First Edition OS Survey Plan 1852, following historic field patterns. It marks a clear distinction between the open land to the west with a nature conservation function and the built urban area The alternative boundary of the western field boundary would create a continuous unbroken edge but it is not as permanent as the proposed boundary and it has the potential to harm the setting of Knapton.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85): (See spatial Strategy maps at end of section) Scoping/Strategic Principles set out in:	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, the land further west is identified as being of primary importance to the setting of the historic city as part of an area preventing Coalescence (G4), and therefore is not suitable for development in line with the Local Plan strategy. While the land immediately to the west of the proposed boundary is not identified as being open space, of specific designated	

Section: 2	Boundary: 3	Boundary Name: Knapton Lane
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SP10, SP11, SP12 nature conservation value, or outlined in the earlier historic character and setting work, it is part of Local Green Corridor 13 (Acomb Corridor [SD080]). Land is therefore **not suitable for development in line with the Local Plan strategy.**

Land Considered/Site Selection
Land adjacent to this boundary has been considered for development

Amalgamated Site 326 (includes sites 82 and 84)



Section: 2	Boundary: 4	Boundary Name: Lochrin Place, Turnberry Drive and Birkdale Grove Knapton Lane
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The boundary continues along the rear and side boundaries of properties on Lochrin Place, Turnberry Drive and Birkdale Grove.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

Section: 2	Boundary: 4	Boundary Name: Lochrin Place, Turnberry Drive and Birkdale Grove Knapton Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge to the east and the outer ring road to the north west is relatively flat, with open views across it, rising in height towards the urban area, making this a prominent edge to the city. The outer ring road to the west is an important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by modern housing development along Beckfield Lane, which expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York). This proposed boundary now marks the edge of what is continuous built up development all the way to the centre of the city. To the north west of the proposed boundary is the medieval linear village of Knapton (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the west of the proposed boundary, is identified as area G4 (Annex 1 – Evidence 11 - GB Appraisal) and important to prevent the coalescence of Knapton. This area of undeveloped land between the outer edge of the urban area and Knapton is important to retain the physical separation of Knapton which has a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting. Land to the west of this boundary visually connects with Knapton and forms part of the open approach of the village from the south east when travelling along Ten Thorn Lane. Villages between the outer ring road and the urban area are very rare opportunities to understand the original distribution of York’s villages this close to the city, as most have been subsumed by continuous encroachment and sprawl of the main urban area. It is therefore important to maintain the physical separation and perception of this separate village as well as its unique identity. Given the proximity of Knapton, the openness of land in this location is important when considering compactness of settlements.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 4	Boundary Name: Lochrin Place, Turnberry Drive and Birkdale Grove Knapton Lane
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	<p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing Land to the west of this boundary is within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open approach of Ten Thorn Lane. The land to the west of this boundary is identified in the Green Belt appraisal work as area G4 (Annex 1 – Evidence 11 - GB Appraisal, which prevents the coalescence of Knapton to retain it’s individual identity and is important to retain the physical separation of settlements and pattern of villages set within a rural setting). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. The dense compact city is also viewed from the nearby village of Knapton travelling south along Ten Thorne Lane). It is important to maintain open land and open views between this urban edge, Knapton and the outer ring road.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland The land to the west of this boundary is part of the open countryside adjacent to the main urban area and contributes to the open approach of the A1237 when travelling from the north. The flat open landscape in this area is created by underlying clays and sands which have created a favourable environment for agriculture. The land has been intensively farmed for cereal crops and market gardening by populations of York for generations, as part of the agricultural economy of the area. The open land to the west of the proposed boundary is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e), with only a small amount of boundary loss.</p>	
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Section: 2	Boundary: 4	Boundary Name: Lochrin Place, Turnberry Drive and Birkdale Grove Knapton Lane
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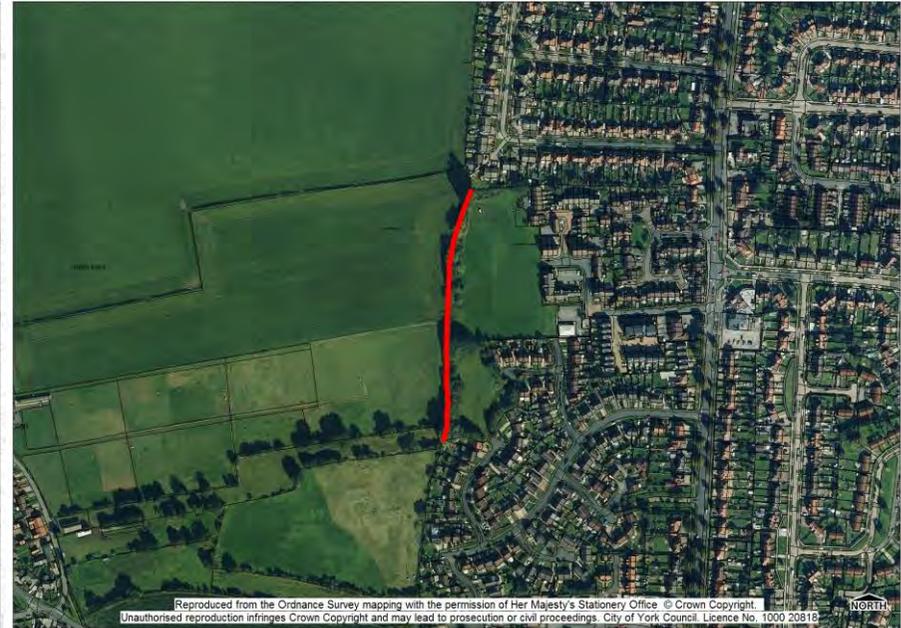
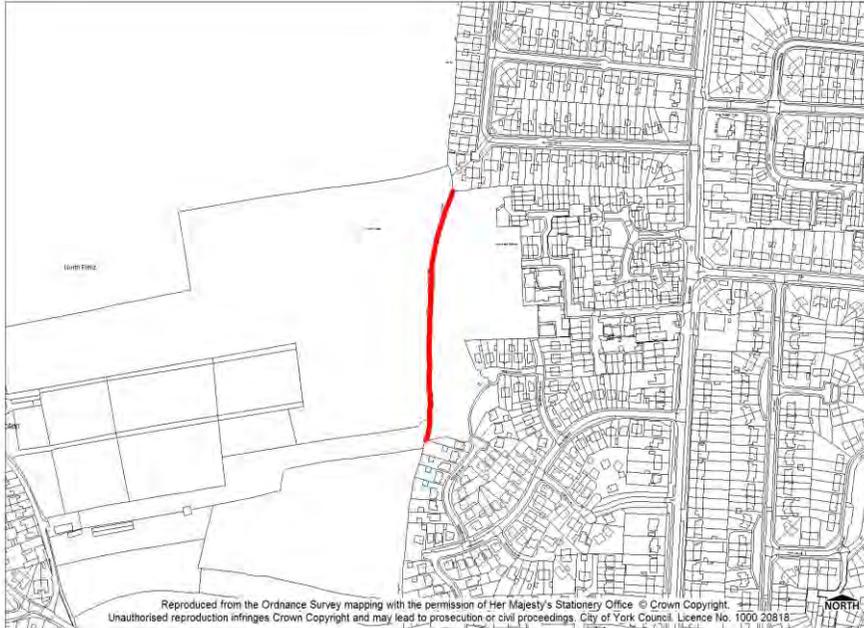
	3.2 Not Applicable	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 The land is connected to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land immediately to the east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures. 4.2 The land has an increased risk of sprawl occurring through the presence of the village of Knapton to the west. There are no built structures on the land to the immediate west and to the north west between the proposed boundary and the outer ring road. However, the buildings associated with the village of Knapton are in close proximity to the west. It is important that the urban area should be prevented from sprawling and merging with the village of Knapton. 4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The nearest potential boundary is the adjacent field boundary to the west which is in closer proximity to the existing built edge of Knapton and which would result in the coalescence with the village of Knapton. Beyond this is the outer ring road which represents a strong boundary which contains this large tract of land. However development within this area would represent unacceptable sprawl as it would merge the urban area with Knapton and would result in the loss of compactness.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in:	Encroachment (Criterion 5) 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. The land to the west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. Land to the north west however does contain some negative human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting. The outer ring road does have some vegetation screening to minimise its impact. The open land to the west of the proposed boundary is in agricultural use and the small village of Knapton to the west is of a rural character (assessed separately in Annex 4).	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

Section: 2	Boundary: 4	Boundary Name: Lochrin Place, Turnberry Drive and Birkdale Grove Knapton Lane
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Section: 2	Boundary: 5	Boundary Name: Prestwick Court/ Old School Walk
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Continuing north, the boundary follows the well established tree planting adjacent to open space off Prestwick Court and Old School Walk



Criterion 1 Compactness	1.1	Yes	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

Section: 2	Boundary: 5	Boundary Name: Prestwick Court/ Old School Walk
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between two areas of well contained open space and the urban edge further east and the outer ring road to the north west is relatively flat, with open views across it, rising in height towards the urban area, making this a prominent edge to the city. The outer ring road to the north west is an important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within an original countryside context.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by modern housing development along Beckfield Lane, which expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York). To the west of the proposed boundary is the medieval linear village of Knapton (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the west of the proposed boundary, is identified as area G4 (Annex 1 – Evidence 11 - GB Appraisal) and important to prevent the coalescence of Knapton. This area of undeveloped land between the outer edge of the urban area and Knapton is important to retain the physical separation of Knapton which has a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting. Land to the west of this boundary visually connects with Knapton and forms part of the open approach of the village from the south east when travelling along Ten Thorn Lane. Villages between the outer ring road and the urban area are very rare opportunities to understand the original distribution of York’s villages this close to the city, as most have been subsumed by continuous encroachment and sprawl of the main urban area. It is therefore important to maintain the physical separation and perception of this separate village as well as its unique identity. Given the proximity of Knapton, the openness of land in this location is important when considering compactness of settlements.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 5	Boundary Name: Prestwick Court/ Old School Walk
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	<p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the west of this boundary is within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open approach of Ten Thorn Lane. The land to the west of this boundary is identified in the Green Belt appraisal work as area G4 (Annex 1 – Evidence 11 - GB Appraisal), which prevents the coalescence of Knapton to retain it’s individual identity and is important to retain the physical separation of settlements and pattern of villages set within a rural setting. The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. The dense compact city is also viewed from the nearby village of Knapton travelling south along Ten Thorne Lane) It is important to maintain open land and open views between this urban edge, Knapton and the outer ring road.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of this boundary is part of the open countryside and contributes to the open approach of the A1237 when travelling from the north. The boundary is adjacent to two areas of well contained open space which are accessible from the main urban area further to the east and have dense tree planting to the proposed boundary. The dense planting reduces views out of the area and the land is protected through other policy designations as openspace. The flat open landscape to the west is created by underlying clays and sands which have created a favourable environment for agriculture. The land has been intensively farmed for cereal crops and market gardening by populations of York for generations, as part of the agricultural economy of the area.</p> <p>3.2 Not applicable.</p>	
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Section: 2	Boundary: 5	Boundary Name: Prestwick Court/ Old School Walk
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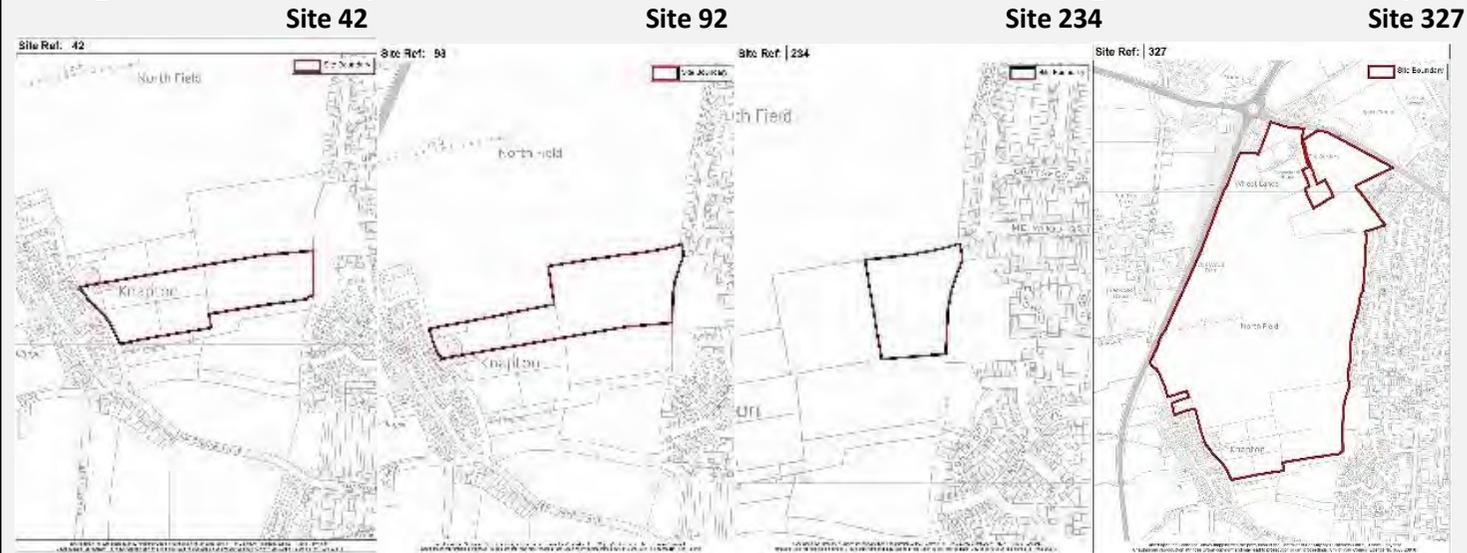
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 The land is within close proximity to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land in close proximity to the east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of the village of Knapton to the west. There are no built structures on the land to the immediate west and to the north west between the proposed boundary and the outer ring road. However, the buildings associated with the village of Knapton are in close proximity to the west. It is important that the urban area should be prevented from sprawling and merging with the village of Knapton.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The nearest potential boundary is the adjacent field boundary to the west which is in closer proximity to the existing built edge of Knapton and which would result in the coalescence with the village of Knapton. Beyond this is the outer ring road which represents a strong boundary which contains this large tract of land. However development within this area would represent unacceptable sprawl as it would merge the urban area with Knapton and would result in the loss of compactness.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Encroachment (Criterion 5)</p> <p>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. The land to the west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. Land further to the north west however does contain some negative human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting. The outer ring road does have some vegetation screening to minimise its impact. The open land to the west of the proposed boundary is in agricultural use and the small village of Knapton to the west is of a rural character (assessed separately in Annex 4).</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 2	Boundary: 5	Boundary Name: Prestwick Court/ Old School Walk
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SP4, SP5, SP9	5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the west of the proposed boundary has strong connections to the village of Knapton and open views across it which connect with open land to the north and west – beyond the outer ring road.	
Local Permanence		
Proposed Boundary	Side property boundary	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The boundary line follows the well established tree planting that runs adjacent to the designated areas of open space off Prestwick Court and Old School Walk. This connects the existing built development to the north and south and can easily be identified on OS maps and on the ground. This boundary offers the most continuous and clearly defined boundary in this location.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852. The areas of open space to the east of the proposed boundary are strongly bounded by well established tree planting and as such, are separate from the open agricultural fields and have a strong relationship with the main urban area. As such they have been excluded from the green belt, but are afforded protection as they are designated as open space.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85): (See spatial Strategy maps at end of section) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, while the land immediately to the west of the proposed boundary is not identified as being open space, of specific designated nature conservation value, it identified as being of primary importance to the setting of the historic city as part of an area preventing Coalescence (G4 [SD107]), and therefore is not suitable for development in line with the Local Plan strategy.	
Land Considered/Site Selection Land adjacent to this boundary has been considered for development		

Section: 2	Boundary: 5	Boundary Name: Prestwick Court/ Old School Walk
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Amalgamated Site 327 (includes sites 42, 92 and 234 – submitted through call for sites 2012)

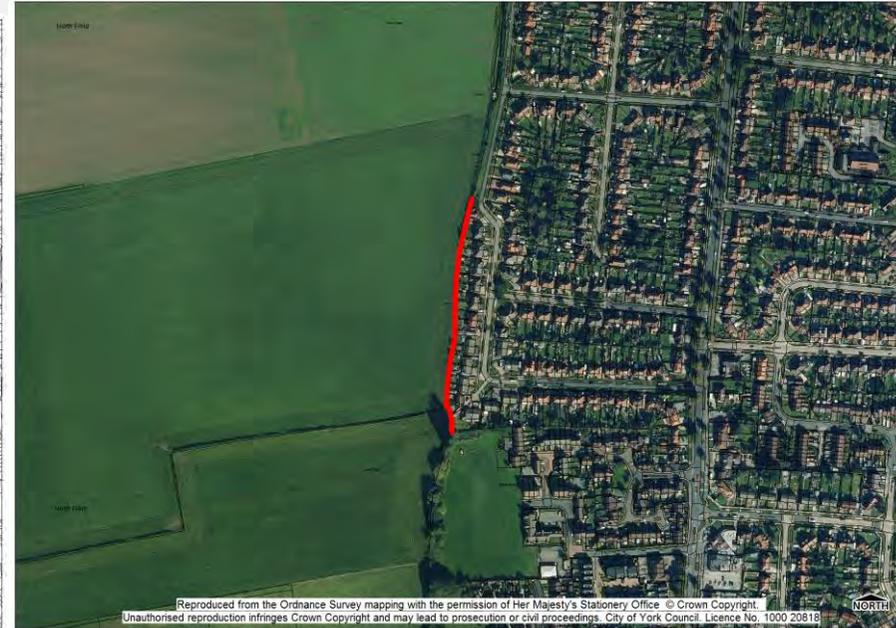


Site 871 (submitted through preferred sites consultation 2016)



Section: 2	Boundary: 6	Boundary Name: Sherwood Road 1
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The boundary continues along the rear boundaries of property on Sherwood Road



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		Purpose 3 – 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	No					

Section: 2	Boundary: 6	Boundary Name: Sherwood Road 1
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge and the outer ring road to the west is relatively flat, with open views across it, rising in height towards the urban area, making this a prominent edge to the city. The outer ring road to the west is an important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by inter war private housing development along Beckfield Lane, which expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York). To the south west of the proposed boundary is the medieval linear village of Knapton (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the west of the proposed boundary, is identified as area G4 (Annex 1 – Evidence 11 - GB Appraisal) and important to prevent the coalescence of Knapton. This area of undeveloped land between the outer edge of the urban area and Knapton is important to retain the physical separation of Knapton which has a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting. Land to the west of this boundary visually connects with Knapton and forms part of the open approach of the village from the north when travelling along the A1237 and Main Street. Villages between the outer ring road and the urban area are very rare opportunities to understand the original distribution of York’s villages this close to the city, as most have been subsumed by continuous encroachment and sprawl of the main urban area. It is therefore important to maintain the physical separation and perception of this separate village as well as its unique identity. Given the proximity of Knapton, the openness of land in this location is important when considering compactness of settlements.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the west of this boundary is</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 6	Boundary Name: Sherwood Road 1
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	<p>within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open approach of the A1237 and Main Street. The land to the west of this boundary is identified in the Green Belt appraisal work as area G4 (Annex 1 – Evidence 11 - GB Appraisal), which prevents the coalescence of Knapton to retain it’s individual identity and is important to retain the physical separation of settlements and pattern of villages set within a rural setting. The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around york but as a more specific journey when entering the city from the countryside. The dense compact city is also viewed from the nearby village of Knapton travelling south along Ten Thorne Lane. It is important to maintain open land and open views between this urban edge, Knapton and the outer ring road.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of this boundary is part of the open countryside and contributes to the open approach of the A1237 when travelling from the north. It is an area of modern improved fields which consists of one large field defined externally by regular hedges. This area has lost all its internal boundaries and become one large field. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. 3.2 Not applicable</p>	
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Section: 2	Boundary: 6	Boundary Name: Sherwood Road 1
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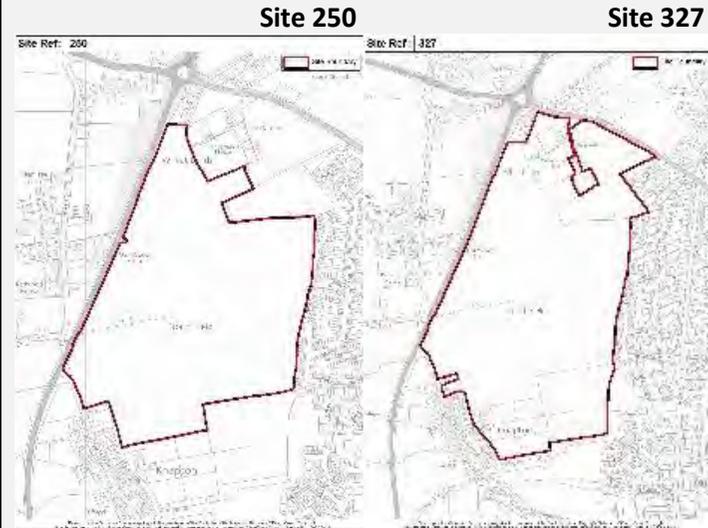
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 The land is within close proximity to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land in close proximity to the east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of the village of Knapton to the south west. There are no built structures on the land to the immediate west between the proposed boundary and the outer ring road. However, the buildings associated with the village of Knapton are in close proximity to the south west. It is important that the urban area should be prevented from sprawling and merging with the village of Knapton.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. Given the absence of internal field boundaries, the nearest next potential boundary is the outer ring road. This represents a strong boundary which contains this large tract of land. However development within this area would represent unacceptable sprawl as it would merge the urban area with Knapton and would result in the loss of compactness.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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. The land to the west of the proposed boundary has a strong sense of openness to it with no structures or significant visual obstructions. Land further to the west however does contain some negative human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting. The outer ring road does have some vegetation screening to minimise its impact. The open land to the south west of the proposed boundary is in agricultural use and the small village of Knapton to the south west is of a rural character (assessed separately in Annex 4).</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the south west of the proposed boundary has strong connections to the village of Knapton and open views across it which connect with open land to the north and west – beyond the outer ring road.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 2	Boundary: 6	Boundary Name: Sherwood Road 1
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Local Permanence		
Proposed Boundary	Rear property boundaries	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary line follows the fence and hedge line to the rear boundaries of property on Sherwood Road.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open fields preventing coalescence and protecting the city's rural setting and the main urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85): (See spatial Strategy maps at end of section) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land immediately to the west of the proposed boundary is not identified as being open space, of specific designated nature conservation value, it is identified as being of primary importance to the setting of the historic city as part of an area preventing Coalescence (G4 [SD107]), and therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection Land adjacent to this boundary has been considered for development		

Section: 2	Boundary: 6	Boundary Name: Sherwood Road 1
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Amalgamated Site 327 (includes site 250 submitted through call for sites 2012)



Site 790 (submitted through preferred Options consultation 2013)

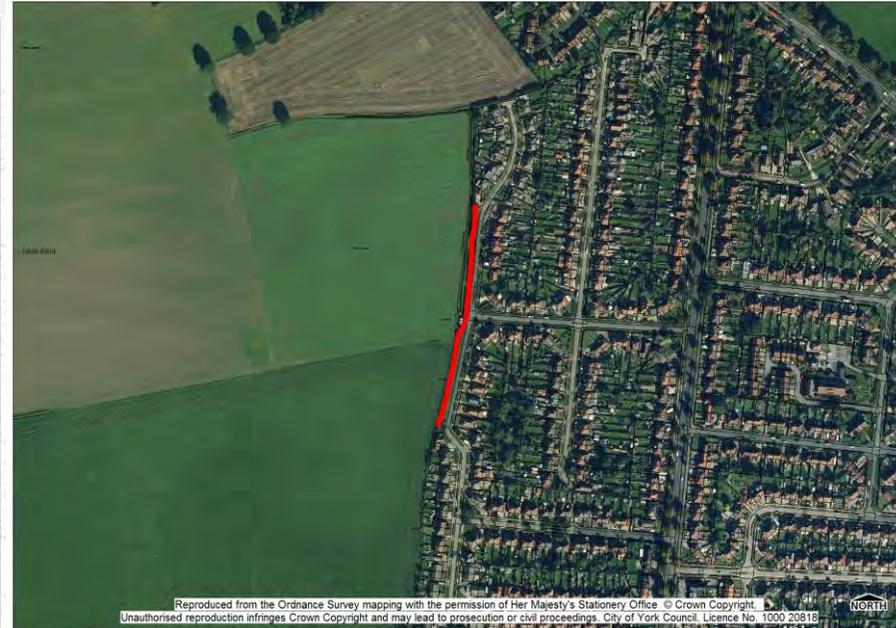


Site 871 (submitted through preferred sites consultation 2016)



Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
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Continuing northwards, the boundary follows the route of Sherwood Road itself.



Criterion 1 Compactness	1.1	Yes	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – 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	No					

Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge and the outer ring road to the west is relatively flat, with open views across it, rising in height towards the urban area, making this a prominent edge to the city. The outer ring road to the west and the A59 to the north are important open approaches for viewing and understanding the city. Maintaining open rural land in the foreground to these routes allows an understanding of the compact city within original countryside context. The land contained within this boundary is part of a key long distance view from Green Hammerton (Key View 1), 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).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by inter war private housing development along Beckfield Lane, which expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York). To the south west of the proposed boundary is the medieval linear village of Knapton (Annex 1 – Evidence 19b and 19d - The North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project). Land in this location is important to the historic character and setting of York. The open land to the west of the southern part of the proposed boundary, is identified as area G4 (Annex 1 – Evidence 11 - GB Appraisal) and important to prevent coalescence with Knapton. This area of undeveloped land between the outer edge of the urban area and Knapton is important to retain the physical separation of Knapton which has a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting. Land to the west of this boundary visually connects with Knapton and forms part of the open approach of the village from the north when travelling along the A1237 and Main Street. Villages between the outer ring road and the urban area are very rare opportunities to understand the original distribution of York’s villages this close to the city, as most have been subsumed by continuous encroachment and sprawl of the main urban area. It is therefore important to maintain the physical separation and perception of this separate village as well as its unique identity. Given the proximity of Knapton, the openness of</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
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	<p>land in this location is important when considering compactness of settlements. The open land to the west of the northern part of the boundary is identified as an area important to retain the rural setting of the city when viewed from the A1237 and the A59 approaching the western edge of the city (Annex 1 – Evidence 11 - GB Appraisal).</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the west of this boundary is within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open approach of the A1237 and Main Street. The land to the west of the southern half of the boundary is identified in the Green Belt appraisal work as area G4 (Annex 1 – Evidence 11 - GB Appraisal), which prevents the coalescence of Knapton to retain it’s individual identity and is important to retain the physical separation of settlements and pattern of villages set within a rural setting. The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. The dense compact city is also viewed from the nearby village of Knapton travelling south along Ten Thorne Lane. It is important to maintain open land and open views between this urban edge, Knapton and the outer ring road. Land to the west of the northern half of the boundary is identified as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Undeveloped land to the west of the boundary provides an impression of a historic city set swithin a rural setting. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside.</p>	
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Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Green Hammerton, 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. This is the first good view of the Minster when approaching along the A59 from the west, one of the principal routes into the city. Descending from the low ridge where the road passes through the two-centred settlement of Green Hammerton, the west end of the Minster comes clearly into view at a distance of 9 miles, silhouetted against the sky. From this distance no other development in York can be easily delineated, and so the Minster is seen rising alone above the low-lying landscape of the Vale of York, breaking the flat horizon.</p> <p>2.3 Not Applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland The land to the west of this boundary is part of the open countryside and contributes to the open approach of the A1237 when travelling from the north and the A59 travelling from the west. It is an area of modern improved fields which consists of one large field defined externally by regular hedges. This area has lost all its internal boundaries and become one large field. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel.</p> <p>3.2 Not applicable</p>	
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Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
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<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 The land is within close proximity to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land in close proximity to the east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of the village of Knapton to the south west. There are no built structures on the land between the proposed boundary and the the outer ring road, away from the boundary to the west. However, the buildings associated with the village of Knapton are in close proximity to the south west. It is important that the urban area should be prevented from sprawling and merging with the village of Knapton.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. Given the absence of internal field boundaries, the nearest next potential boundary is the outer ring road. This represents a strong boundary which contains this large tract of land. However development within this area would represent unacceptable sprawl as it would merge the urban area with Knapton and would result in the loss of compactness.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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. The land to the west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. Land further to the west however does contain some negative human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting. The outer ring road does have some vegetation screening to minimise its impact. The open land to the west of the proposed boundary is in agricultural use and the small village of Knapton to the south west is of a rural character (assessed separately in Annex 4).</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the west of the proposed boundary has strong connections to the village of Knapton and open views across it which connect with open land to the north and west – beyond the outer ring road.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
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Local Permanence		
Proposed Boundary	Road Carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary line follows the route of Sherwood Road.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open fields preventing coalescence and protecting the city's rural setting and the main urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85): (See spatial Strategy maps at end of section) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land immediately to the west of the proposed boundary is not identified as being open space, of specific designated nature conservation value, it is identified as being of primary importance to the setting of the historic city as part of an area protecting the rural setting of the city [SD106], and therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection		
Land adjacent to this boundary has been considered for development		

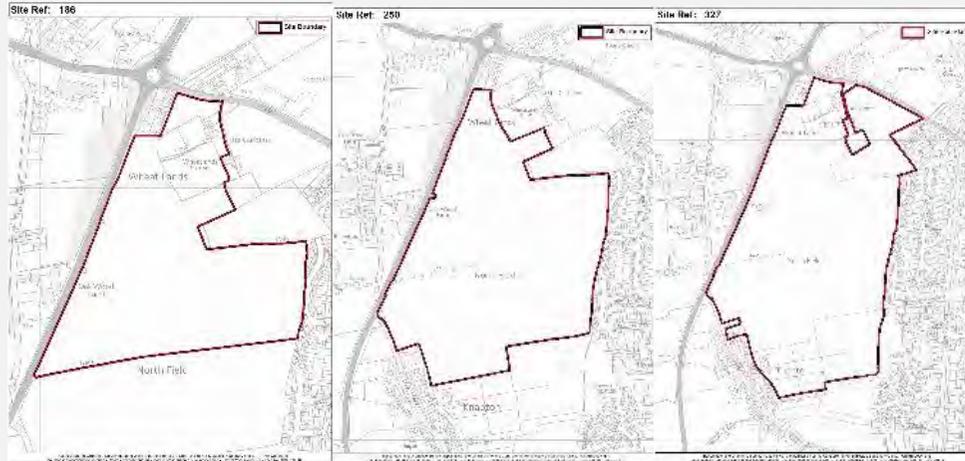
Section: 2	Boundary: 7	Boundary Name: Sherwood Road 2
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**Amalgamated Site 327
(includes sites 186 and 250 submitted through call for sites 2012)**

Site 186

Site 250

Site 327



**Site 790
(submitted through preferred Options consultation 2013)**



**Site 871
(submitted through preferred sites consultation 2016)**



Section: 2	Boundary: 8	Boundary Name: Sherwood Grove/ Portal Road/ Trenchard Road
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The boundary then follows the rear and side boundaries of property off Sherwood Grove, Portal Road and Trenchard Road.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	No					

Section: 2	Boundary: 8	Boundary Name: Sherwood Grove/ Portal Road/ Trenchard Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge and the outer ring road to the west is relatively flat, with open views across it, rising in height towards the urban area, making this a prominent edge to the city. The outer ring road to the west and the A59 to the north are important open approaches for viewing and understanding the city (Annex 1, evidence 6). Maintaining open rural land in the foreground to these routes allows an understanding of the compact city within original countryside context (Annex 1, evidence 14). The land contained within this boundary is part of a key long distance view from Green Hammerton (Key View 1), 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).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by inter and post war private housing development along Beckfield Lane, which expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York). Land in this location is important to the historic character and setting of York. The open land to the west of the boundary is assessed as being important to the historic character and setting of York as it has been identified as an area important to retain the rural setting of the city when viewed from the A1237 and the A59 approaching the western edge of the city (Annex 1 – Evidence 11 - GB Appraisal). Land to the west of this boundary visually connects with Knapton and forms part of the open approach of the village from the north when travelling along the A1237.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the west of this boundary is within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open approach of the A1237. Land to the west of the boundary is identified as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 8	Boundary Name: Sherwood Grove/ Portal Road/ Trenchard Road
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	<p>character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Undeveloped land to the west of the boundary provides an impression of a historic city set within a rural setting. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Green Hammerton, 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. This is the first good view of the Minster when approaching along the A59 from the west, one of the principal routes into the city. Descending from the low ridge where the road passes through the two-centred settlement of Green Hammerton, the west end of the Minster comes clearly into view at a distance of 9 miles, silhouetted against the sky. From this distance no other development in York can be easily delineated, and so the Minster is seen rising alone above the low-lying landscape of the Vale of York, breaking the flat horizon.</p> <p>2.3 Not Applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of this boundary is part of the open countryside and contributes to the open approach of the A1237 when travelling from the north and the A59 travelling from the west. It is an area of modern improved fields which consists of one large field defined externally by regular hedges. This area has lost all its internal boundaries and become one large field. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semi-rural character at</p>	
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Section: 2	Boundary: 8	Boundary Name: Sherwood Grove/ Portal Road/ Trenchard Road
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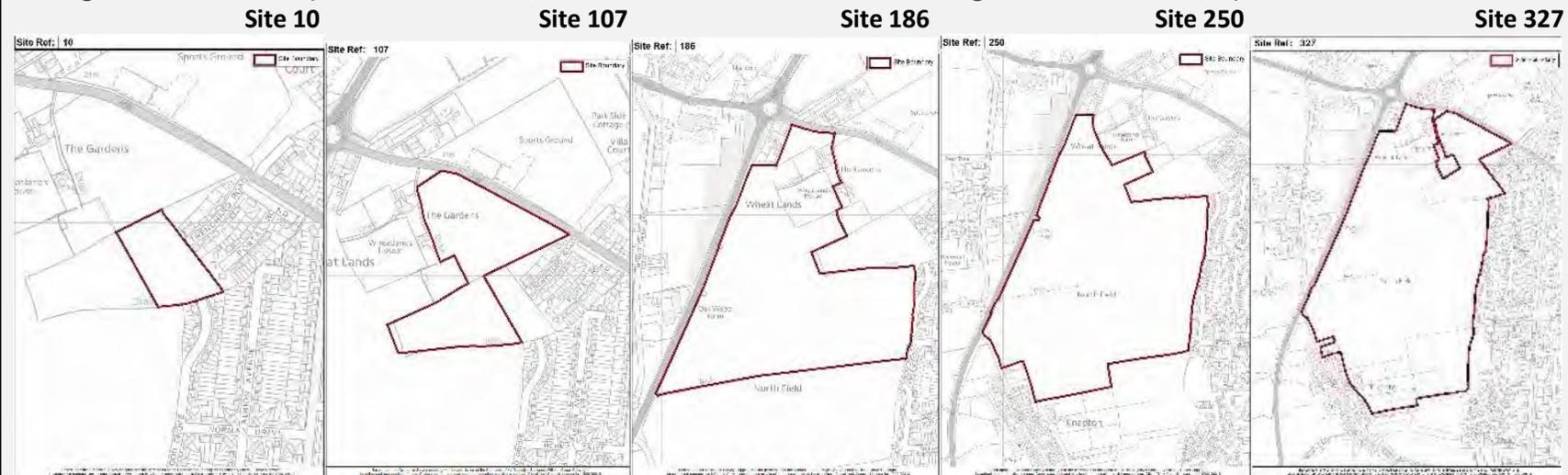
	<p>the fringes of the urban area are important in understanding the development of the area and maintain an open feel.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 The land is within close proximity to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land in close proximity to the east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There are some isolated buildings to the north west, between the proposed boundary and the outer ring road consisting of a nursery, church, residential property and a hotel. Further west at the junction of the A59 and the outer ring road is a service station. There is therefore an increased risk of ribbon development along the A59. Further to the south west is the village of Knapton. It is important that the urban area should be prevented from sprawling and merging with the village of Knapton.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. Given the absence of internal field boundaries, the nearest next potential boundary is the outer ring road. This represents a strong boundary which, along with the A59, contains this large tract of land. However development within this area would represent unacceptable sprawl as it would merge the urban area with Knapton and would result in the loss of compactness.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Encroachment (Criterion 5)</p> <p>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. The land to the west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. Land further to the west however does contain some negative human influences in the form of the A1237 York outer ring road, its traffic, congestion and street lighting. The outer ring road does have some vegetation screening to minimise its impact. The open land to the west of the proposed boundary is in agricultural use</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 2	Boundary: 8	Boundary Name: Sherwood Grove/ Portal Road/ Trenchard Road
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SP4, SP5, SP9	and the small village of Knapton to the south west is of a rural character (assessed separately in Annex 4). 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the west of the proposed boundary has strong connections to the village of Knapton and open views across it which connect with open land to the north and west – beyond the outer ring road.	
Local Permanence		
Proposed Boundary	Rear and side property boundaries	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary line follows the fence and hedge line to the rear and side boundaries of property on Sherwood Road, Portal Road and Trenchard Road.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open fields considered important to retain the rural setting of the city. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85): (See spatial Strategy maps at end of section) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, while the land immediately to the west of the proposed boundary is not identified as being open space, of specific designated nature conservation value, it is identified as being of primary importance to the setting of the historic city as part of an area protecting the rural setting of the city [SD106], and therefore is <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection Land adjacent to this boundary has been considered for development		

Section: 2	Boundary: 8	Boundary Name: Sherwood Grove/ Portal Road/ Trenchard Road
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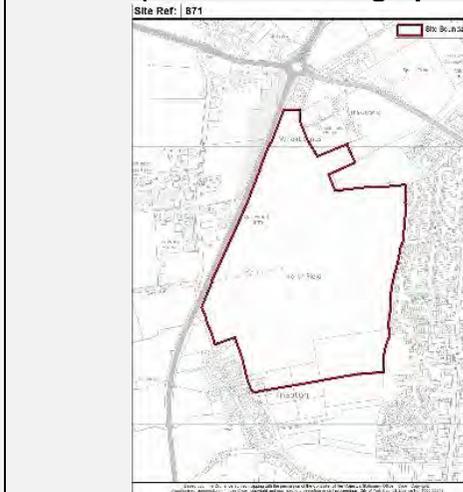
Amalgamated Site 327 (includes sites 10, 107, 186 and 250 submitted through call for sites 2012)



Site 790 (submitted through preferred Options consultation 2013)



Site 871 (submitted through preferred sites consultation 2016)



Section: 2	Boundary: 9	Boundary Name: North of Trenchard Road
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The boundary continues along the field boundary to the east to the north of Trenchard Road.



Criterion 1 Compactness	1.1	Yes	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – 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	No					

Section: 2	Boundary: 9	Boundary Name: North of Trenchard Road
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge and the outer ring road to the south west is relatively flat, with open views across it, rising in height towards the urban area, making this a prominent edge to the city. The outer ring road to the west and the A59 to the north are important open approaches for viewing and understanding the city. Maintaining open rural land in the foreground to these routes allows an understanding of the compact city within original countryside context. The land contained within this boundary is part of a key long distance view from Green Hammerton (Key View 1), 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).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The edge of the main urban area to the east of the proposed boundary is created by inter and post war private housing development along Beckfield Lane, which expanded Acomb (a historic village now entirely subsumed by the urban area and context to form a district of York). The open land to the west of the boundary is assessed as being important to the historic character and setting of York as it has been identified as an area important to retain the rural setting of the city when viewed from the A1237 and the A59 approaching the western edge of the city (Annex 1 – Evidence 11 - GB Appraisal). Land to the west of this boundary visually connects with Knapton and forms part of the open approach of the village from the north when travelling along the A1237.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing Land to the west of this boundary is within the parish of Knapton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Knapton’s setting, as well as part of the open countryside setting around the City of York. There are views into this land from Knapton and the open approach of the A1237. Land to the west of the boundary is identified as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Undeveloped land to the west of the boundary provides an</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 9	Boundary Name: North of Trenchard Road
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	<p>impression of a historic city set within a rural setting. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Green Hammerton, 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. This is the first good view of the Minster when approaching along the A59 from the west, one of the principal routes into the city. Descending from the low ridge where the road passes through the two-centred settlement of Green Hammerton, the west end of the Minster comes clearly into view at a distance of 9 miles, silhouetted against the sky. From this distance no other development in York can be easily delineated, and so the Minster is seen rising alone above the low-lying landscape of the Vale of York, breaking the flat horizon.</p> <p>2.3 Not Applicable</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of this boundary is part of the open countryside and contributes to the open approach of the A1237 when travelling from the south and the A59 travelling from the west. The fields are large scale parliamentary enclosure which consists of medium sized semi irregular fields defined by straight hedgerows. This area has seen a fairly high degree of boundary loss and has partial legibility. The flat open landscape in this area has been used by populations of York for its arable value and intensively farmed for cereal crops and market gardening due to its favourable underlying clays and sands. The resulting semirural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. The fields are identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 -</p>	
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Section: 2	Boundary: 9	Boundary Name: North of Trenchard Road
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	Evidence 19)) as being medium sized semi irregular fields defined by straight hedgerows fas part of a large scale parliamentary enclosure landcape which dates from the post medieval period (1769 AD to 1775 AD) and which retains partial legibity to its original form.	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 The land is within close proximity to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land in close proximity to the north east of the boundary having dense built structures of the urban area, and land to the west of the boundary being open in nature with the absence of built structures. 4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There are isolated buildings to the west, between the proposed boundary and the outer ring road consisting of a nursery, church, residential property and a hotel. Further west at the junction of the A59 and the outer ring road there is a service station. There is therefore an increased risk of ribbon development along the A59. 4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. Given the absence of internal field boundaries, the nearest next potential boundary is the isolated building of the A59 to the west. Beyond this is the outer ring road which, along with the A59, contains this large tract of land. However development within this area would represent unacceptable sprawl as it would result in the loss of compactness.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 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. The land immediately to the south west and north west of the proposed boundary has a sense of openness to it. Land further away from the boundary does contain some negative human influences in the form of isolated development to the south of the A59, alongside the service station development at the outer ring road/A59 roundabout. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the south west and north west of the proposed boundary has views across.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

Section: 2	Boundary: 9	Boundary Name: North of Trenchard Road
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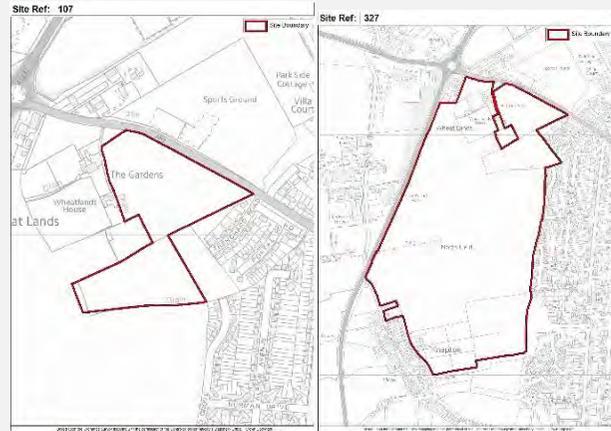
Local Permanence		
Proposed Boundary	Hedgerow	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The boundary line follows the recognisable feature of the hedgerow that form the field boundary to the north of Trenchard Road.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852. This historical field boundary as defined by hedgerows represents a strong defensible boundary, offering a distinction between the open agricultural fields to the north and the built up urban area to the south. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85); (See spatial Strategy maps at end of section) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land immediately to the west of the proposed boundary is not identified as being open space, of specific designated nature conservation value, it is identified as being of primary importance to the setting of the historic city as part of an area protecting the rural setting of the city [SD106]. Land to the east is therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection Land adjacent to this boundary has been considered for development		

Section: 2	Boundary: 9	Boundary Name: North of Trenchard Road
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Amalgamated Site 327 (includes sites 107 submitted through call for sites 2012)

Site 107

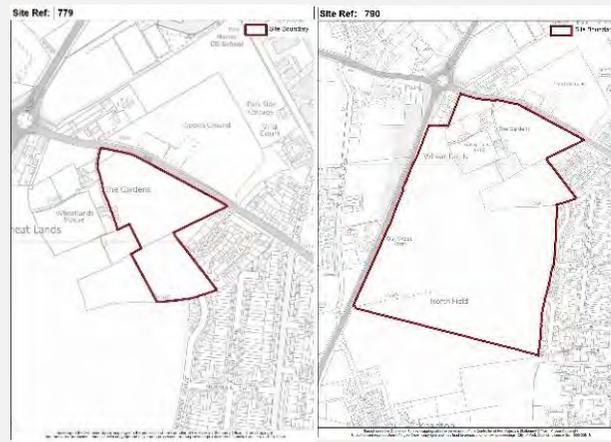
Site 327



Sites 779 and 790 (submitted through preferred Options consultation 2013)

Site 779

Site 790

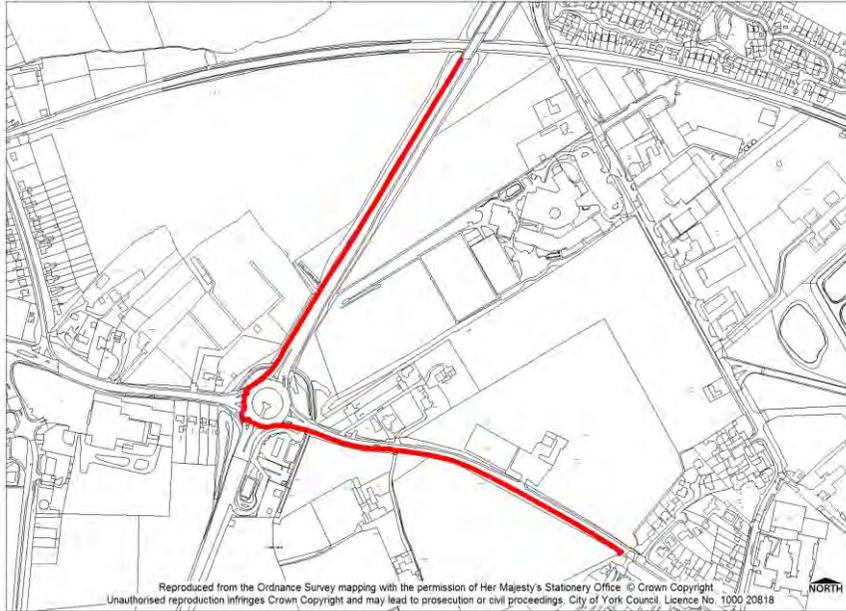


Sites 1002 (submitted through proposed mods consultation 2019)



Section: 2	Boundary: 10	Boundary Name: Boroughbridge Road/A1237
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Turning west the boundary follows the route of Boroughbridge Road before continuing north along the outer ring road.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 2	Boundary: 10	Boundary Name: Boroughbridge Road/A1237
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land to the south of the A59 and west of the outer ring road is relatively flat, with open views across it, rising in height towards the main urban area, making this a prominent edge to the city. The outer ring road and the A59 are important open approaches for viewing and understanding the city. Maintaining open rural land in the foreground to these routes allows an understanding of the compact city within original countryside context. This becomes more important when considering the potential intensification of land uses to the north of the A59/ east of the A1237. The land contained within this boundary is part of a key long distance view from Green Hammerton (Key View 1), 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).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The physical context of the land to the north and east of the proposed boundary has changed significantly in recent years with the development of the Manor Church of England School. The large school buildings, car parking, tennis courts, all weather sports pitches and floodlighting have had an urbanising influence on this land. The overall character of the wider parcel of land contained by the ring road is considered to be semi-urban in nature, containing a mix of urban and rural land uses. Consequently, the area is not perceived as countryside, particularly from the ring road, where views towards the city are no longer across countryside but principally across the Manor School site.</p> <p>Land to the south and west of the boundary however is important to the historic character and setting of York. The open land to the south of the boundary is assessed as an area important to retain the rural setting of the city when viewed from the A1237 and the A59 approaching the western edge of the city (Annex 1 – Evidence 11 - GB Appraisal). The open land to the west of the boundary is identified as area G5 and important to prevent coalescence with Upper Poppleton and Nether Poppleton. This area of undeveloped land between the outer edge of the urban area and Upper Poppleton and Nether Poppleton is important to retain the physical separation of the villages which have a separate identity and physical character. It is important</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 2	Boundary: 10	Boundary Name: Boroughbridge Road/A1237
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	<p>to retain the pattern of villages set within a rural setting (Annex 1 – Evidence 11 - GB Appraisal). Land to the south and west of this boundary visually connects with Upper Poppleton and Nether Poppleton and forms part of the open approach of the village from the south when travelling along the A1237 and the south east when travelling along the A59. Given the proximity of Upper Poppleton and Nether Poppleton, the openness of land in this location is important when considering compactness of settlements.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the south and west of this boundary is within the parish of Upper Poppleton and Nether Poppleton. This rural agricultural land around the village contributes to the open feel of the area, which is part of Upper Poppleton and Nether Poppleton’s setting, as well as part of the open countryside setting around the City of York. Land to the west of the boundary is identified in the Green Belt appraisal work as area G5, which prevents the coalescence of Upper Poppleton and Nether Poppleton to retain their individual identities and is important to retain the physical separation of settlements and pattern of villages set within a rural setting (Annex 1 – Evidence 11 - GB Appraisal). The becomes more important when considering the potential intensification of land uses to the north of the A59/ east of the A1237.</p> <p>Land to the south of the boundary is identified as an area important to retaining the rural setting of the city (Annex 1 – Evidence 11 - GB Appraisal). The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Undeveloped land to the west/southwest of the boundary provides an impression of a historic city set within a rural setting. This connection to open and historic setting is understood from the open approaches to the city and views into this land from Upper Poppleton and Nether Poppleton. This is experienced broadly from the York outer ring road (A1237) when travelling around York but as a more specific journey when entering/exiting the city along the A59. This openness will become more important to the historic setting when considering the potential intensification of land uses to the north of the A59/ east of the A1237.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Green Hammerton, with the Minster as a focus within its setting of the city (Annex 1 –</p>	
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Section: 2	Boundary: 10	Boundary Name: Boroughbridge Road/A1237
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	<p>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. This is the first good view of the Minster when approaching along the A59 from the west, one of the principal routes into the city. Descending from the low ridge where the road passes through the two-centred settlement of Green Hammerton, the west end of the Minster comes clearly into view at a distance of 9 miles, silhouetted against the sky. From this distance no other development in York can be easily delineated, and so the Minster is seen rising alone above the low-lying landscape of the Vale of York, breaking the flat horizon.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland The land to the south and west of this boundary is part of the open countryside and contributes to the open approaches of the A1237 and the A59. The land here comprises low terrain and flat open arable farmland (Annex 1 - Evidence 8 - York Landscape Character Appraisal). The fields are identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19)) as being medium sized semi irregular fields defined by straight hedgerows fas part of a large scale parliamentary enclosure landcape which dates from the post medieval period (1769 AD to 1775 AD) and which retains partial legibity to its original form.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 The land is within close proximity to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land in close proximity to the north and east of the proposed boundary having more dense built structures with an urbanising influences, and land to the south and west of the boundary being more open in nature, largely with the absence of built structures, save for some isolated buildings.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There are existing structures to the south and west of the proposed boundary. To the south are isolated buildings, currently a day nursery, church, residential property and a</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>hotel and a service station at the junction of the A59 and the outer ring road. To the west of the boundary is a garden centre. As such there is a risk of ribbon development.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary represents a strongly defined boundary which contains the land to the north and east of it. Given the fairly high degree of boundary loss in this area, the nearest next potential boundary to the south abuts the isolated buildings off the A59 to the south of the boundary. Development here would result in sprawl and the loss of compactness. Any development on land to the west of the outer ring road would visually and physically extend development towards the nearby settlements of Upper and Nether Poppleton.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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. The land immediately to the south and west of the proposed boundary has a sense of openness to it. Land here does contain some human influences in the form of isolated development to the south of the A59, alongside the service station development at the outer ring road/A59 roundabout and the Dobbies/Restaurant/Park & Ride further west on the A59 . To the west of the boundary there is a small-scale garden centre. However, these structures do not have an overly urbanising influence.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the south and west of the proposed boundary has views across.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Road carriageway	The proposed boundary has been established for a significant period of time. The layering of different
Recognisability of proposed boundary	<p>The proposed boundary line follows the recognisable feature of Boroughbridge Road and the A1237.</p> <p>An alternative boundary would be to utilise the built edge of the properties along Westview Close, followed by Millfield Lane and the school boundary thereby including the properties on Cinder Lane and the fields adjacent to Boroughbridge Road and the outer ring road within the</p>	

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	Green Belt. While this would be recognisable it would not be strongly defined and there would be a risk of encroachment within this area from the existing built form within it. Boroughbridge Road and the outer ring road provides a clearly defined boundary which will contain development.	boundary features offers strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open fields preventing coalescence and protecting the city's rural setting and the main urban area. The southern part of the boundary is recognisable as an historic track on the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area. As set out above, the alternative boundary would be to utilise the built edge of the properties along Westview Close, followed by Millfield Lane and the school boundary however this would not be as permanent as the proposed boundary given the potential for further encroachment within this land.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85): (See spatial Strategy maps at end of section) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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 to the north east of the proposed boundary of Boroughbridge Road between Westview close and new manor school, which does not meet green belt purposes (as above), has been allocated for development as Strategic Site ST2 in the submitted City of York Local Plan (2018). Land immediately to the south and west of the proposed boundary is not identified as being open space or of specific designated nature conservation value. However, it is identified as being of primary importance to the setting of the historic city as part of an area protecting the rural setting of the city [SD106] and preventing coalescence with Upper/Nether Poppleton [SD107]. Therefore, open land to the south and west of the proposed boundary is <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection Land adjacent to this boundary has been considered for development		

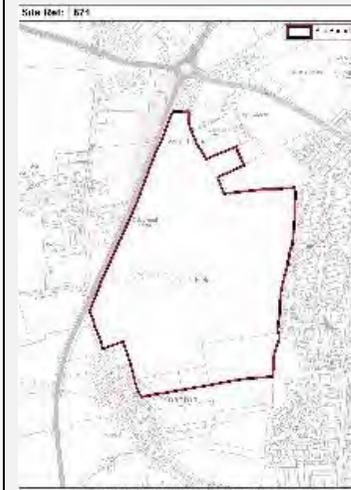
Section: 2	Boundary: 10	Boundary Name: Boroughbridge Road/A1237
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Site 87
(submitted through call for sites 2012) Now developed



Sites 779 and 790
(submitted through preferred Options consultation 2013)

Site 779



Site 790

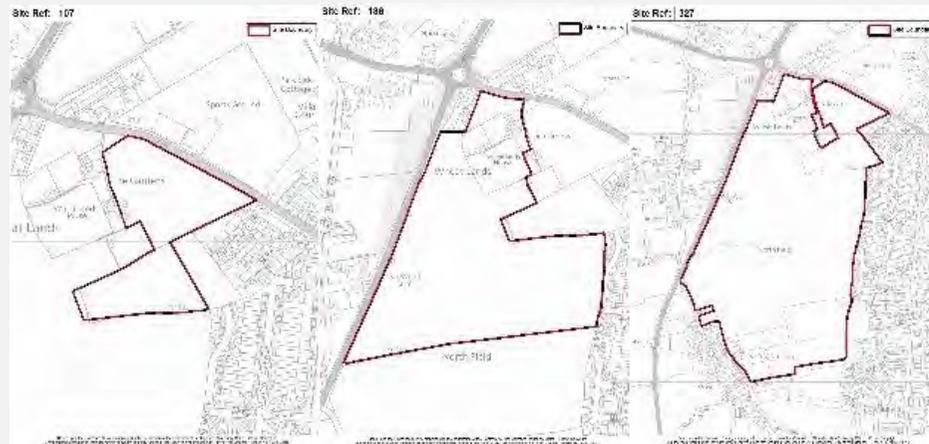


Amalgamated Site 327 (includes sites 107 and 186 submitted through call for sites 2012)

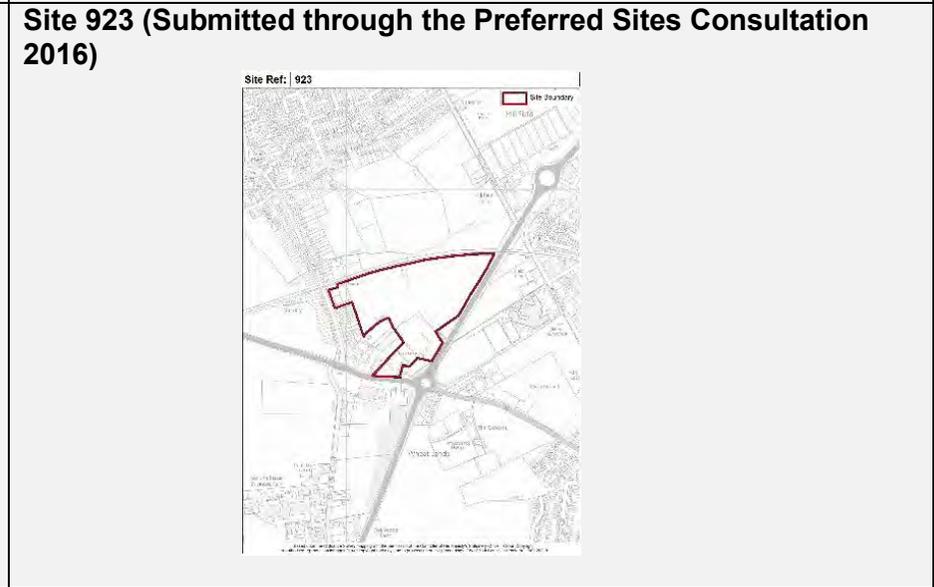
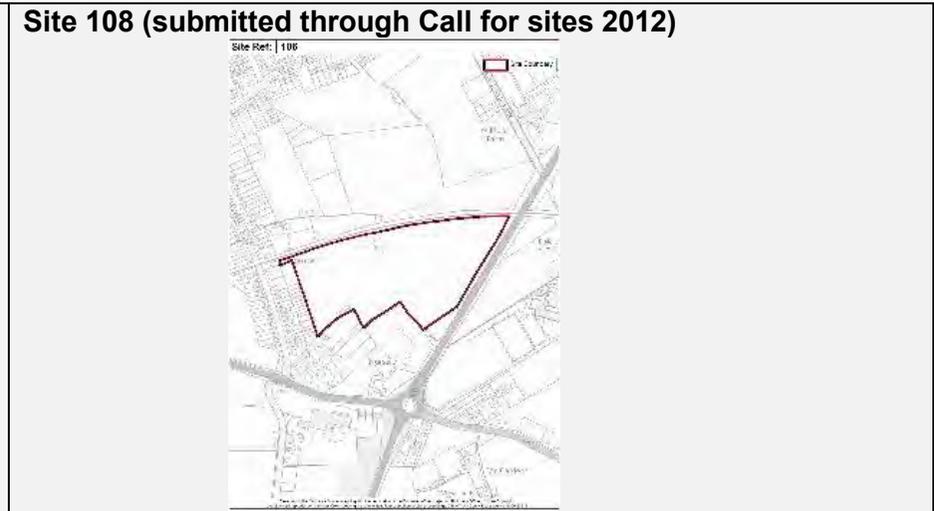
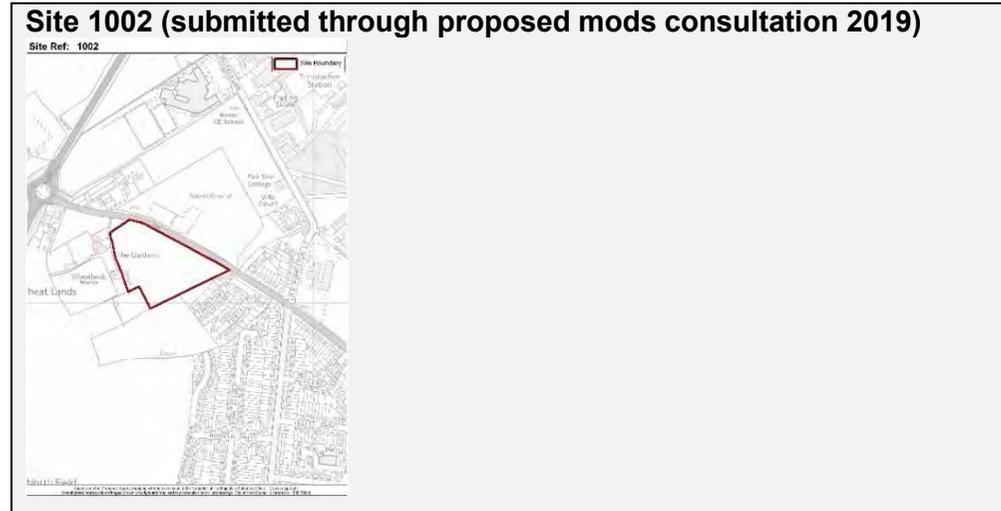
Site 107

Site 186

Site 327

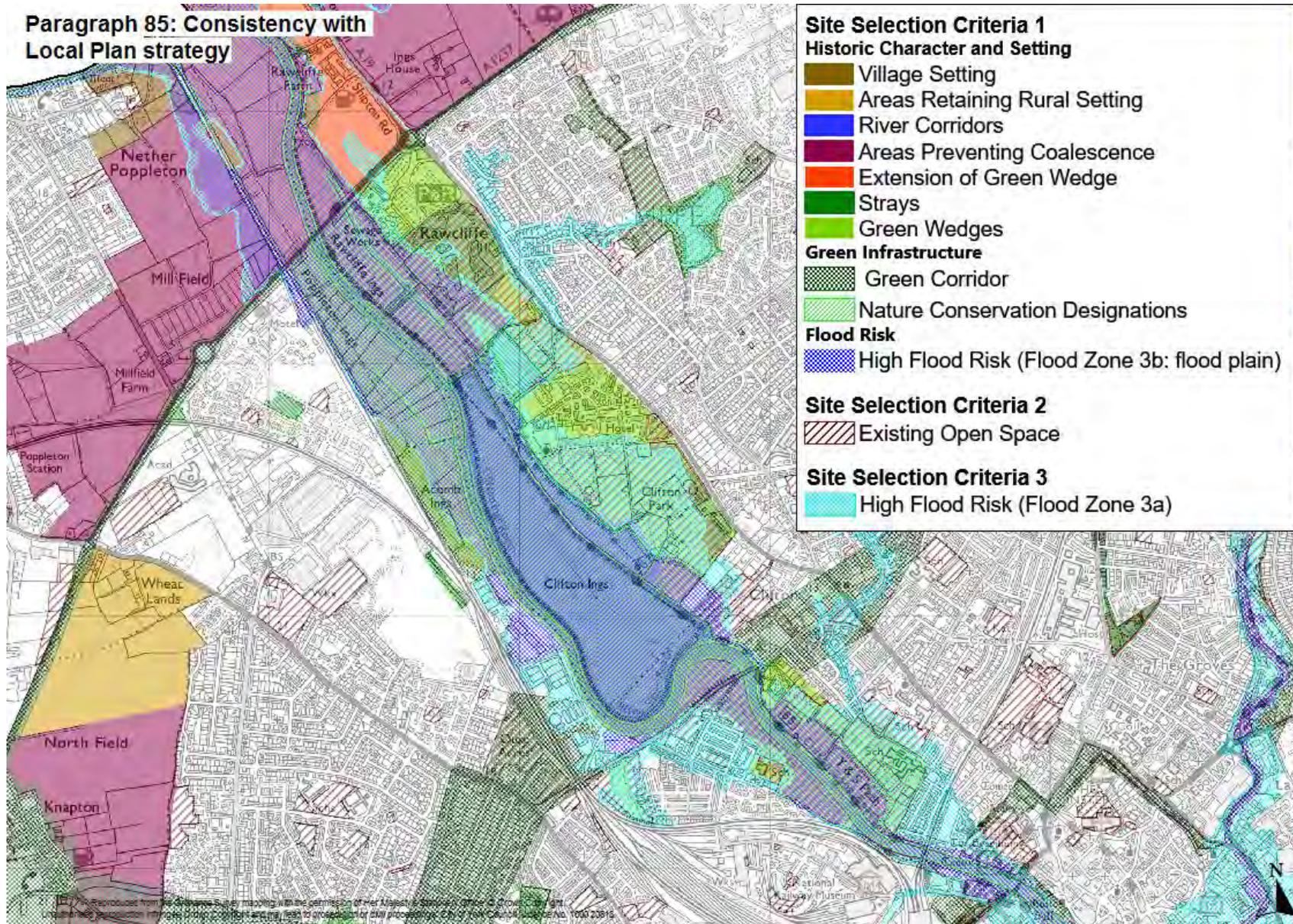


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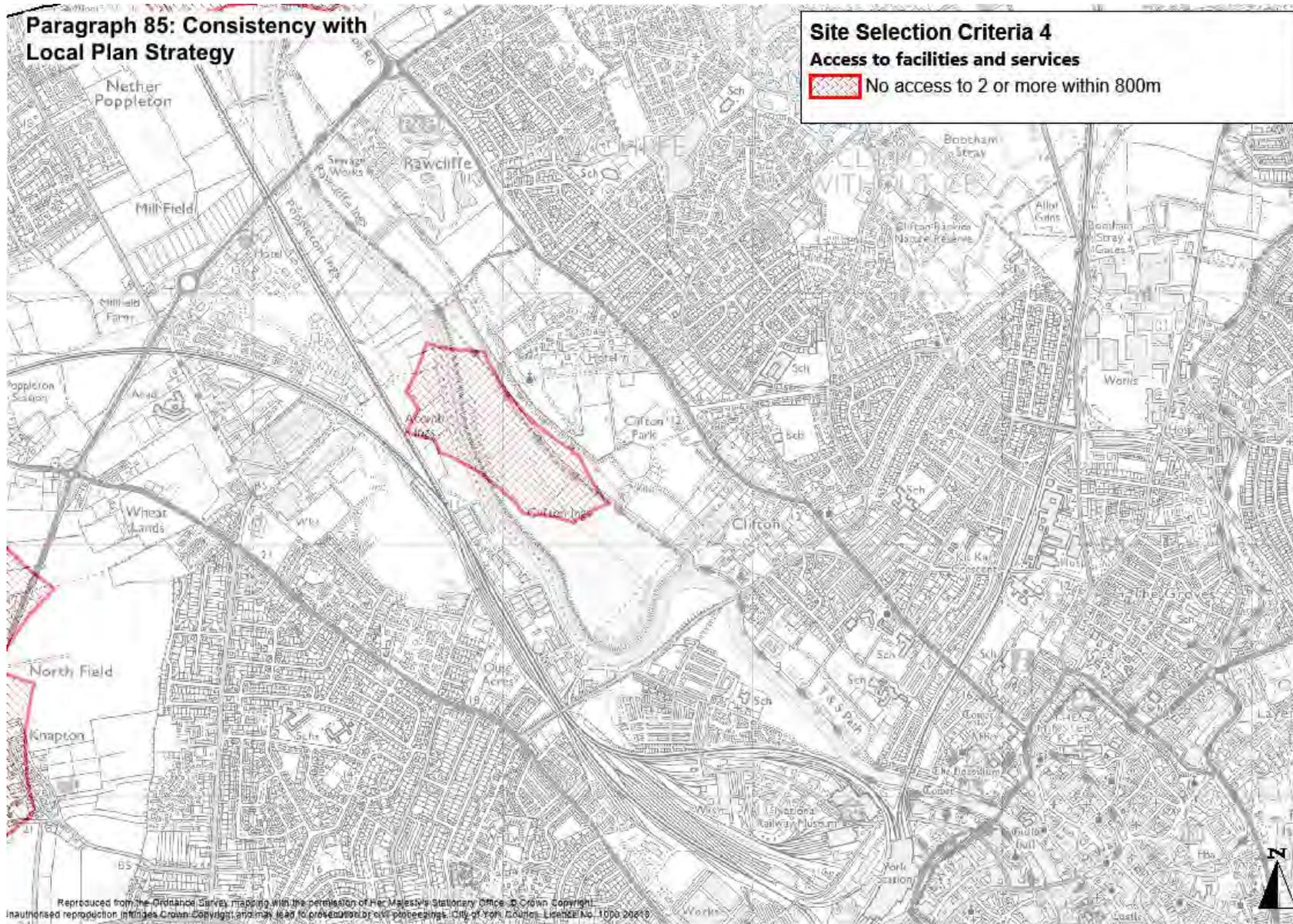
Section 3

Paragraph 85: Consistency with Local Plan strategy



Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4
Access to facilities and services
 No access to 2 or more within 800m



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



Criterion 1 Compactness	1.1	Yes	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the south east of the proposed boundary, is bounded by the York Outer Ring Road (A1237) which contains York Business Park and housing area representing the edge of the continuous built up main urban area of York which stretches back to the core of the city. The parcel of land to the north west of the proposed boundary, beyond the York outer ring road, comprises flat, open, low lying arable farmland and River Ouse Floodplain. The joined villages of Upper Poppleton and Nether Poppleton lie separated from this urban edge to the north-west. When approaching the city from the open approaches to the north and north east of the proposed boundary, the rural context given by the separation of the urban area from Upper/Nether Poppleton, and the openness of the land in this location, are important and can be understood from the East Coast Main Line and the York-Harrogate Branch Line (situated to the north-east and south-west respectively), the River Ouse, and especially the elevated sections of the Outer Ring Road where it passes over the railways and River Ouse to the south east. This compact form, the separation between settlements and the rural setting also forms part of the context of intermittent long distance views of the Minster (Annex 1, evidence 13a). The land north of the ring road is undeveloped but if developed would result in a loss of compactness that would have a clear impact. To the north of the ring road is predominantly open agricultural land that is relatively flat without an alternative clear defensible boundary. The ring road provides a strong and permanent boundary for the planned northern boundary of urban development to York</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The Outer Ring Road for this section of the boundary marks a clear frontier between the expanded urban form of the city to the south-east of it and the rural characteristics of the flat and open landscape to its north-west. The distinct visual difference between the urban landscapes of the city and Upper/Nether Poppleton and the open</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>landscape separating them is visible from the Outer Ring Road and main and branch railway lines, especially from the elevated sections of the ring road. Further, the physical separation provided by this parcel of land between the two forms of urban development is experienced when passing along Millfield Lane.</p> <p>The land to the north of the proposed boundary is identified as Area G5: Upper Poppleton and Nether Poppleton in the Approach to Green Belt Appraisal (Evidence 11). This area is important in preserving the setting and special character of York by preventing coalescence of the main urban area (Character Area 32 York Business Park) and the villages of Upper Poppleton and Nether Poppleton lying to the north-west of the flat and open area of land. It serves to protect the rural setting of the villages by retaining the physical separation between the urban area of the business park and housing area that extend up to the Outer Ring Road and the villages. In doing so, it preserves the individual character and identity of these villages. This physical separation and the scale and identity of the villages of Upper/Nether Poppleton are evident in views from the Outer Ring Road and railway approaches.</p> <p>As evidenced in the Historic Land Characterisation (Evidence 19), this swathe of land to the north retains partial legibility of its origins as enclosed farmland as part of the planned large scale parliamentary enclosure. The structures which exist in the area of separation between the two settlements relate to historic farms and outdoor sports buildings located next to Millfield Lane, itself an historic connection between Upper/Nether Poppleton and York that appears on the First Edition 1852 OS Plan.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are long distance views from beyond the city (from around Great Ouseburn) across this area, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCA) in its rural agricultural context. These help to understand how the Minster would be viewed as a dominant landmark from surrounding</p>	
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	<p>settlements and drew people to the area as well as an opportunity to understand the scale and distribution of the built city in context to the Minster.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs to be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the north of the outer ring road connect to the wider and continuous countryside which is a key features of the character and setting of the city. There are limited built structures within the parcel of land, with less than 33 structures per 250sq.m and those which are present read within the context of the two settlements and their agricultural economic heritage of the city</p> <p>It is important to keep the parcel of open land to the north-west of the proposed boundary and south of Upper/Nether Poppleton permanently open in order to understand the relationship of the historic city to its agricultural hinterland and surrounding settlements. The preservation of this open land maintains the historic pattern of development of the city with free-standing and clearly definable villages set within open countryside beyond the built-up concentrated core of the city.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is adjacent to the urban area and therefore relevant for sprawl. The outer ring road marks the edge of urban development consisting of York Business Park which forms part of the main built up area.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The parcel of land to the north west of the proposed boundary, beyond the ring road, has a rural feel and strong sense of openness, characterised by flat, open, arable farmland and</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>River Ouse Floodplain. It is bisected by Millfield Lane, which has some sporadic development either side of it between the Outer Ring Road and Upper/Nether Poppleton. These are Millfield Farm at its southern end, the cluster of development comprising Laxton Cottage, Cherry Tree Cottage and Cherry Tree Cottage Caravan Site, and Poppleton Football Club to its northern end. These developments are in close proximity to the main urban area and there is an increased risk of both ribbon development and more general sprawl from them.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Development is constrained by the robust proposed boundary of the York Outer Ring Road and it is important that development does not breach this. If land beyond the ring road were opened up for development this would be unconstrained and run the risk of coalescence with the already very close settlement of Poppleton, and result in unacceptable sprawl of the urban area.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The parcel of land has a sense of openness to it being largely open land with limited structures within it. These structures include: the adopted Millfield Lane with its associated paraphernalia (bus stops, lighting columns and telegraph poles); and those buildings and hard-standings that lie adjacent to the lane and relate to Millfield Farm, a pair of semi-detached cottages, a caravan site, agricultural buildings south of Long Ridge Lane, and Poppleton Football Club. The parcel of land is crossed or bounded by railway lines – the East Coast Main Line and York-Harrogate Branch Line. The existing structures do not detract from the contribution the parcel of land makes to the countryside, because of the low level nature of the existing development and retained rural appearance of the lane.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The open land functions as part of the countryside, with its predominant use being</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	<p>agriculture. There is an area of outdoor sports and a caravan site, both of which are acceptable uses in countryside in accessible locations.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the north west of the proposed boundary is connected to and part of the wider countryside with clear views across the flat open landscape from road and rail approaches.</p>	
Local Permanence		
Proposed Boundary	Road Carriageway	The proposed boundary has been established for a significant period of time. The boundary provides a consistent boundary feature that offers strength and resilience to change.
Recognisability of proposed boundary	This section of the proposed boundary line follows the recognisable built feature of the A1237 York Outer Ring Road, following the northern edge of the highway where this abuts the grass verge.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks the extent of the urban area where it meets open land. The Outer Ring Road has been established since 1986/87. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, while the land to the north east of the proposed boundary, immediately beyond the York Outer Ring Road is not identified as designated open space or of specific designated nature conservation value, it is part of Local Green Corridor 12 (Ring Road Corridor [SD080]) and Poppleton Sports Ground is in close proximity adjoining the edge of the village to the North [SD085]. Land to the north eastern edge of the proposed boundary is within flood zone 3 and all of the land to the</p>	

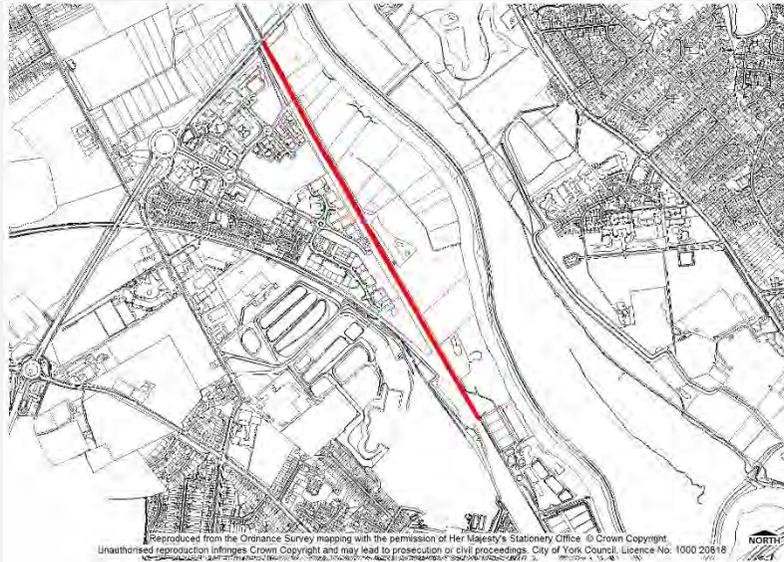
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	north separating the urban edge from Poppleton village is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area preventing Coalescence (G5) [SD107]. The land between the proposed boundary and the village of Poppleton is therefore is <u>not suitable for development in line with the Local Plan strategy.</u>
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Land Considered/Site Selection
Land adjacent to this boundary has not been proposed for development

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The boundary follows the eastern edge of the railway line from the Outer Ring Road A1237 southwards towards York until it meets the fence line of the Yorkshire Waste Water Treatment Works (WWTW).



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	N/A				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the north east of the proposed boundary forms part of Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings (Annex 1, Evidence 11b). It comprises open agricultural and semi-improved grassland adjacent to the River Ouse contributes to maintaining the contained urban form of the compact city. The open character and appearance of the parcel of land is clearly visible in open approaches such as from the Outer Ring Road where it crosses the northern boundary of the Green Wedge, the East Coast Main Line that bounds the land to the south-west, from the River Ouse, and from the long distance uninterrupted pedestrian and cycle routes that run through the Green Wedge (Annex 1, Evidence 6). The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core from within the Green Wedge, in particular Key View 9 with a fixed focal point from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach, which assist in reading the compact form, setting and context of the historic city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The land to the north east of the proposed boundary is part of Green Wedge C6, one element of the role of a Green Wedges is to prevent the lateral coalescence of different parts of the urban area (Annex 1, Evidence 11a). The open land to the north west is also identified as an area of unique character itself in the Historic Environment Characterisation Project as Character Area 34: Poppleton, Rawcliffe and Clifton Ings (Annex 1, Evidence 14). This land functions to prevent coalescence between York Business Park (Character Area 32) and the railway (Character Area 31) to the south east and the residential area of Clifton (Character Area 35), which is located to the north east. The open character and appearance of the parcel of land and the separation it provides between these distinct developed areas of the city are clearly visible in open approaches from the Outer Ring Road where it crosses the northern boundary of the Green Wedge, the railway lines that bound the land to the south-west, from the River Ouse and from the long distance pedestrian and cycle approaches that run</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>through the Green Wedge (Annex 1, Evidence 6). Whilst the presence of the river would help to restrict development that would merge the two distinct built-up areas of Rawcliffe and York Business Park the over all sense of space and countryside between thew two is important to maintain the identity of the separate areas and the reationship the urban development of York had to the river ings and fertile farmland.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are long distance views from beyond the city (from around Great Ouseburn) across this area, and also key view 9 with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCA) in its rural agricultural context. These help to understand how the Minster would be viewed as a dominant landmark from surrounding settlements and drew people to the area as well as an opportunity to understand the scale and distribution of the built city in context to the Minster.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land is within a distinctive landscape feature of the Ings water meadows on the banks of the River Ouse (Annex 1, Evidence 7 & 8). The river flows through the flat landscape of the river valley from the north through the compact historical core of the city in a southerly direction and is an important determining factor for the location of the historic city. The river corridor ings and surrounding land aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1, Evidence 12f). The river corridor between the Outer Ring Road and the urban core of the city is Green Wedge C6 (Annex 1, Evidence 11b), which is characteristed by open agricultural and semi-improved grassland adjacent to the riverand identified as Character Area 34: Poppleton, Rawcliffe and Clifton Ings, in the Historic</p>	
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	<p>Environment Characterisation Project (Annex 1, Evidence 14). This references the example of late 18th century strip hedgerow field boundaries visible at Poppleton Ings, located in the northern section of the parcel of land to the west of the river, running in a NE-SW direction and within which are areas of medieval ridge and furrow earthworks. The Historic Landscape Characterisation Project (Annex 1, Evidence 19), defines this northern part of the land as Enclosed Land Type: Planned large scale parliamentary enclosure that retains a significant legibility of its original landscape features. As such, the parcel of land contributes to the strong agricultural heritage of the city. The legibility of original landscape features is less legible at Acomb Ings to the southern part of the parcel of land, largely because of the siting of the York New Waterworks Company (founded in 1846) to the south-west of the character area and southern part of the parcel of land. The railway line, northern field boundaries and older buildings and structures associated with the water works are visible on the First Edition 1852 OS Plan.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land is bounded by the East Coast Main Line to its south-west, beyond which is built development.</p> <p>4.2 The land has a slight increased risk of sprawl occurring through the presence of existing structures. To the south west of the proposed boundary, the built development and structures of York Business Park are largely contained by the railway line. To the south is Yorkshire WWTW. There are currently limited buildings to the north east of the proposed boundary with less than 33 structures per 250sq.m (Annex 1, Evidence 4). To the south of the proposed boundary, the structures which are present comprise low lying treatment tanks and plant related structures associated with the WWTW. Although these are less built up and intrusive compared to other forms of development, the surrounding land to the north and east is completely undeveloped retaining a strong sense of openness therefore further expansion of the WWTW to the north should be resisted. There is therefore an identified risk of sprawl in this area due to the WWTW to the south. The metal fence at the northern extent of the WWTW meets the railway line</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 3	Boundary: 2	Boundary Name: Poppleton Ings
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	<p>providing a defined area to restrict development. This is considered in more detail in the Section 3 Boundary 3 assessment proforma.</p> <p>An alternative boundary would be to follow the railway line further south and to include parts of the WWTW within the Green Belt however this would appear as sprawl and would increase the risk of further sprawl occurring as the limits of the WWTW would be less clearly defined.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The East Coast Main Line which forms the proposed boundary represents a strong physical barrier to sprawl from the business and industrial area to the west. This marks the extent of the developed urban area where it meets the open land adjacent to the river and provides a recognisable, permanent and robust feature as the proposed boundary line. There is no stronger boundary line. The open land to the north east is enclosed at its northern extent by the Outer Ring Road and the River Ouse to the east and therefore any development within this area is contained as it would ultimately be restricted by these. However this would be a large area of land to open up which would represent unacceptable sprawl and would result in the loss of compactness therefore having implications on purpose 4 as set out above.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>(Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences.</p> <p>There are no buildings within the parcel of land. The northern half of the parcel of land, Poppleton Ings, is divided into a series of fields separated by hedgerows running across the land, which is crossed by overhead electricity cables carried by three pylons. To the south, the land becomes less enclosed and more open with informal vegetation.</p> <p>An alternative boundary would be to follow the railway line further south and to include parts of the WWTW within the Green Belt however these are urbanising influences which are distinctly different in character from the surrounding area. These urbanising influences appear on aerial photos from 1936 onwards and in their current form from 2002. They comprise a series of created water bodies, groupings of ancillary buildings and plant, and hard-surfaced access tracks.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The parcel of land to the north and east of the proposed boundary consists of</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 3	Boundary: 2	Boundary Name: Poppleton Ings
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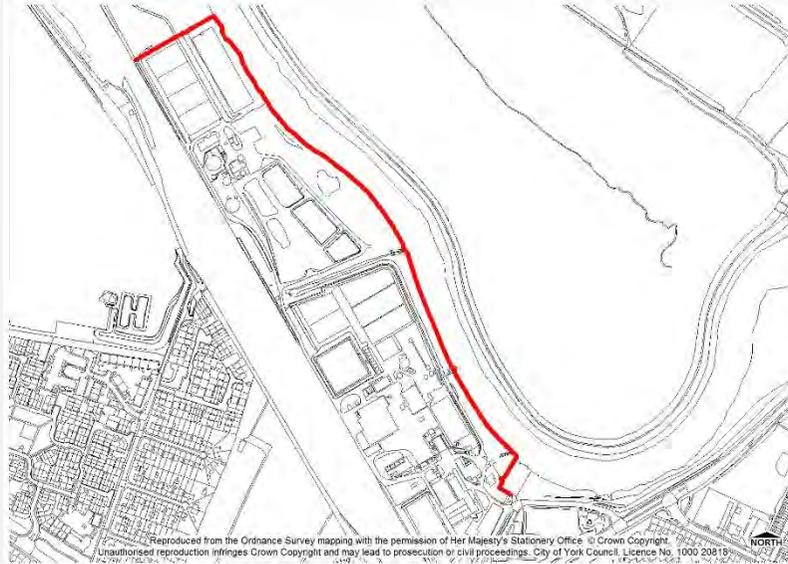
	<p>agricultural land with a series of fields divided by hedgerow. The land functions as part of the countryside and it has an open character.</p> <p>As set out above, an alternative boundary would be to follow the railway line further south and to include parts of the WWTW within the Green Belt however whilst parts of the WWTW are screened by mature riverside vegetation, when viewed from the open approach along the railway, the land is less well screened and does not function as part of the countryside.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The parcel of land contributes to the character of the countryside in terms of its open appearance, with views across the land from key open approaches of the Outer Ring Road and railway as well as from the Millenium Way long distance pedestrian approach. Access is restricted by the railway lines and the private ownership of the land to the south owned by Yorkshire Water.</p>	
Local Permanence		
Proposed Boundary	Railway Line	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	<p>This section of the proposed boundary follows the recognisable built feature of the main line Railway, following the eastern edge of the line where this abuts the grass verge and presents the strongest and most recognisable feature in the area. The boundary ends at the metal fence which defines the limits of Yorkshire Water’s WWTW.</p> <p>As set out above, an alternative boundary would be to extend further south along the railway line and include the whole or parts of the WWTW within the Green Belt. Having a clearly defined edge representing the limits of current development represents a more recognisable and permanent boundary. In addition, the whole of the WWTW site is outside the Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings (Annex 1, Evidence 11b) and therefore this land serves no Green Belt purpose. The Green Wedge boundary excludes the triangular area of vegetation to the north of the fence line however this has been included within the Green Belt in order to take the boundary up to the metal fence as this is more recognisable and permanent than the vegetation boundary.</p>	

Section: 3	Boundary: 2	Boundary Name: Poppleton Ings
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Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks the extent of the urban area where it meets open land. This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, following the route of the York, Newcastle and Berwick Railway. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, while the land immediately to the north east of the proposed boundary, up to the edge of the River Ouse, is not identified as designated open space, it is identified as having areas of nature conservation value within and abutting it, and is entirely within Regional Green Corridor 1 (Ouse Corridor [SD080]). The majority of the land is also within functional floodplain 3b and the entirety of the land is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge C4 [SD107], and therefore is <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection		
Land adjacent to this boundary has not been proposed for development		

Section: 3	Boundary: 3	Boundary Name: Landing Lane Water Works
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The boundary extends away from the West Coast Main Line following the fence line of the Yorkshire Waste Water Treatment Works (WWTW), turning south along the edge of the River Ouse up to the point where it meets Landing Lane.



Criterion 1 Compactness	1.1	Yes	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. To the north east of the proposed boundary is the River Ouse and Clifton Ings on the banks beyond. The river and adjacent land which abut the proposed boundary are within Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings (Annex 1, Evidence 11b). The green wedge comprises the open agricultural River Ouse corridor and has created the distinctive contained urban form of the compact city. The open character and appearance of the parcel of land, is part of the key open approach of the River Ouse and is visible from the open approaches from the the East Coast Main Line that bounds the land to the south-west, from the River Ouse and from the long distance uninterrupted pedestrian and cycle routes that run through the green wedge which offer opportunities to understand the importance of this land and its role in the historic character of the city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The land to the south west of the proposed boundary is in industrial land use as a Sewage Treatment Centre (Annex 1, evidence 19), the southern end of the works contains large built structures with the northern end having lower lying structures however the whole WWTW reads as part of the urban area. The land to the north east of the proposed boundary is part of Green Wedge C6, one element of the role of a Green Wedges is to prevent the lateral coalescence of different parts of the urban area (Annex 1, Evidence 11a). This land functions to prevent coalescence between the waste water treatment works and urban edge to the the south west, and the residential area of Clifton (Character Area 35), which is located on the opposite banks of the river to the north east. The open character and appearance of the parcel of land between the two and the separation it provides between these distinct developed areas of the city are clearly visible from within the green wedge (particularly from the river itself and long distance pedestrian and cycle approaches that run through the area) as well as its prominent crossing points such as the Outer Ring Road where it crosses the northern boundary of the Green Wedge, and Water End which bisects it. Whilst the presence of the river and its flood plain would help to restrict development that would merge the two distinct built-up</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>areas to either side, the overall sense of space and countryside between the two is important to maintain the identity of the separate areas. Opportunities to maintain openness on the banks of the river and in its Ings are important in enabling an understanding of the relationship the urban development of York had to the river Ings and fertile farmland.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land needs to be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the north east of the proposed boundary connects to the River Ouse, and is within its Floodplain and Green Wedge C6 (Annex 1, Evidence 11b). The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north and passes through the compact historical core of the city in southerly direction. The river corridor and land either side which function as the green wedge, extends the countryside into the city and aids the understanding of the historical relationship of the city to its hinterland, perimeter agriculture and rural area beyond the Outer Ring Road. The openness of the land to the north east of the proposed boundary contributes to this connected rural landscape and is important to keep permanently open.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land is connected to the urbanised development of the WWTW which although separated by the East Coast Main Line represents the urban edge in this location.</p> <p>4.2 The land has a slight increased risk of sprawl occurring due to the Waste Water Treatment Works. The land to the south west of the proposed boundary consists of existing structures associated with the WWTW. There are no existing structures to the north or north east of the proposed boundary beyond the River Ouse. The structures which are present in the WWTW</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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SP4, SP5, SP8	<p>comprise buildings, concrete settlement tanks, large areas of hardstanding and a series of low lying structures. The WWTW is more built up towards the southern end with lower lying structures at the northern end. Although some of these structures are less built up and intrusive compared to other forms of development, the surrounding land to the north and east is completely undeveloped retaining a strong sense of openness therefore further expansion of the WWTW to the north should be resisted. The steel fence at the northern extent of the WWTW meets the railway line and follows the river bank to the steel fence which connects to the entrance of the WWTW in the south east and prevents public access. The fence is clearly visible on aerial photographs from 2002 following expansion of the WWTW through piecemeal development during the 20th century. There is the potential for further built form and structures from the expansion of the WWTW and the fence offers the most defined edge to contain and enclose the built area and prevent sprawl. There are no built structures or other features between the edge of the WWTW and the river bank. There is therefore an identified risk of sprawl in this area due to the WWTW.</p> <p>An alternative boundary would be to follow the railway line further south and to include parts of the WWTW within the Green Belt however this would appear as sprawl and would increase the risk of further sprawl occurring as the limits of the WWTW would be less clearly defined.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent unrestricted sprawl. The proposed boundary marks the extent of the developed, urban area consisting of the WWTW where it meets the river to the east and the open land to the north, providing a recognisable, permanent and robust boundary. The open land to the north of the proposed boundary is enclosed at its northern extent by the Outer Ring Road and therefore any development within this area would ultimately be restricted by this boundary. However this would be a large area of land to open up which would represent unacceptable sprawl and would result in the loss of compactness therefore having implications on purpose 4 as set out above.</p>	
Purpose 3	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land to the north and east of the proposed boundary is characterised by an absence of built</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY

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<p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>development consisting of the Ings on the opposite banks. The Ings consists of open fields with informal vegetation.</p> <p>An alternative boundary would be to follow the railway line further south and to include parts of the WWTW within the Green Belt however these are urbanising influences which are distinctly different in character from the surrounding area. These urbanising influences appear on aerial photos from 1936 onwards and in their current form from 2002. They comprise a series of created water bodies, groupings of ancillary buildings and plant, and hard-surfaced access tracks.</p> <p>5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and it contributes to the character of the countryside through openness, views and accessibility. The parcel of land to the north and east of the proposed boundary contributes to the character of the countryside in terms of its open appearance, with views across the land from the key open approaches of the River, Water End and the Millenium Way long distance pedestrian approach.</p> <p>As set out above, an alternative boundary would be to follow the railway line further south and to include parts of the WWTW within the Green Belt however whilst parts of the WWTW are screened by mature riverside vegetation, when viewed from open approaches along the railway and from the River, other parts are less well screened and do not function as part of the countryside.</p>	<p>OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Steel Fence and River Edge and Road Carriageway</p>	
<p>Recognisability of proposed boundary</p>	<p>This section of the proposed boundary follows the recognisable built feature of the steel fence around the Yorkshire Water Waste Water Treatment Works. This fence meets the railway line in the north and follows the river bank to connect to the entrance of the WWTW in the south east at Landing Lane, thereby preventing public access. The fence is clearly visible on aerial photographs from 2002 following expansion of the WWTW through piecemeal development during the 20th century.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers</p>

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	As set out above, an alternative boundary would be to extend further south along the railway line and include the whole or parts of the WWTW within the Green Belt. Having a clearly defined edge representing the limits of current development represents a more recognisable and permanent boundary. In addition, the whole of the WWTW site is outside the Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings (Annex 1, Evidence 11b) and therefore this land serves no Green Belt purpose. The Green Wedge boundary excludes the triangular area of vegetation to the north of the fence line however this has been included within the Green Belt in order to take the boundary up to the metal fence as this is more recognisable and permanent than the vegetation boundary.	strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has some connection with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the north east of the proposed boundary is the river Ouse which is designated as a Site of Importance to Nature Conservation [SD080], the land from the far bank of the river Ouse is designated natural semi natural open space [SD085] the majority of the area is part of the functional floodplain of the river and the whole area is entirely within Regional Green Corridor 1 (Ouse Corridor [SD080]). The entirety of the land to the North East of the proposed boundary is also identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge C4 [SD107]. The open land to the north west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>	

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Land Considered/Site Selection

Land adjacent to this boundary to the north east has not been proposed for development

Section: 3	Boundary: 4	Boundary Name: Landing Lane and Water End
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The boundary follows the northern edge of Landing Lane - north of the RSPCA Animal Home - and continues north-east along the northern edge of Water End past the war memorial and Salisbury Road Amenity Green Space until it is level with the rear Boundary of No. 20 Fourth Street.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – NOT APPLICABLE
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	
Criterion 2 Landmark Monuments	2.1	No		Purpose 3 – 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	No					

Section: 3	Boundary: 4	Boundary Name: Landing Lane and Water End
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The flat and open parcel of land to the north of the proposed inner boundary forms part of Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings (Annex 1, Evidence 11a). It comprises open agricultural and semi-improved grassland adjacent to the River Ouse that extends the countryside into the city and contributes to the contained urban form of the compact city. The open character and appearance of the parcel of land to the north of the proposed boundary is clearly visible in open approaches from the the East Coast Main Line from the River Ouse and from the long distance uninterrupted pedestrian and cycle routes that run through the Green Wedge.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, constraining development from coalescing and maintaining a connection to open and historic setting and to. The land to the east of the proposed forms the continuous urban edge of York in this location, including the RSPCA kennels to landing lane and residential development along Salisbury Road. The land to the north and west of proposed boundary is part of Green Wedge C6, one element of the role of a Green Wedges is to prevent the lateral coalescence of different parts of the urban area (Annex 1, Evidence 11a). This land functions to prevent coalescence between the waste water treatment works and RSPCA kennels to the north and the urban edge to the south east from the residential area of Clifton (Character Area 35, Annex 1, evidence 14), which is located on the opposite banks of the river to the north east. The open character, appearance and separation provided by the land to the north of the proposed boundary means these distinct developed areas of the city are visible and can be understood from within the green wedge (particularly from the river itself and long distance pedestrian and cycle approaches that run through the area) and Water End itself which bisects the Green Wedge. Whilst the presence of the river and its flood plain would help to restrict development that would merge the two distinct built-up areas to either side, the over all sense of space and countryside between the two is important to maintain the identity of the separate areas. Opportunities to maintain openness on the banks of the river and in its Ings are</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 3	Boundary: 4	Boundary Name: Landing Lane and Water End
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	<p>important in enabling an understanding of the relationship the urban development of York had to the riverings and fertile farmland.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land needs to be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The parcel of land sits within the River Ouse Floodplain and Green Wedge C6. The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north and passes through the compact historical core of the city and southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road. The river corridor between the Outer Ring Road and the urban core of the city is characterised by open agricultural and semi-improved grassland adjacent to the river. As such, the parcel of land contributes to the setting of the River Ouse and the historical relationship of the city to its hinterland.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land is adjacent to the urban area to the south of the proposed boundary, which is occupied by the RSPCA Animal Home and beyond it Leeman Road (Character Area 33) comprising railway-related terrace housing. It is separated from these by the adopted highways of Water End and Landing Lane.</p> <p>4.2 The land does not have an increased risk of sprawl occurring as there are no existing structures. The parcel of land to the north of the proposed boundary is undeveloped river corridor with limited existing structures.</p>	NOT APPLICABLE

Section: 3	Boundary: 4	Boundary Name: Landing Lane and Water End
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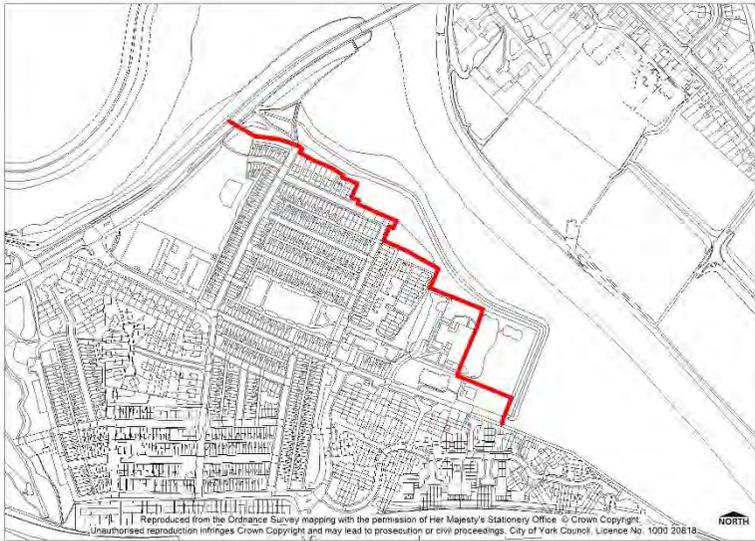
	<p>4.3 Land is constrained by built development or strong boundaries on more than one side, and is therefore contained in a way which would prevent sprawl.</p> <p>The land could not be built on as part of rounding off in a contained way and it is unlikely the development would sprawl from this edge of the city to the opposite banks of the river</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences.</p> <p>The parcel of land to the north of the proposed boundary is absent of built development or urbanising influences, other than related river infrastructure, created access points from the adopted highway or access tracks. However, these minor elements do not detract from the general appearance of the land as integral to the river corridor and part of the extension of countryside into the city.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to its character through openness, views and accessibility. The open land between the southern bank of the river along the stretch known as Clifton Short Reach, and the adopted highway is limited in depth and lies within the Flood Zone 3b (functional floodplain), which would restrict development to appropriate uses</p> <p>The parcel of land is integral to the River Ouse corridor, which extends the perimeter countryside that is characteristic around York into the city’s urban form. The openness of the river valley positively contributes to the countryside through the views into and out of it to the wider countryside beyond and the peaceful enjoyment of it from the key approaches of the River, Water End and the Millenium Way long distance pedestrian approach.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Road Carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary
Recognisability of proposed boundary	<p>This section of the proposed boundary follows the recognisable built feature of the northern edge of the adopted highway (Landing Lane) and the flood defence boundary wall along the northern edge of the footpath/cycle path on Water End.</p> <p>An alternative boundary would be to utilise the River Ouse, however as set out above, the area of land between the road and the River in this location is integral to the river corridor and forms part of the countryside. It is therefore important to retain this land within the Green Belt.</p>	

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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the boundary has some connection with features shown on the First Edition OS Survey 1852; Landing Lane is a visible feature, and the footpath connecting to it marks the current route of Landing Lane. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p>	<p>features offers strength and resilience to change.</p>
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the north east of the proposed boundary is the river Ouse which is designated as a Site of Importance to Nature Conservation [SD080], the land from the far bank of the river Ouse is designated natural semi natural open space [SD085] the majority of the area is part of the functional floodplain of the river and the whole area is entirely within Regional Green Corridor 1 (Ouse Corridor [SD080]). The entirety of the land to the North East of the proposed boundary is also identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge C4 [SD107]. The open land to the north west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>	
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has not been proposed for development</p>		

Section: 3	Boundary: 5	Boundary Name: Forth Street to rear of St Barnabas Primary School
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From the metal railings to the rear of 2 to 20 Forth Street and 93 Lincoln Street which links up to the end of Lincoln Street the boundary follows the urban area to the rear of Swinnerton Ave, Balfour Street and the built footprint of St Barnabas School, and the Vicarage.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	No					

Section: 3	Boundary: 5	Boundary Name: Forth Street to rear of St Barnabas Primary School
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The flat and open parcel of land to the north-east of the proposed inner boundary is grassed openspace the Extension to Rawcliffe Meadows and Clifton Ings Green Wedge (C6 – Annex 1, evidence 11b). The Green Wedge includes land either side of the River Ouse and contributes to the contained urban form of the compact city. The open character and appearance of the land is clearly visible in open approaches from the River Ouse and from the long distance pedestrian and cycle routes that run through the Green Wedge as well as when passing along Water End/Clifton Bridge or when viewed from within the amenity space itself. Clifton Bridge allows high level views of the low-lying flat terrain of the Green Wedge and towards the city. The wedge also forms part of the context for views of the minster from within and across this land (Annex 1, evidence 13 - YCHCCA views analysis) identifies important views of the Minster in its elevated position within the York historic core, with a view from and across the parcel of land, which assists in reading the compact form, setting and context of the historic city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, constraining development from coalescing and maintaining a connection to open and historic setting. The parcel of land lies within Green Wedge C6, which sits between two distinct character areas as identified in the York Historic Environment Characterisation Project. Character Area 33 Leeman Road, comprises predominantly high density railway-related terrace housing to the south-west of the river, and Character Area 35 Clifton, which comprises less dense residential development to the north-east. The land contributes in maintaining the scale and identity of these two distinct residential areas of the city. This is the narrowest point within the Green Wedge between the urban forms on the opposite banks of the river partially as a result of the more modern development of St Barnabas School to the south east, this enhances the importance of ensuring no further compromises to compactness are made in the area.</p> <p>The open character and appearance of the parcel of land and the separation it provides between the two distinct developed areas of the city, are clearly visible in open approaches from the River</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 3	Boundary: 5	Boundary Name: Forth Street to rear of St Barnabas Primary School
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	<p>Ouse and from the long distance pedestrian and cycle approaches that run through the Green Wedge as well as from Water End/Clifton Bridge and the paths within the Amenity Openspace. As such, the land contributes to maintaining the scale and identity of these two distinct residential areas of the city and constrains lateral coalescence of development that would erode the historic setting of the city.</p> <p>An alternative boundary would be to utilise the perimeter of St Barnabas School and to exclude the school playground and playing fields from the Green Belt however these outdoor sport and recreation uses represent an acceptable use in the Green Belt as they preserve openness. Their inclusion within the Green Belt enables the openness of this part of the Green Wedge to be controlled and maintains the physical separation and views of the compact urban edge which are so important to the Green Wedge.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land should be sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster. There are intermittent views of the Minster from across the Green Wedge. The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core which includes Key View 9 from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach. There are clear views from the parcel of open publically accessible land to the immediate north east of the proposed boundary of the three towers of York Minster raising above the city's skyline and viewed in the context of its elevated position above the River Ouse corridor. It is important to keep this land permanently open to preserve the views of the city's cathedral from this open context close to the city. The openness of the land adds to an understanding of the visual prominence the minster has now and would have had historically in the visual connection it would have provided for the people farming this open stray back to the administrative and ecclesiastical centre of York.</p> <p>2.3 Not applicable.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the north east of the proposed boundary</p>	
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Section: 3	Boundary: 5	Boundary Name: Forth Street to rear of St Barnabas Primary School
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	<p>from the floodplains of the River Ouse. The River is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north and passes through the compact historical core of the city and southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road. The open nature of the land contributes to the setting of the river. The land is part of the more substantial swathe of open space south west of the river that continues to function as green wedge C6 as an extension of Rawcliffe Meadows and Clifton Ings. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland.</p> <p>The land to the north east of the proposed boundary is part of the River Ouse corridor that is historical river floodplain and this open landscape has its origins in the agricultural economic heritage of the city. The land is now largely grassed sports and amenity land that remains accessible to the public and still retains partial legibility of its original landscape though there has been a high degree of boundary loss in this area.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is connected to the urban area where it runs along the rear of the residential properties on Forth Street, Swinnerton Ave, Balfour Street, and the built footprint of St Barnabas School, and the Vicarage.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The proposed boundary follows the outer edge of the St Barabas School buildings. While the land to the east of this is largely free from existing structures. To the immediate east there is a hard surfaced playground and playing fields including temporary goal posts associated with the school. These maintain the sense of openness but represent a risk to sprawl if they are developed in conjunction with the main school buildings in the future.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 3	Boundary: 5	Boundary Name: Forth Street to rear of St Barnabas Primary School
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	<p>An alternative boundary would be to extend around the school perimeter and to exclude the playground and playing fields from the Green Belt however this could result in unrestricted sprawl occurring in this location.</p> <p>4.2 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The proposed boundary represents the recognisable and robust edge to the urban area which effectively contains development and prevents sprawl. In considering alternative boundaries, any further development would eventually be contained by the road of Water End/Clifton Bridge to the north west and the river ouse to the north but would stretch as far as the the main urban area and Scarborough bridge to the south east. This would be an unacceptable large area for development and would open up the precedent of further development on the banks of the river and therefore increase the risk for sprawl. The grassed flood defence embankment, which crosses the land, is a gental topographical feature and would not prevent sprawl.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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 or acceptable uses within it. The land to the north and east of the proposed boundary is predominantly characterised by an absence of built development. The green and open character of the land contributes to the setting of the River Ouse corridor and the feeling of countryside. To the immediate east of the boundary is the school playground and playing fields. Outdoor sports and recreation uses are considered acceptable uses in the Green Belt provided they preserve openness. There are some temporary goal posts however these uses preserve openness. Overall, these elements do not detract from the general appearance of the land as part of the openness of the river corridor. The open land to the north east of the proposed boundary is designated as Outdoor sports facility and Amenity Openspace in the Open space Study (Annex 1, Evidence 10) and as such it functions as part of the countryside that extends to the edge of the city’s core urban area.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the north east of the proposed boundary is a flat and undeveloped area that contributes to the character, appearance and function of the river corridor, being read and experienced as part of it in open approaches to the city along the river, long distance pedestrian approaches and long distance cycle routes as well as from within the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 3	Boundary: 5	Boundary Name: Forth Street to rear of St Barnabas Primary School
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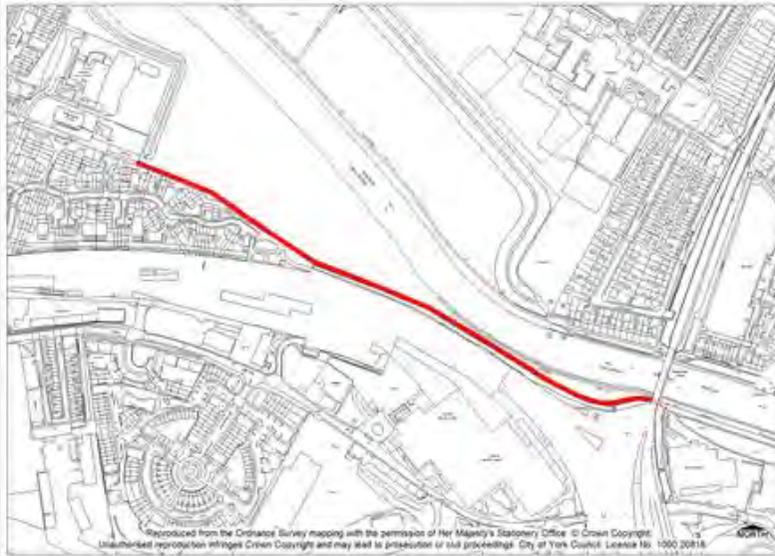
	amenity openspace and in views of it from Water End/Clifton Bridge and publicly accessible vantage points within the adjacent housing estate.	
Local Permanence		
Proposed Boundary	Edge of built up urban area	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	<p>The first part of the boundary has been drawn as a link, connecting both sides of Water End. As such, there is little on the ground to determine the precise extent of Green Belt at this point; it's path is determined by the adjacent boundaries on both sides of the road. Beyond this, the boundary follows the fenced/walled rear property boundaries on Forth Street and Swinerton Avenue (noting that it follows the fenced northern edge of the footpath on Swinerton Avenue where this fronts no's 1-15, thereby excluding Swinerton Road from Green Belt). The boundary continues east along the fenced northern edge of the path running alongside 50 Balfour Street, then around the northern and eastern boundary of homes on Stephenson Way and around the built footprint of St Barnabas Primary School and the Vicarage.</p> <p>An alternative boundary would be to utilise the school perimeter and to exclude the school playground and playing fields from the Green Belt as the school perimeter also represent an equally recognisable boundary. However as set out above, their inclusion within the Green Belt enables the openness of this part of the Green Wedge to be controlled and maintains the physical separation and views of the compact urban edge which are so important to the Green Wedge. Excluding the playing fields and playground from the Green Belt is likely to result in unrestricted sprawl occurring in this location.</p>	
Permanence Scoping/Strategic Principles set out in: SP13	<p>The first part of the boundary has been drawn as a link, connecting both sides of the Water End. As such, there is little on the ground to determine the precise extent of Green Belt at this point; it's path is determined by the adjacent boundaries on both sides of the road. This section of the boundary holds no relationship with features shown on the First Edition OS Survey 1852, given that it sits within the context of the contemporary route of Water End and early 20th Century residential development at Leeman Road. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		

Section: 3	Boundary: 5	Boundary Name: Forth Street to rear of St Barnabas Primary School
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<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the north east of the proposed boundary is designated outdoor sports facilities and amenity openspace, as well as being identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge C4 [SD107]. Much of the area to the north west of the proposed boundary is also within the the functional floodplain of the river and within Regional Green Corridor 1 (Ouse Corridor [SD080] and sites designated for nature conservation interest. The land to the North East of the proposed is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has not been proposed for development</p>	

Section: 3	Boundary: 6	Boundary Name: Cinder Lane
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When it leaves Jubilee Terrace the boundary follows the cycle/footway of Cinder Lane until it reaches Scarborough Bridge



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 3	Boundary: 6	Boundary Name: Cinder Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The flat and open parcel of land to the north-east of the proposed inner boundary is grassed Amenity Openspace (Evidence 10: Open space Study) that is adjacent to an area of housing and the railway lines. It forms part of Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings. The green wedge comprises open agricultural and semi-improved grassland adjacent to the River Ouse that contributes to the contained urban form of the compact city. The open character and appearance of the land and the visual contribution it makes to the historic green wedge is clearly visible in open approaches from the River Ouse, the East Coast Main Line and from the long distance pedestrian and cycle routes that run through the green wedge. In addition, there are more local views from within the amenity space itself and Cinder Lane foot and cycle track. The YCHCCA views analysis identifies key views Key View 12 from the East Coast Main Line across the parcel of land, allowing a dynamic view of the west end of the Minster from trains entering and leaving York Station, which assists in reading the compact form, setting and context of the historic city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, constraining development from coalescing and maintain a connection to open and historic setting. The parcel of land lies within Green Wedge C6, which sits between the distinct character areas of Leeman Road (Area 33) and the Railway (Industrial: Area 31) and Character Area 35 Clifton as identified in the York Historic Environment Characterisation project (Evidence 14). Character 33 comprises high density railway-related terrace housing and Character Area 35 Clifton comprises less dense residential and educational development. Character Area 31: Railway centres on the industrial core of the 19th century railway development in York. The land contributes in maintaining the scale and identity of these distinct areas of the city.</p> <p>The open character and appearance of the parcel of land and the separation it provides between the two distinct developed areas of the city are clearly visible in open approaches from the River Ouse and from the long distance pedestrian and cycle approaches that run through the Green</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 3	Boundary: 6	Boundary Name: Cinder Lane
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	<p>Wedge as well as from the local foot and cycle path, Cinder Lane, and from within the amenity openspace. As such, the land maintains the scale and identity of the existing distinct urban forms and constrains coalescence of development that would erode the historic setting of the city.</p> <p>Whilst the area of land separating the two character areas also contains the river and its floodplain which would also help to restrict development from merging, the sense of space and distance is important to maintaining this purpose in green belt terms and and contributes to maintaining not only the identity of the respective districts but also their connection to open and rural setting as part of understanding the origins and development of the city, its agrciultural heritage and access to open farmland in close proximity to the city and the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land should is sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster. There are intermitent views of the Minster from across the Green Wedge and east coast main line. There are also clear views from the land to the immediate north east of the proposed boundary views of the three towers of York Minster raising above the city’s skyline and viewed in the context of its elevated position above the River Ouse corridor. It is important to maintain openness to preserve the views of the city’s cathedral. The openness of the land adds to an understanding of the visual prominence the minster has now and would have had historically including the visual connection it would have provided for the people farming this open stray back to the adminisistrative and ecclesiastical centre of York.</p> <p>2.3 Not applicable.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland The parcel of land is grassed amenity openspace that sits within the River Ouse Floodplain and Green Wedge C6. The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north and passes through the compact historical core of the city and southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road. The amenity openspace</p>	
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Section: 3	Boundary: 6	Boundary Name: Cinder Lane
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	<p>contributes to the setting of the river. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland.</p> <p>The parcel of land is within 50m of the Central Historic Core Conservation Area. The Conservation Area relates to central urban area of the city to the east of Scarborough Bridge. It is important to keep the land open to maintain views across the land in open approaches from the River Ouse and East Coast Main Line of York Minster in its elevated position within the compact historic core above the low-lying river corridor.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is connected to the urban area, the housing development on Alborough Way and is adjacent to the East Coast Main Line and development on Cinder Lane consisting of St. Barnabas' School and St. Barnabas Church and Vicarage (part of Boundary 5).</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land to the north east of the proposed boundary has a strong sense of openness and is free of built structures that could result in an increased risk of sprawl occurring.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The proposed boundary acts to contain the existing urban area of modern housing development on Aldborough Way and the The East Coast Main Line. This urban development is currently separated physically and visually from the open land by boundary walls and railings as well as a slight difference in land levels and a concrete sectional fence which provides the most consistent and continuous boundary to effectively prevents sprawl.</p> <p>In considering alternative boundaries, any further development would eventually be contained by the road of Water End/Clifton Bridge to the north west and the river ouse to the north but would stretch as far as the the main urban area and Scarborough bridge to the south east. This</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

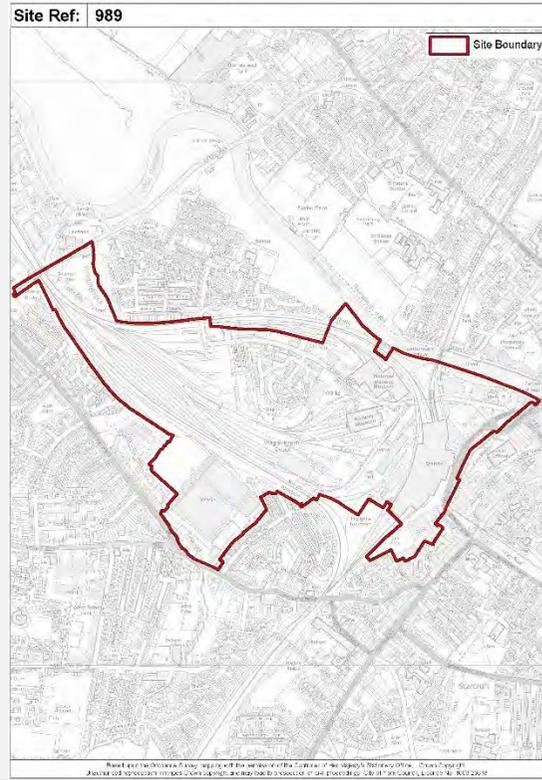
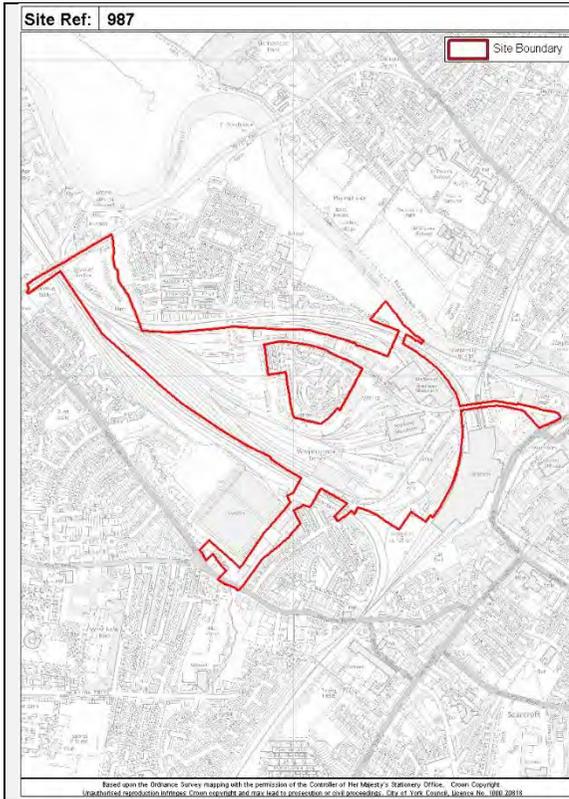
Section: 3	Boundary: 6	Boundary Name: Cinder Lane
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	would be an unacceptably large area for development and would open up the precedent of further development on the banks of the river and therefore increase the risk for sprawl.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 The land is characterised by an absence of built development or urbanising influences. The land to the north-east of the proposed boundary is free from buildings being largely amenity openspace and river floodplain. The Cinder Lane foot and cycle path crosses it, but does not detract from the general appearance of the land as part of the river corridor and Green Wedge. 5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The parcel of land is designated as Amenity Openspace (Evidence 10: Openspace Study) on the south-west bank of the River Ouse and, as such, it functions as part of the countryside that extends from the north to the edge of the city’s core urban area. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The parcel of land is an open undeveloped area that contributes to the character, appearance and function of the river corridor, being read and experienced as part of it in open approaches to the city along the river, long distance pedestrian approaches and long distance cycle routes as well as from within the amenity openspace and in views of it from Cinder Lane foot and cycle path.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Footpath	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	This section of the proposed boundary follows the recognisable built and natural features of the path (Cinder Lane) where it abuts land at Clifton Long Reach	
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has some connection with features shown on the First Edition OS Survey 1852. The footpath of Cinder Lane is visible and much of it's route is consistent with it's contemporary path until it's southern extent towards Scarborough Bridge. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	

Section: 3	Boundary: 6	Boundary Name: Cinder Lane
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the north of the proposed boundary is designated amenity openspace [SD085], identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge C4 [SD107] and is within floodzone 3. The land to the North of the proposed is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has been proposed for development</p>	

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Section: 3	Boundary: 7	Boundary Name: Scarborough Bridge
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At Scarborough Bridge the boundary cuts across the River Ouse before turning to follow the northern bank of the river.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – NOT APPLICABLE
	1.2	No			4.2	No	
	1.3	No			4.3	No	
Criterion 2 Landmark Monuments	2.1	No		Purpose 3 – 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	No					

Section: 3	Boundary: 7	Boundary Name: Scarborough Bridge
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The area to the west of the proposed boundary is the river ouse. This forms the anchor for the river corridor which contributes to maintaining the contained urban form of the compact city as the basis for land identified as Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings (Annex 1, evidence 11b). Green wedges are a characteristic feature of the historic development of York that extends the perimeter countryside north of the city into the urban area and allows important views of the compact form of the city and of the Minster. The open river banks to the west of the bridge are part of the Amenity Openspace identified in Evidence 10: Open Space Study. This land is an accessible area of public open space that extends from the edge of the city centre to Water End on the south-west bank of the River Ouse and to the playing fields of St. Peter’s School on the north-east bank of the river. The elevated vantage point of the bridge and various routes crossing it by rail, foot and cycle assists in the reading and understanding of the compact form and historical context of the city. While the River Ouse continues eastwards beyond Scarborough Bridge, the bridge marks the point at which the adjoining ings and green river banks give way to built development that abuts the more urban form of the river corridor as it flows through York.</p> <p>1.2 Not applicable.</p> <p>1.3 Not applicable.</p> <p>Landmark Monuments (Criterion 2) Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The bridge marks a change in environment from the compact core of the city with its dense urban area to the east and the start of the more open and rural setting of the River Ouse corridor to the west of it. It is important that the banks of the river</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 3	Boundary: 7	Boundary Name: Scarborough Bridge
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	<p>up to this point maintain openness as they provide the means for the people of York to most readily and easily access the sense of openness and countryside directly from the city centre. The elevated vantage point of the bridge and various routes crossing it by rail, foot and cycle assists in the reading and understanding the point where the city's green wedges bring the countryside into the city. Keeping the land to the west of the bridge permanently open would contribute to the experience of this transition point from urban to more rural landscapes and aid the understanding of the historical relationship of the city to its outlying area.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The bridge connects to the urban area at either end where it meets the river banks.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. While the area of the river is obviously open and the banks of the river do not contain significant structures, the presence and connection of this land to the main urban area and city centre of York where open land opportunities are scarce make it vulnerable to development pressures, the sensitivity to such pressures is increased given the narrowness of the open river corridor at this point.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The proposed boundary represents the most robust defence against sprawl. While Scarborough bridge and the built development to each side of the river in close proximity to this boundary would serve to constrain development and restrict sprawl where is no equivalent reliable boundary to the west. Therefore loss of openness here could continue down the river corridor.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land has some urbanising influences but is characterised by an absence of built development. The adjacent residential properties and narrowing of the separation between urban areas presents an urbanising influence but there are no built structure on the land which this boundary seeks to keep open which is largely comprised of the River Ouse and hard-surfaced areas related to Scarborough Bridge and the foot and cycle paths along the river banks.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

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Scoping/Strategic Principles set out in: SP4, SP5, SP9	<p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The function of the parcel of land is related to the river and recreational purposes associated with it or use of the riverside paths and access of the wider countryside.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The parcel of land comprises the River Ouse and its banks, which provide an open approach and views along the river and adjacent foot and cycle ways that are related to the wider views and openness of the river corridor to the north-west of the city which connects the city to the countryside,</p>	FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	West side of Bridge	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	This section of the proposed boundary follows the recognisable built feature of Scarborough Bridge, crossing the Ouse between points at the end of Cinder Lane to the south and Almerly Terrace to the north.	
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has parity with features shown on the First Edition OS Survey 1852; Scarborough Bridge carries the York and North Midland Railway line across the River Ouse. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the north west of the proposed boundary is within the river ouse and therefore not available for development. The area is also covered by designations as an area of Inmportance to nature conservation and within regional designated amenity openspace [SD085], identified in the Green Belt appraisal work as being of primary</p>	

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	importance to the setting of the historic city as part of an area of Green Wedge C4 [SD107] and is within floodzone 3. The land to the North of the proposed is therefore not suitable for development in line with the Local Plan strategy.
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Land Considered/Site Selection
Land adjacent to this boundary has not been proposed for development

Section: 3	Boundary: 8	Boundary Name: Front of Almerly Terrace and Rear of Sycamore Terrace – rear of St. Olave’s School
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Mirroring the opposite river bank by following the line of the path, this takes the boundary west, parallel to the front of properties of 1-14 Almerly Terrace before turning north along the rear property boundaries of 38-56 Sycamore Terrace.



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

Section: 3	Boundary: 8	Boundary Name: Front of Almerly Terrace and Rear of Sycamore Terrace – rear of St. Olave’s School
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The area to the southwest of the proposed boundary is the river ouse and its Floodplain (Evidence 8: York Landscape Character Appraisal). This forms the anchor for the river corridor which contributes to maintaining the contained urban form of the compact city as the basis for land identified as Green Wedge C6: Extension to Rawcliffe Meadows and Clifton lngs which opens out to incorporate the land to the north west of the proposed boundary (Annex 1, evidence 11b). Green wedges are a characteristic feature of the historic development of York that extends the perimeter countryside north of the city into the urban area and allow important views of the compact form of the city and of the Minster. The open river banks to the south west are part of the designated Amenity Openspace identified in Annex 1, Evidence 10 which lead into and contibute to the wider wedge. This land is an accessible area of public open space that extends from the edge of the city centre to the playing fields of St. Peter’s School on the north-east bank of the river. The elevated vantage point of the bridge and various routes crossing it by rail, foot and cycle assists in the reading and understanding of the compact form and historical context of the city. There are key views of the compact form of the city and its urban districts from key open approaches along the river and long distance pedestrian and cycle routes. The elevated vantage points of Scarborough Bridge to the east and the flood embankment to the west allow views of the parcel of land and its relationship to the openness of the river corridor.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, constraining development from coalescing and maintaining a connection to open and historic setting. The housing area that marks the urban edge of the city at this point is surviving suburban growth from the 20th century inter-war years. The land to the south and west remains open (Clifton Long Reach and the sports fields of St.Olave’s and St. Peter’s Schools) and retains features from its original land use as agricultural land, such as field boundaries. The northern boundary, following the rear of the properties on Scarborough Terrace, has parity with a surviving field boundary from the First Edition 1852 Survey. The open land to the west is part of Green Wedge C6, which helps to contain the urban</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 3	Boundary: 8	Boundary Name: Front of Almerly Terrace and Rear of Sycamore Terrace – rear of St. Olave’s School
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	<p>form of the compact city and maintain the scale and identity of existing urban development. The open character and appearance of the land and the visual contribution it makes to the Green Wedge is clearly visible in open approaches from the River Ouse and from the long distance pedestrian and cycle routes that run through the green wedge.</p> <p>Landmark Monuments (Criterion 2)</p> <p>Not Applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland</p> <p>. The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north and passes through the compact historical core of the city and southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road. The amenity openspace and sports fields contributes to the setting of the river corridor. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland. The land to the south and west is river embankment and grassed amenity openspace/sports fields. The land identified as important to the historic character and setting of the city as Green Wedge C6 begins to the west of the proposed boundary</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land is adjacent to the urban area at Almerly Terrace and Sycamore Terrace.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

Section: 3	Boundary: 8	Boundary Name: Front of Almerly Terrace and Rear of Sycamore Terrace – rear of St. Olave’s School
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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The land has a strong sense of openness and contains no existing structures that would increase the risk of sprawl.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side, but is not contained or enclosed in a way which would prevent sprawl. The land is constrained by existing built development on Almerly Terrace and Sycamore Terrace to its north and east. The parcel of land to the west of the proposed boundary is in use as playing fields within St.Olave’s School, to the north of which are hard surfaced courts. There is the potential for sprawl on to the open land from further sports development without adequate control. Further urban development is constrained to the south by the close proximity of the River Ouse. The boundary enclosures to the inter-war housing on Almerly Terrace and Sycamore Terrace would provide a permanent and robust boundary.</p>	<p>UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 There are some urbanising influences.</p> <p>There are some urbanising influences on the adjacent land in the form of the riverside foot and cycle path and a landing stage occupy the land to the south of Almerly Terrace but do not detract from the openness of the area. The sports field of St.Olave’s School to the west of the proposed boundary is enclosed by railings, beyond which is a flood embankment.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The parcel of land to the south is riverside embankment and that to the north is designated as Amenity Openspace (Evidence 10: Openspace Study) and, as such, it functions as part of the countryside that extends from the north to the edge of the city’s core urban area.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The parcel of land is an open area that contributes to the character, appearance and function of the river corridor, being read and experienced as part of it in open approaches to the city along the river, long distance pedestrian and cycle routes as well as from within the amenity openspace and sports fields themselves, especially from the elevated flood embankment.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

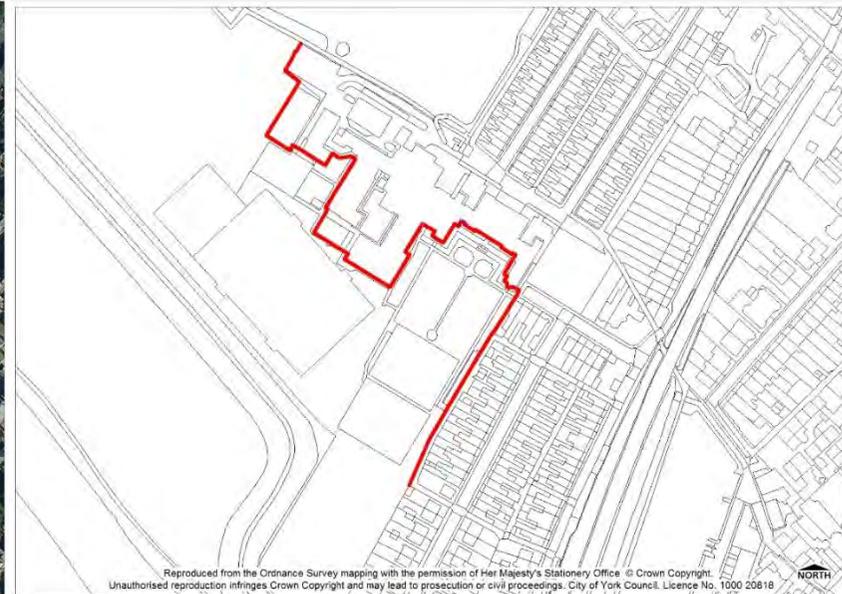
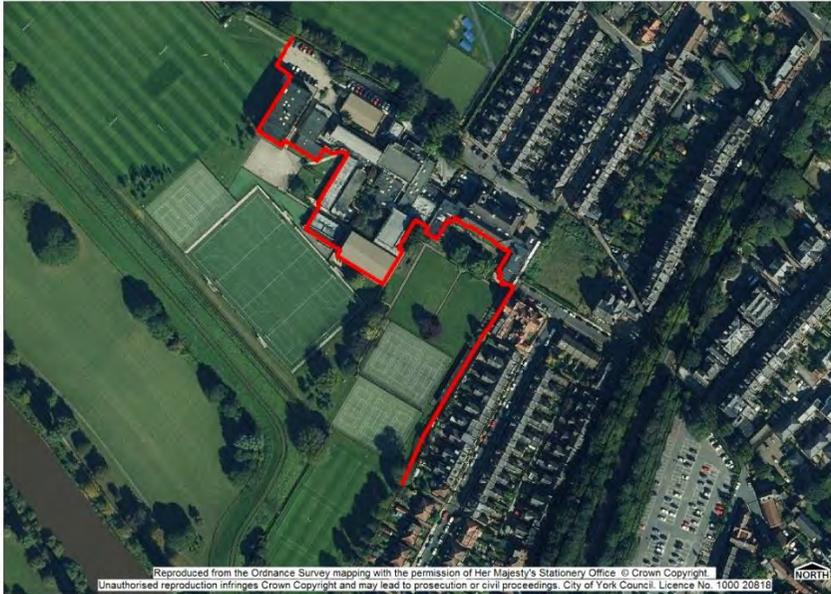
Section: 3	Boundary: 8	Boundary Name: Front of Almerly Terrace and Rear of Sycamore Terrace – rear of St. Olave’s School
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Local Permanence		
Proposed Boundary	Boundary of properties with path or openland.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	This section of the proposed boundary follows the recognisable built feature of front southern boundary walls of properties 1-14 Almerly Terrace, turning north to continue along the rear fenced/walled boundary of properties 38-56 Sycamore Terrace.	
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852, following historic hedged plot boundaries (albeit that the adjacent residential development is more recently built). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) (See spatial Strategy maps at end of section) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the south and west of the proposed boundary is designated amenity openspace and outdoor sports facility [SD085], as well as being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge C4 [SD107]. The land closest to the river is also identified as being within flood zone 3 and Regional Green Infrastructure Corridor 1 (Ouse Corridor [SD080]). The land to the south and west of the proposed is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection		
Land adjacent to this boundary has not been proposed for development		

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The boundary follows the existing built footprint of St Olave's School buildings and York Vineyard Church

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The adjacent land to the south west of the proposed boundary is part of Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings (Annex 1, evidence 11b). This comprises undeveloped, open land with a rural feel that reaches close to the centre of the city. The land is viewed in the context of the river corridor in the open approaches from of the river and long distance pedestrian and cycle path running along the river embankment (Annex 1, evidence 6). This open green space is also experienced from the footpath that crosses the sports fields linking the river towpath with Westminster Road, in elevated views from the flood defence embankment that bisects the parcel of land and from the amenity openspace on the opposite bank of the river. There are clear views of York Minster in its elevated position on higher land and within its urban setting from the amenity openspace between the school buildings and the river; these views remain even after the provision of, and recent increase in height of, the flood embankment. The open character and green appearance of the land visually contributes to the sense of openness of the river corridor as it approaches the core of the historic city and assists in reinforcing the city's contained and compact urban form.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The land to the south west of the proposed boundary is within a green wedge (C6 – Annex 1, evidence 11b). Green wedges function to contain the compact urban form of the historic city, divide the city's built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1, evidence 11a). There are key open approaches along the river, railway, long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The area to the north west of the proposed boundary contains the built up structures which have coalesced to form the main built up urban area of York. This includes Clifton village which has been subsumed into the main urban area of York through suburban growth from the 19th to 20th century inter-war years and has included expansion of St.Peter's and St.Olave's schools. The identity of this area is maintained by the seperation this open land</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>provides between this and the denser urban form of the railway-related terrace housing of Leeman Road (Character Area 33) and the Railway (Character Area 31) on the opposite bank of the river (Annex 1, Evidence 14). There is however significant pressure on the land to the immediate south of the sports pitches from the continued expansion of uses in the urban area to the north, such as at St Peter's and St Olaves schools. The parcel of land contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>An alternative boundary would be to exclude the sports pitches from the Green Belt however the sports pitches form part of the Green Wedge and as outdoor sport and recreation uses represent an acceptable use in the Green Belt provided that openness is preserved. The pitches are unlit artificial pitches which preserve openness. Their inclusion within the Green Belt enables the openness of this part of the Green Wedge to be controlled and maintains the physical separation and views of the compact urban edge which are so important to the Green Wedge.</p> <p>A further alternative boundary would be to extend the boundary further south. While the increased elevation of the flood defences in this location does have an impact on the landscape, there is still a sense of the openness to either side of them and accessibility at specific points through them. Allowing development up to the northern edge of the flood defences would have a negative impact on the sense of openness and legibility of the Green wedge.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land should be sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster. There are intermittent views of the Minster from across the Green Wedge. The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core which includes Key View 9 from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach cross this land. There are also clear views of the three towers of York Minster rising above the city's skyline and viewed in the context of its elevated position above the River Ouse</p>	
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Section: 3	Boundary: 9	Boundary Name: Rear of St. Peter's School
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	<p>corridor from the amenity space on the opposite banks of the river over this land and from the land immediately adjacent to this boundary from the amenity openspace between the school buildings and the river; these views remain even after the provision of, and recent increase in height of, the flood embankment.. It is important to keep this land permanently open to preserve the views of the city's cathedral. The openness of the land can add to an understanding of the visual prominence the minster has now and would have had historically in the visual connection it would have provided for the people farming this open stray back to the administrative and ecclesiastical centre of York.</p> <p>2.3 not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland.</p> <p>The land to the south of the proposed boundary consists of sports pitches and land adjacent to the northern banks of the River Ouse. The River is an important determining factor for the location of the historic city and flows through the flat landscape of the valley from the north passing through the compact historical core of the city and southwards (Annex 1, evidence 7 & 8). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road. This land to the south is also part of one of York's distinctive green wedges (C6: Extension to Rawcliffe Meadows and Clifton Ings Annex 1, Evidence 11b). The land comprises open, undeveloped land that extends the countryside surrounding York into the urban form of the city (Annex 1, Evidence 12f). The land has partial legibility of its original landscape being an area of planned enclosure which consists of medium sized regular fields defined by straight hedges (Annex 1, Evidence 19). There is much pressure on this green wedge and erosion of its legibility from the creation of flood defence embankments and school development. However, the land remains part of the more substantial swathe of open space north-east of the river that continues to function as green wedge, by breaking up the city's built form, separating the urban form of development of the school buildings and housing beyond from the open sports fields and contributing to the appearance of the open, green river corridor as it approaches the city. The land is experienced from the open</p>	
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	<p>approaches of the river and long distance pedestrian and cycle track as well as from the footpaths that cross or run adjacent to the open land, from the flood embankment and the accessible amenity spaces on both sides of the river. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland. Clifton Conservation Area is located to the north and east of the school buildings and includes the historic school buildings of St. Peter's School and Queen Anne's School (now St. Olave's School) and their immediate historic grounds. The land makes no contribution to the significance of the conservation area, though the open land allows longer distance views of the historic school buildings.</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is connected to the urban area where it runs along the rear of the residential properties on Sycamore Terrace, around the built footprint of York Vineyard Church, and around the built footprint of St Olave's School.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The line of the proposed boundary follows the outer edge of the St.Olave's School buildings and York Vineyard Church. The land to the south of this is largely free from existing structures. To the immediate south there are unlit artificial sports pitches. Further south there is a flood embankment. These flood defences have recently been increased in height by approximately 900mm. The embankment is to be predominantly grassed with some retained flood related equipment. There has also been pressure for access roads and pitches to the west of the artificial pitches and proposals for the artificial surface hockey pitch to be lit as part of its original submission to planning. Therefore, there is an increased risk of further school development that would erode openness and potentially impact views of the Minster from the open land without suitable control.</p> <p>An alternative boundary of excluding the artificial pitches from the Green Belt could result in unrestricted sprawl occurring in this location.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary represents an easily identifiable boundary within the landscape which will act to prevent the unrestricted sprawl of the urban area. The land to the south of the proposed boundary consists of artificial pitches and beyond this it is predominantly undeveloped and is part of a larger area of open recreation land adjacent to the River Ouse Clifton Long Reach, enclosed by boundaries 8-13 of Section 3. This open swathe of land is enclosed eventually by the River Ouse to the south and the York Outer Ring Road to the west, this would however be a huge swathe of land for release which would have an impact on purpose 4 as set out above.. Despite being enclosed on more than one boundary, there remains the potential for sprawl of the urban area from St.Olave's School buildings and St.Peter's sports provision, which would further erode the openness of the land. An alternative proposed boundary would be along the line of the flood embankment that bisects the sport field from the amenity openspace. This is likely to be a permanent feature given its intended purpose and is readily recognisable. However, this would leave the open sports land to the north-east vulnerable to sprawl and erode the visual contribution it makes to the openness of the larger parcel of recreation land that it is contiguous with and forms part of Green Wedge C6, especially when viewed from the footpaths bordering the parcel of land or from an elevated position on the flood embankment itself. Further development of the land has the potential to harm views of the Minster gained across the land despite the presence of the higher embankment and indeed that are possible from it.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>(Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land to the south of the proposed boundary consists of sports pitches. Outdoor sports and recreation uses are considered acceptable uses in the Green Belt provided they preserve openness. The pitches are unlit artificial pitches which preserve openness. The land to the south of the proposed boundary is therefore free from built development. There is a raised flood embankment that crosses the land (recently increased in height and re-seeded), with an area of related plant adjacent to the footpath between the river and Westminster Road and a stoned access track crossing the embankment. A foot and cycle path runs along the bank of the River</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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SP4, SP5, SP9	<p>Ouse. These elements do not detract from the general appearance of the land as part of the openness of the river corridor.</p> <p>5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of the countryside through openness, views and accessibility. The green and open character of the land contributes to the setting of the River Ouse corridor and feeling of countryside that extends from the Outer Ring Road to the core of the city. The sports pitches and flood embankment do not detract from the openness of the land and the contribution it makes and the uses within it, being outdoor sports or recreation uses, are acceptable. Whilst access to the school fields are restricted, it is viewed from the path running between Westminster Road/Queen Anne's Road and Westminster Road/River Ouse as well as from the flood embankment.</p>	
Local Permanence		
Proposed Boundary	Built footprint of the school	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	<p>This section of the proposed boundary follows the recognisable feature of the existing built footprint of the school buildings and the church.</p> <p>An alternative boundary would be to exclude the sports pitches from the Green Belt as they also represent an equally recognisable boundary. However as set out above, their inclusion within the Green Belt enables the openness of this part of the Green Wedge to be controlled and maintains the physical separation and views of the compact urban edge which are so important to the Green Wedge. Excluding the pitches from the Green Belt is likely to result in unrestricted sprawl occurring in this location.</p> <p>A further alternative boundary would be to extend the boundary further south to the flood defences which also represent a recognisable feature. However whilst this is recognisable in its structure and height, the openness of land to either side makes it a less distinguished edge than the others considered. In addition, as set out above this would leave this land vulnerable to sprawl and erode the visual contribution and legibility it makes to the openness of the larger parcel of recreation land that it is contiguous with and forms part of Green Wedge C6.</p>	

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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The proposed boundary follows the most permanent feature in this location consisting of the existing built footprint of the school buildings. All of the existing planning permissions on the land 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>Whilst the artificial pitches also represent a fairly permanent feature, for the reasons set out above this boundary is not considered to be a reasonable alternative due to the potential for harm to purpose 1 and 4.</p> <p>While the flood defences also offer what can be considered to be a permanent boundary feature given their recent enhancement, future changes to them would be dependent on changing climate needs and not green belt considerations.</p>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the south west of the proposed boundary is designated outdoor sports facility [SD085], as well as being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part an historic stay (A1) and a Green Wedge C4 [SD107]. The land closest to the river is also identified as being within flood zone 3 and Regional Green Infrastructure Corridor 1 (Ouse Corridor [SD080]). The land to the south and west of the proposed is therefore not suitable for development in line with the Local Plan strategy.</p>	
Land Considered/Site Selection		
Land adjacent to this boundary has not been proposed for development		

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



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

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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. This proposed section of the inner boundary follows the southern hedge line of a footpath that links Westminster Road and Queen Anne's Road. It separates the more enclosed sports fields of St.Peter's School to the north-east, which are read in the context of the school and residential development beyond, and the sports field to the south-west. The land to the south-west of the path is contiguous with a large area of open recreation space adjacent to the River Ouse Clifton Long Reach. It comprises amenity openspace, sports fields serving St.Olave's and St.Peter's Schools and a private amenity area serving Grade II Clifton Holme. It is part of Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings, which comprises undeveloped, open land with a rural feel that reaches close to the centre of the city. The green wedge helps to contain the compact urban form of the historic city, divide the city's built form into identifiable segments, provides an open setting to the city and affords views of the Minster. This open green space is also experienced from the footpath that crosses the sports fields linking the river towpath with Westminster Road, in elevated views from the flood defence embankment that bisects the parcel of land and from the amenity openspace on the opposite bank of the river. There are clear views of York Minster in its elevated position on higher land and within its urban setting from the amenity openspace between the school buildings and the river. The open character and green appearance of the land visually contributes to the sense of openness of the river corridor as it approaches the core of the historic city and assists in reinforcing the city's contained and compact urban form.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. While land on both sides of this section of the boundary could be described as open, the pitches to the north-east of the boundary are read in the context of the school and residential development beyond, and are set back from the wider extent of open space; the tracks and pitches included in green belt at this point form a more substantial swathe of open space, that contribute to the wider Green Wedge. To the north-east of the boundary is the swimming pool of St. Peter's, which sits centrally between Westminster Road</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>and St.Olave's School buildings and reinforces the visual separation between the sports pitches to the north-east from the fields to the south-west.</p> <p>The parcel of land sits within one of York's distinctive green wedges, which comprises open, undeveloped land that extends the countryside surrounding York into the urban form of the city. It separates the existing built form of the Clifton Character Area 35 as identified in the York Historic Environment Characterisation Project from the denser urban form of the railway-related terrace housing of Leeman Road Character Area 33 and the Railway Character Area 31 on the opposite bank of the river. Clifton village has been subsumed into the main urban area of York through suburban growth from the 19th to 20th century inter-war years. This has included expansion of St.Peter's and St.Olave's schools. There are key open approaches along the river, railway, long distance pedestrian and cycle paths as well as from local paths and amenity space either side of the river from where the open setting is perceived. The parcel of land contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of maintained open areas.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land should be sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster. There are intermittent views of the Minster from across the Green Wedge. The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core which includes Key View 9 from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach cross this land. There are also clear views of the three towers of York Minster raising above the city's skyline and viewed in the context of its elevated position above the River Ouse corridor from the amenity space on the opposite banks of the river over this land the open foreground and context of views of the Minster from Water End /Clifton Bridge. It is important to keep this land permanently open to preserve the views of the city's cathedral. The openness of the land can add to an understanding of the visual prominence the minster has now and would have had historically in the visual connection it would have provided for the people farming this open stray back to the administrative and ecclesiastical centre of York.</p>	
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	<p>2.3 Not Applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland.. The adjacent land to the immediate south east of the proposed boundary is grassed sports pitches and amenity openspace that is identified as part of Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings. This connects the countryside beyond York with the urban city along the swathe of historical river floodplain and adjacent open land uses.</p> <p>The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north and passes through the compact historical core of the city and southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road.</p> <p>This section of the boundary has a relationship with features shown on the First Edition OS Survey 1852. The land has partial legibility of its original landscape being an area of planned enclosure which consists of medium sized regular fields defined by straight hedges, maybe part of the Clifton Award. The creation of flood defence embankments and school development has further eroded this legibility. However, the land remains part of the more substantial swathe of open space north-east of the river that continues to function as green wedge, by breaking up the city's built form, separating the urban form of development of the school buildings and housing beyond from the open sports fields and contributing to the appearance of the open, green river corridor as it approaches the city. The land is experienced from the open approaches of the river and long distance pedestrian and cycle track as well as from the footpaths that cross or run adjacent to the open land, from the flood embankment and the accessible amenity spaces on both sides of the river. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland.</p>	
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	<p>The parcel of land adjacent to the Clifton Conservation Area, which includes the listed school buildings of St.Peter's and former Queen Anne's (now St.Olave's), and the sports land to the north of the footpath and former Bur Dike that marked the southern extent of the historic St.Peter's School. The open land allows longer distance views of the historic school buildings. The land is also within 250m of the Central Historic Core Conservation Area. The land makes no contribution to the significance of the conservation areas and, therefore, it is not important to keep the land permanently open in relation to preserve the significance of the designated heritage assets.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is connected to the urban area; St.Olave's School lies to the south-east, St.Peter's School swimming pool lies to the north-east and the houses on Westminster Road are to the north-west.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The parcel of land is largely free from existing structures. A flood embankment crosses the land to the south-west of the boundary, which has recently been increased in height by approximately 900mm. The embankment is to be predominantly grassed with some retained flood related equipment. The flood defence embankment is likely to contain any sprawl of urban development to the north-east of it. However, the size of the open land has already been reduced by the addition of further artificial sports pitches to the south of St.Olave's School buildings, approved in 2008. There has also been pressure for access roads and pitches to the west of the artificial pitches and proposals for the artificial surface hockey pitch to be lit as part of its original submission to planning. Therefore, there is an increased risk of further school development that would erode openness and potentially impact views of the Minster from the open land without suitable control.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The land is predominantly undeveloped and is part of a larger area of open recreation land adjacent to the River Ouse Clifton Long Reach, enclosed by boundaries 8-13 of Section 3. The parcel of land immediately to the south-west of the proposed boundary is bounded to its north-east and north-west by footpaths, to the south-east by St.Olave's School buildings and to the south-west by the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>flood embankment. Despite being enclosed on more than one boundary, there remains the potential for sprawl of the urban area from St.Olave's School buildings and St.Peter's sports provision, which would further erode the openness of the land.</p> <p>The line of the proposed boundary follows a footpath between Westminster Road and Queen Anne's Road that follows the alignment at its eastern end with that shown on the First Edition 1852 OS Plan and at its western end is visible in its current alignment on aerial photographs from 1971. The proposed boundary is recognisable, permanent and robust.</p> <p>An alternative proposed boundary would be along the line of the flood embankment that bisects the sport field from the amenity openspace. This is likely to be a permanent feature given its intended purpose and is readily recognisable. However, this would leave the open land to the north-east vulnerable to sprawl and erode the visual contribution it makes to the openness of the larger parcel of recreation land that it is contiguous with and forms part of Green Wedge C6, especially when viewed from the footpaths bordering the parcel of land or from an elevated position on the flood embankment itself. Further development of the land has the potential to harm views of the Minster gained across the land despite the presence of the higher embankment and indeed that are possible from it.</p> <p>A further alternative boundary would be around the existing building line of St Olave's School, the building line of the properties along North Parade and around the building footprint of St Peter's School however this area of land would be contained by the urban area which impacts the sense of openness and it would include St Peter's School Swimming Pool within the Green Belt. Therefore, it would be difficult to argue that this land serves a Green Belt function.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>(Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land is largely laid to grass as a school sports field and beyond it amenity openspace. The only urbanising influences are the means of enclosure, footpath bounding the land to the north-west and flood defence embankment. This embankment bisects the land (recently increased in height and re-seeded) and whilst mainly grassed there would be an area of related plant adjacent to the footpath between the river and Westminster Road and a stoned access track crossing the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>embankment. A foot and cycle path runs along the bank of the River Ouse. These elements do not detract from the general appearance of the land as part of the openness of the river corridor.</p> <p>5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of the countryside through openness, views and accessibility. The green and open character of the land contributes to the setting of the River Ouse corridor and feeling of countryside that extends from the Outer Ring Road to the core of the city. The built development and urbanising influences do not detract from the openness of the land and the contribution it makes and the uses within it, being sports or recreation purposes, are acceptable. Whilst access to the school fields are restricted, they are viewed from the paths running between Westminster Road/Queen Anne's Road and Westminster Road/River Ouse as well as from the flood embankment.</p>	<p>FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Fence/hedge line</p>	
<p>Recognisability of proposed boundary</p>	<p>This section of the proposed boundary follows the recognisable built feature of the hedged and fenced footpath that runs along the south-west perimeter of St.Peter's School.</p> <p>An alternative boundary would be to extend the boundary further south to the flood defences which also represent a recognisable feature. However whilst this is recognisable in its structure and height, the openness of land to either side makes it a less distinguished edge than the others considered. In addition, as set out above this would leave this land vulnerable to sprawl and erode the visual contribution and legibility it makes to the openness of the larger parcel of recreation land that it is contiguous with and forms part of Green Wedge C6.</p> <p>As set out above, a further alternative boundary which would be recognise would be around the existing building line of St Olave's School, the building line of the properties along North Parade and around the building footprint of St Peter's School however this area of land would be contained by the urban area which impacts the sense of openenss and it would include St Peter's School Swimming Pool within the Green Belt. Therefore, it would be difficult to argue that this land serves a Green Belt function.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>

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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the boundary has a relationship with features shown on the First Edition OS Survey 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p> <p>While the flood defences also offer what can be considered to be a permanent boundary feature given their recent enhancement, future changes to them would be dependent on changing climate needs and not green belt considerations.</p>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>(See spatial Strategy maps at end of section)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the south west of the proposed boundary is designated outdoor sports facility [SD085], as well as being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge C4 [SD107]. The land closest to the river is also identified as being within flood zone 3 and Regional Green Infrastructure Corridor 1 (Ouse Corridor [SD080]). The land to the south and west of the proposed is therefore not suitable for development in line with the Local Plan strategy.</p>	
Land Considered/Site Selection		
Land adjacent to this boundary has not been proposed for development		

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The boundary follows the rear property boundaries of Westminster Road and the outer edge of the footpath adjacent to the sports fields



Criterion 1 Compactness	1.1	Yes	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – 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	No					

Section: 3	Boundary: 11	Boundary Name: Rear of Westminster Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. This adjacent land to the south west of the proposed boundary is within Extension to Rawcliffe Meadows and Clifton Ings Green Wedge (C6: Annex 1, Evidence 11b). The Green Wedge comprises undeveloped open land either side of the River Ouse, and contributes to the contained urban form of the compact city. The open character and appearance of the land is clearly visible in open approaches including from the River Ouse, the footpath that crosses the sports fields linking the river towpath with Westminster Road, in elevated views from the flood defence embankment that bisects the parcel of land, and from the long distance pedestrian and cycle routes that run through the wider Green Wedge, including the opposite banks of the river. There are clear views of York Minster in its elevated position on higher land and within its urban setting from the amenity openspace between the school buildings and the river. The openness of the wedge and rural feel of the area also forms part of the context for views of the Minster, visible from various points within it. The open character and green appearance of the land visually contributes to the sense of openness of the river corridor as it approaches the core of the historic city and assists in reinforcing the city’s contained and compact urban form.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting The parcel of land sits within one of York’s distinctive green wedges, which comprises open, undeveloped land that extends the countryside surrounding York into the urban form of the city. It helps to contain the compact urban form of the historic city, dividing the city’s built form into identifiable segments, providing an open setting to the city and affording views of the Minster.</p> <p>To the south west of the overall wedge, the urban edge is within character area 33 Leeman Road which comprises predominantly denser urban form of the railway-related terrace housing (Annex 1, evidence 14). To the north east adjacent to the proposed boundary, character area 35 Clifton comprises Clifton village which has been subsumed into the main urban area of York through</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>suburban growth from the 19th to 20th century inter-war years and this has included expansion of St.Peter's and St.Olave's schools and the planned 20th Century inter-war estate around Westminster Road (Annex 1, evidence 14).</p> <p>The open character and appearance of the parcel of land and the separation it provides between the two distinct developed areas of the city, are clearly visible in open approaches of the River Ouse, the footpath that crosses the sports fields linking the river towpath with Westminster Road, in elevated views from the flood defence embankment that bisects the parcel of land, and from the long distance pedestrian and cycle routes that run through the wider Green Wedge including the opposite banks of the river. As such, the land contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of maintained open areas.</p> <p>Whilst the area of land separating the two character areas also contains the river and its floodplain which would also help to restrict development from merging, the sense of space and distance is important to maintaining this purpose in green belt terms and contributes to maintaining not only the identity of the respective districts but also their connection to open and rural setting as part of understanding the origins and development of the city, its agricultural heritage and access to open farmland in close proximity to the city and the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land should be sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster. There are intermittent views of the Minster from across the Green Wedge. The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core which includes Key View 9 from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach cross this land. There are also clear views of the three towers of York Minster rising above the city's skyline and viewed in the context of its elevated position above the River Ouse corridor from the amenity space on the opposite banks of the river over this land and from Water end /Clifton Bridge with this open land providing the foreground and context for the view. It is important to keep this land permanently open to preserve the views of the city's cathedral.</p>	
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	<p>The openness of the land can add to an understanding of the visual prominence the minster has now and would have had historically in the visual connection it would have provided for the people farming this open stray back to the administrative and ecclesiastical centre of York.</p> <p>2.3 not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north and passes through the compact historical core of the city southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road.</p> <p>The open nature of the land contributes to the setting of the river. The land is part of the more substantial swathe of open space north-east of the river that continues to function as green wedge C6 as an extension of Rawcliffe Meadows and Clifton Ings. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland.</p> <p>The land to the south west of the proposed boundary is part of the River Ouse corridor that is historical river floodplain and this open landscape has its origins in the agricultural economic heritage of the city which involved its enclosure as medium sized regular fields defined by straight hedges. The land is now largely grassed sports and amenity land that remains accessible to the public and still retains fragmentary legibility of its original landscape with very little change since the 1852 OS Plan though there has been some erosion from the creation of flood defence embankments and school development.</p> <p>3.2 Not applicable.</p>	
Purpose 1	Urban Sprawl Criterion 4)	IT IS NECESSARY TO KEEP LAND

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<p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land sits immediately to the south-west of the houses on Westminster Road.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. Within the grass as sports fields to the south-west of the proposed boundary are structures related to the use of the sports fields or linked to the river including the upper and lower boathouses belonging to St.Peter’s School. A flood defence embankment bisects the fields. There is an increased risk of sprawl from further built sports provision that would impact openness without suitable control.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary acts to contain curtilages of properties on Westminster Road. It follows the change in land use and context between these curtilages and the more open predominantly undeveloped sports fields of St peter’s School and therefore provides a robust boundary to contain and enclose the urban area in a way which would prevent sprawl.</p> <p>An alternative proposed boundary along the line of the flood embankment to the south east which bisects the sports fields has been considered. However, this would leave the private amenity land of ouse cliffe gardens to the north west and field to the north-east vulnerable to sprawl and erode the visual contribution it makes to the openness of the larger parcel of open recreation land - included in Green Wedge C6 - within which the field sits and is contiguous with when viewed from the footpath bordering the parcel of land or from an elevated position on the flood embankment itself.</p> <p>The banks of the river ouse futher to the south west are another reasonable option but this would open up the wider swaithe of green wedge to the south east and north west result in unacceptable sprawl.</p>	<p>PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences.</p> <p>The land is largely laid to grass as school sports fields, but has some built development in the form of St.Peter’s School upper and lower boathouses and related hard-surfaced accesses. There is an earth and grass raised flood embankment that bissets the land. There is a footpath from Westminster Road to the river that bounds the land and connects to the riverside foot and cycle</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>path that runs along the bank of the River Ouse. These urbanising influences do not detract from the open character of the land.</p> <p>5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of it through openness, views and accessibility.</p> <p>The open character of the land contributes to the setting of the River Ouse corridor and feeling of countryside that extends from the Outer Ring Road to the core of the city. The built development and urbanising influences do not detract from the openness of the land and the contribution it makes and the uses within it, being sports or recreation purposes, are acceptable. Whilst access to the land is restricted, it is viewed from the river and riverside path, from the path running between Westminster Road and the river, and in longer distance views from the amenity land on the opposite bank of the river.</p>	<p>FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Fence/hedge line</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Recognisability of proposed boundary</p>	<p>This section of the proposed boundary follows the recognisable built feature of the hedge and fence line running to the side and rear of properties on Westminster Road. A slightly more recognisable and robust boundary might follow the eastern curtilage boundary of 78 Westminster Road rather than the path.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852. The boundary follows the extent of the urban area, which is long-standing being built in the 20th Century inter-war years and visible on aerial photographs from 1951. The boundary marks the point where open land meets the well established rear curtilages to properties for its majority and the edge of tarmaced surfaces to the eastern edge. A slightly more permanent and robust boundary might follow the eastern curtilage boundary of 78 Westminster Road rather than the path. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p>	
<p>Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection</p>		

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<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the south west of the proposed boundary is designated outdoor sports facility [SD085], as well as being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge C4 [SD107] and within flood zone 3. The land closest to the river is also identified Regional Green Infrastructure Corridor 1 (Ouse Corridor [SD080]). The land to the south and west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has not been proposed for development</p>	

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The boundary follows the side and rear garden of 52 Ousecliffe Gardens, along the rear garden of “The Glen” and then along the side of Clifton Home between its formal garden and informal amenity space until it reaches the boundary of 4 Government House Gardens



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. This adjacent land to the south west of the proposed boundary is within Extension to Rawcliffe Meadows and Clifton Ings Green Wedge (C6: Annex 1, Evidence 11b). The Green Wedge comprises undeveloped open land either side of the River Ouse, and contributes to the contained urban form of the compact city. This land, along with the land enclosed by boundaries 8-13 of Section 3, comprises a large area of recreation space adjacent to River Ouse Clifton Long Reach, including amenity openspace to the south-east, sports fields serving St.Olave’s and St.Peter’s Schools and a private amenity area serving Grade II Clifton Holme.The open character and appearance of the land is clearly visible in open approaches including from the River Ouse, the footpath that crosses the sports fields linking the river towpath with Westminster Road, in elevated views from the flood defence embankment that bisects the parcel of land, and from the long distance pedestrian and cycle routes that run through the wider Green Wedge, including the amenity green space on the opposite banks of the river. There are clear views of York Minster in its elevated position on higher land and within its urban setting from the amenity openspace between the school buildings and the river. The openness of the wedge and rural feel of the area also forms part of the context for views of the Minster, visible from various points within it. The open character and green appearance of the land visually contributes to the sense of openness of the river corridor as it approaches the core of the historic city and assists in reinforcing the city’s contained and compact urban form.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The parcel of land sits within one of York’s distinctive green wedges, which comprises open, undeveloped land that extends the countryside surrounding York into the urban form of the city. It helps to contain the compact urban form of the historic city, dividing the city’s built form into identifiable segments, providing an open setting to the city and affording views of the Minster.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>To the south west of the overall wedge, the urban edge is within character area 33 Leeman Road which comprises predominantly denser urban form of the railway-related terrace housing (Annex 1, evidence 14). To the north east adjacent to the proposed boundary, character area 35 Clifton comprises Clifton village which has been subsumed into the main urban area of York through suburban growth from the 19th to 20th century inter-war years. The open character and appearance of the parcel of land and the separation it provides between the two distinct developed areas of the city, are clearly visible in open approaches of the River Ouse, from the long distance pedestrian and cycle routes that run through the wider Green Wedge and the opposite banks of the river. As such, the land contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of maintained open areas.</p> <p>Whilst the area of land separating the two character areas also contains the river and its floodplain which would also help to restrict development from merging, the sense of space and distance is important to maintaining this purpose in green belt terms and contributes to maintaining not only the identity of the respective districts but also their connection to open and rural setting as part of understanding the origins and development of the city, its agricultural heritage and access to open farmland in close proximity to the city and the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land should be sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster. There are intermittent views of the Minster from across the Green Wedge. The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core which includes Key View 9 from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach cross this land. There are also clear views of the three towers of York Minster rising above the city's skyline and viewed in the context of its elevated position above the River Ouse corridor from the amenity space on the opposite banks of the river over this land and from Water end /Clifton Bridge with this open land providing the foreground and context for the view. It is important to keep this land permanently open to preserve the views of the city's cathedral. The openness of the land can add to an understanding of the visual prominence the minster has</p>	
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	<p>now and would have had historically in the visual connection it would have provided for the people farming this open stray back to the administrative and ecclesiastical centre of York.</p> <p>The Grade II Clifton Holme at Ousecliffe Gardens lies adjacent (within 50m to the north-east) of the proposed boundary. The open land to the south of this listed property, which is shown on First Edition 1852 Survey, partially contributes to the setting of the listed building, though does not contribute to the significance of the designated heritage asset.</p> <p>2.3 Not Applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north and passes through the compact historical core of the city southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road.</p> <p>The open nature of the land contributes to the setting of the river. The land is part of the more substantial swathe of open space north-east of the river that continues to function as green wedge C6 as an extension of Rawcliffe Meadows and Clifton Ings. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland.</p> <p>The land to the south west of the proposed boundary is part of the River Ouse corridor that is historical river floodplain and this open landscape has its origins in the agricultural economic heritage of the city and enclosed as medium sized regular fields defined by straight hedges. These fields have partial legibility with very little change since the 1852 OS Plan.</p> <p>3.2 Not applicable.</p>	
Purpose 1	Urban Sprawl (Criterion 4)	IT IS NECESSARY TO KEEP LAND

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<p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land lies immediately adjacent to the residential housing on Ousecliffe Gardens.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There are existing structures on the parcel of land to the south-west of the proposed boundary relating to sports use. These include an existing tennis court on the private amenity land serving Clifton Holme (circa. 2002), and sports related structures as well as upper and lower boathouses and related hard-surfaced accesses exist on the fields in relation to St. Peter’s School pitches to the south-west and south-east of the proposed boundary. There is an increased risk of sprawl from further built sports provision that would impact openness without suitable control.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary follows the line of the rear garden boundary of The Glen and the side boundary of the formal garden of Clifton Holme. It separates the private informal amenity land of Clifton Holme from its formal domestic garden area lying to the south-east of the rear elevation of the listed property. The proposed boundary contains and encloses the urban area in a way which prevents sprawl.</p> <p>In considering alternatives the land immediately to the south is constrained by built development along two sides, to the north-west and north-west. There is a boundary to the south of the amenity land below the tennis courts but this is less well defined with connectivity into the wider sports areas and therefore less likely to constrain development from unrestricted sprawl and the openness of the land contributes to the wider green wedge. The river edge is also an alternative boundary, however this would open up more of the river corridor/green wedge to development and would constitute unacceptable levels of harm and sprawl.</p>	<p>PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>Encroachment (Criterion 5)</p> <p>5.1, 5.2 & 5.3 The land is characterised by an absence of built development or urbanising influences, functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of the countryside through openness, views and accessibility. The land is largely laid to grass as sports fields and private amenity space, but has built development on St.Peter’s School fields, including upper and lower boathouses and related hard-surfaced accesses, and a tennis court at Clifton Holme. The riverside foot and cycle path run along the bank of the River Ouse. These urbanising influences do not detract from the open</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

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Scoping/Strategic Principles set out in: SP4, SP5, SP9	character of the land. The open character of the land contributes to the setting of the River Ouse corridor and feeling of countryside that extends from the Outer Ring Road to the edge of the core of the city. The built development and urban influences do not detract from this feeling of openness and the uses within it, being sports or recreation purposes, are acceptable. Whilst access to the land is restricted, it is viewed from the river and riverside path, from the path running between Westminster Road and the river, and in longer distance views from the amenity land on the opposite bank of the river.	FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Fence/hedge line	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	This section of the proposed boundary follows the recognisable built feature of the hedge and fence line running to the side and rear of properties on Ousecliffe Gardens.	
Permanence Scoping/Strategic Principles set out in: SP13	The line of the proposed boundary is long-standing being present on aerial photographs of Clifton Holme since 1936 and at the rear of The Glen since its construction in the 1970s. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, the land immediately to the south west of the proposed boundary is designated outdoor sports facility [SD085], as well as being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge C4 [SD107] and within flood zone 3. The land closest to the river is also identified as	

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	Regional Green Infrastructure Corridor 1 (Ouse Corridor [SD080]). The land to the south and west of the proposed is therefore not suitable for development in line with the Local Plan strategy.
Land Considered/Site Selection	
Land adjacent to this boundary has been proposed for development	

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The boundary turns south west and runs along the fence/hedge line of 4-6 Government House Road and then runs north following the brick wall to the bottom of the slope which marks the limit of the Government House Road properties until it reaches the adopted highway.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	No					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The adjacent open land to both the south east and south west of the proposed boundary is within the Extension to Rawcliffe Meadows and Clifton Ings Green Wedge (C6 – Annex 1, evidence 11b). The Green Wedge comprises undeveloped open land either side of the River Ouse, and contributes to the contained urban form of the compact city. The open character and appearance of the land is clearly visible in open approaches (Annex 1, evidence 6), including from the River Ouse and from the long distance pedestrian and cycle routes that run through the wider Green Wedge. The south eastern boundary is particularly visible when passing along Water End/Clifton Bridge. Clifton Bridge, which crosses the river immediately north of the land, allows high level views of the open, undeveloped, low-lying and flat terrain of the river corridor towards the Outer Ring Road and towards the city. The openness of the wedge and rural feel of the area also forms part of the context for views of the Minster viable from various points within in and assists in reading the compact form, setting and context of the historic city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The parcel of land lies within Green Wedge C6, which sits between two distinct character areas as identified in the York Historic Environment Characterisation Project (Annex 1, Evidence 14). To the south west of the overall wedge, Character Area 33 Leeman Road, comprises predominantly high density railway related terrace housing. To the north east adjacent to the proposed boundary Character Area 35 Clifton comprises less dense residential development with larger properties within generous plots. The open character and appearance of the parcel of land and the separation it provides between the two distinct developed areas of the city, are clearly visible in open approaches from the River Ouse and from the long distance pedestrian and cycle approaches that run through the Green Wedge as well as from Water End/Clifton Bridge. As such, the land contributes to maintaining the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>scale and identity of these two distinct residential areas of the city and constrains lateral coalescence of development that would erode the historic setting of the city.</p> <p>Whilst the area of land separating the two character areas also contains the river and its floodplain which would also help to restrict development from merging, the sense of space and distance is important to maintaining this purpose in green belt terms and contributes to maintaining not only the identity of the respective districts but also their connection to open and rural setting as part of understanding the origins and development of the city, its agricultural heritage and access to open farmland in close proximity to the city and the Minster.</p> <p>This is the narrowest point within Green Wedge C6 due to gradual sprawl of the urban forms on the both banks of the river, enhances the importance of ensuring no further compromises to compactness are made in the area in order to be able to maintain the contribution this land makes to maintaining the scale and identity of the city and the connection to an open and historic setting.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land should be sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster. There are intermittent views of the Minster from across the Green Wedge. The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core which includes Key View 9 from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach cross this land. There are also clear views of the three towers of York Minster rising above the city's skyline and viewed in the context of its elevated position above the River Ouse corridor from the amenity space on the opposite banks of the river over this land and from Water end /Clifton Bridge with this open land providing the foreground and context for the view. It is important to keep this land permanently open to preserve the views of the city's cathedral. The openness of the land can add to an understanding of the visual prominence the minster has now and would have had historically in the visual connection it would have provided for the people farming this open stry back to the administrative and ecclesiastical centre of York.</p> <p>The Grade II Clifton Holme at Ousecliffe Gardens lies within 50m to the north of the proposed boundary. The open land to the south of this listed property, which is shown on First Edition</p>	
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	<p>1852 OS Plan, partially contributes to the setting of the listed building, though does not contribute to the significance of the designated heritage asset. the land permanently open in realation to the significance of the designated heritage asset.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat, low lying landscape of the river valley from the north through the compact historical core of the city and southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agricultural and rural area beyond the Outer Ring Road. The open nature of the land contributes to the setting of the river. The land lies within Green Wedge C6 as an extension of Rawcliffe Meadows and Clifton Ings. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland.</p> <p>The land to the south west of the proposed boundary is part of the River Ouse corridor that retains fragmentary legibility of its original landscape. The course of the river and its towpath on the eastern bank is evident on the First Edition 1852 OS Plan. The open landscape to the south-east of the proposed boundary also has its origins in the argricultural economic heritage of the city and was enclosed as medium sized regular fields defined by straight hedges, extending from Bur Dike to the river. The land is now largely grassed sports and amenity land that remains accessible to the public and still retains partial legibility of its original landscape with very little change since the 1852 OS Plan.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is immediately adjacent to the urban area of Clifton.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY</p>

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There are no structures to the south west of the proposed boundary other than the riverside path and associated furniture (i.e. lighting columns, river safety equipment). The land to the south-east comprises the open sports fields of St. Peter’s School, on which are structures related to the use of the sport’s fields or linked to the river (boat houses), and the open land to the south of and associated with Clifton Holme, which has a tennis court on it. Without control there is an increased risk of sprawl from further built sports provision.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary acts to contain curtilages of properties on Government House Road. The proposed south eastern boundary follows the change in land use between the sports fields of St. Peter’s School and the open land south of Clifton Holme and the rear garden boundaries of the houses on Government House Road as marked by fencing, shrubs and vegetation. To the south western boundary the proposed boundary separates development at the higher level from the narrow river bank by a high brick retaining wall. These proposed boundaries contain and enclose the land in a way which prevents sprawl. In considering alternative boundaries for releasing land in a way which could also prevent sprawl the river edge presents the only reasonable opportunity to the south east, however this is not well contained to the south west and would open up more of the river corridor/green wedge to development and would constitute sprawl.</p>	<p>OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land includes the eastern bank of the River Ouse at Clifton Long Reach and is characterised by the riverside path running along the top of the bank and related furniture, such as street lighting. The land to the south-east is largely laid to grass as sports fields, but has related equipment and some buildings upon it, such as the St Peter’s School boathouses and a tennis court at Clifton Holme.</p> <p>5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to its character through openness, views and accessibility. The open character of the land contributes to the setting of the River Ouse corridor and feeling of countryside that extends from the Outer Ring Road to the edge of the core of the city. The limited built development does not detract from this sense of openness and the uses within it,</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	being sports or recreation purposes, are acceptable. It is accessible from the pedestrian and cycle track along the river bank and viewed both along this track, from the river itself, from the publicly accessible path running between Westminster Road and the river, and in longer distance views from the amenity land on the opposite bank of the river as well as from Water End/Clifton Bridge which spans the river to the north.	
Local Permanence		
Proposed Boundary	Wall and fence/hedge line	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	This section of the proposed boundary follows the recognisable built features of the wall to the west of Government House Road and the garden enclosures and landscaping running to the side/rear of properties nos. 4-6 Government House Road. These are the most visually identifiable boundaries available in the area. The considered alternative boundary of the river banks being a flat landscape feature is less visually identifiable.	
Permanence Scoping/Strategic Principles set out in: SP13	There is parity of the south-eastern boundary line with a historic footpath evident marked on the First Edition 1852 Survey running from the river to the north-west of Clifton Holme and connecting to a series of footpaths between Clifton and the river. The high brick wall which now marks this edge is a permanent feature. The boundary also layers permanence by marking the most logical continuous line of the identifiable urban area and the extent of where this meets open land of a different context. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area. The alternative boundary of the river bank being a landscape feature rather than a built structure is less permanent.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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.	

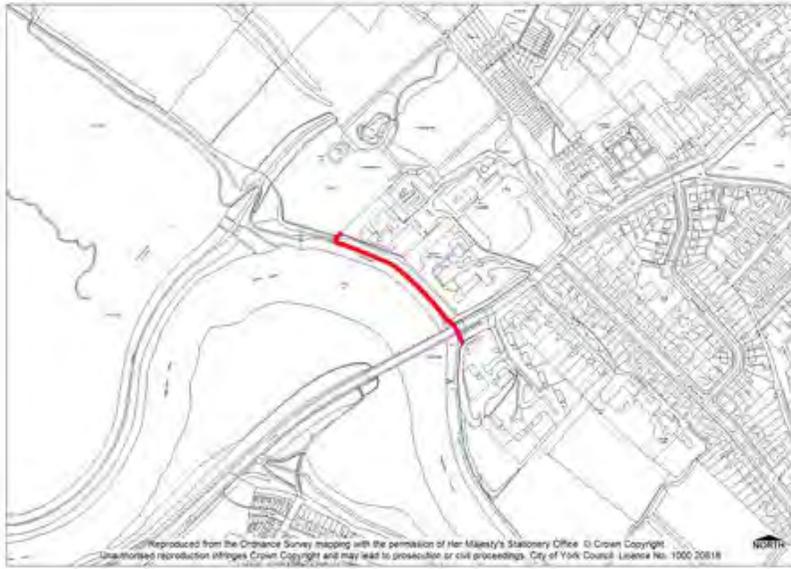
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	<p>However, the land immediately to the south east of the proposed boundary is designated outdoor sports facility [SD085], as well as being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge C4 [SD107]. The land immediately to the south west only contains a narrow strip of land between it and the River Ouse but this is within flood zone 3 and Regional Green Infrastructure Corridor 1 (Ouse Corridor [SD080]). The land to the south east and south west of the proposed is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
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<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has not been proposed for development</p>

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



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – NOT APPLICABLE</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No?? Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	No
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The adjacent open land to both the south west of the proposed boundary is within the Extension to Rawcliffe Meadows and Clifton Ings Green Wedge (C6 – Annex 1, evidence 11b). The Green Wedge comprises undeveloped open land either side of the River Ouse, and contributes to the contained urban form of the compact city. The open character and appearance of the land is clearly visible in open approaches (Annex 1, evidence 6), including from the River Ouse and from the long distance pedestrian and cycle routes that run through the wider Green Wedge. The south eastern boundary is particularly visible when passing along Water End/Clifton Bridge. Clifton Bridge, which crosses the river immediately north of the land, allows high level views of the open, undeveloped, low-lying and flat terrain of the river corridor towards the Outer Ring Road and towards the city. The openness of the wedge and rural feel of the area assists in reading the compact form, setting and context of the historic city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The parcel of land lies within Green Wedge C6, which sits between two distinct character areas as identified in the York Historic Environment Characterisation Project (Annex 1, Evidence 14). To the south west of the overall wedge, Character Area 33 Leeman Road, comprises predominantly high density railway related terrace housing. To the north east adjacent to the proposed boundary Character Area 35 Clifton comprises less dense residential development with larger properties within generous plots and a more suburban spacious residential form of development. The character area of clifton includes the youth hostel and Homestead park and the proposed boudnary is contiguous with the boundary of the Clifton Conservation Area.</p> <p>The open character and appearance of the wider parcel of land along both banks of the river and the separation it provides between the two distinct developed areas of the city, are clearly visible in open approaches from the River Ouse and from the long distance pedestrian and cycle approaches that run through the Green Wedge as well as from Water End/Clifton Bridge. As</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>such, the land contributes to maintaining the scale and identity of these two distinct residential areas of the city and constrains lateral coalescence of development that would erode the historic setting of the city.</p> <p>Whilst the area of land separating the two character areas also contains the river and its floodplain which would also help to restrict development from merging, the sense of space and distance is important to maintaining this purpose in green belt terms and contributes to maintaining not only the identity of the respective districts but also their connection to open and rural setting as part of understanding the origins and development of the city.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land is sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster. There are intermittent views of the Minster from across the Green Wedge. The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core which includes Key View 9 from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach cross this land.</p> <p>2.3 Not Applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat, low lying landscape of the river valley from the north through the compact historical core of the city and southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agricultural and rural area beyond the Outer Ring Road. The boundary line follows the outer (northern) edge of the River Ouse corridor, where it meets the higher land form to the north-east, known as Haverhill. This section of the river is referred to as Clifton Scalp. The course of the river and its towpath on the eastern bank is evident on the First Edition 1852 OS Plan. The open nature of the land contributes to the setting of the river. The land lies within Green Wedge C6 as an extension of Rawcliffe Meadows and Clifton Ings. As such, it is important to keep the land permanently</p>	
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	<p>open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland.</p> <p>The proposed boundary marks the southern extent of the Clifton Conservation Area. The conservation area centres around the former village of Clifton, its rural character and larger historic villas set in spacious grounds. Whilst it is necessary to keep the land permanently open to aid the understanding of the city to its hinterland, it is not required in order to preserve the significance of the designated heritage asset.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land to the south-west of the boundary line is immediately adjacent to the built urban form at Haverhill.</p> <p>4.2 & 4.3 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The urban form to the north-east comprises existing buildings associated with the Joseph Rowntree Trust, where these are closest to the river they are visible but their urbanising impact is mitigated to a certain extent by the difference in height of the river path being lower and the vegetated embankment separating the two. The buildings lie within grounds that have already been extended but there is inclusion within the Clifton Conservation Area offers a further degree of control over future development.</p> <p>4.3 Land is constrained by built development and the river in a way which would prevent sprawl. The proposed boundary, being the fence line between the riverside embankment and the developed land at Haverhill to the north-east is recognisable, permanent and robust. The remaining land between this and the east bank of the river is constrained in width due to the close proximity of the River Ouse at Clifton Scalp and there is a change in land levels between the River Ouse and the more elevated land level of Haverhill.</p>	NOT APPLICABLE
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 & 5.2 The land is characterised by an absence of urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. The urban form to the north-east comprises existing buildings associated with the Joseph Rowntree Trust, where these are closest to the river they are visible but their urbanising impact is mitigated to a certain extent</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>by the difference in height of the river path being lower and the vegetated embankment separating the two. There are also features related to the river (floodgates) and the riverside path. These features do not detract from the countryside setting and the The parcel of land is part of the River Ouse and its bank and provides an amenity function due to the presence of the pedestrian and cycle path.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land contributes to the open setting of the River Ouse corridor and feeling of countryside that it extends into the city. It is accessible from the pedestrian and cycle track along the river bank and viewed both along this track, from the river itself and from the Clifton Bridge which spans the river at this point.</p>	<p>COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Fence/hedge line</p>	
<p>Recognisability of proposed boundary</p>	<p>This section of the proposed boundary follows the recognisable built features of the hedge/fence line running to the side of Haverhill. The alternative boundary would be to follow the eastern banks of the river ouse but there are no recognisable features to join this back to the existing urban area.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the boundary has parity with that of Cliff Hill residential villa at Haverhill visible on the First Edition 1852 OS Plan. The boundary marks the extent of the urban area where it meets open land. The alternative boundary would be to follow the eastern banks of the river ouse but there are no recognisable features to join this back to the existing urban area and it would therefore present a less consistent edge and be less likely to be permanent. 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>Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection</p>		

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<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the south west only contains a narrow strip of land abutting the River Ouse but this and the land beyond is within flood zone 3 and Regional Green Infrastructure Corridor 1 (Ouse Corridor [SD080]). The river is a designated Site of Importance to Nature Conservation [SD080] and the land beyond is designated amenity open space [SD085] as well as being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge C4 [SD107]. The land to the south west of the proposed is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has not been proposed for development</p>	

Section: 3	Boundaries: 15- 17	Boundary Name: Homestead Park
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The boundary follows the rear curtilage of the Joseph Rowntree Foundation Trust offices where these meet the playground area, it then follow the gate and built wall to the south of the formal landscaped gardens of Homestead park and turns east to follow the tree lined edge to the formal gardens where this runs alongside the access path to Homestead park Car park.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	No	
Criterion 2 Landmark Monuments	2.1	No		Purpose 3 – 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	No					
	3.2	N/A					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. Land further to the north west and south west of the proposed boundary forms part of the designation for Clifton Ings (Area B2) and Green Wedge (C6: Extension to Rawcliffe Meadows and Clifton Ings) important for the historic character and setting of the city (Annex 1, evidence 11). The land immediately adjacent to the north of the proposed boundary constitutes a childrens play area and wildflower meadow, which are the semi open areas of Homestead park. These areas maintain the rural feel of the wider wedge, extending it up to the urban area and contributing to the rural feel and compact form of the city. There are views into these areas from the adjacent green wedge and long distance walking route along the river corridor. Should they become more built up in nature this would potentially change the rural edge to the city in this location.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The parcel of land lies adjacent to Green Wedge C6, which sits between two distinct character areas as identified in the York Historic Environment Characterisation Project (Annex 1, Evidence 14).</p> <p>To the south west of the overall wedge, Character Area 33 Leeman Road, comprises predominantly high density railway related terrace housing. To the north east of the river, adjacent to the proposed boundary, Character Area 35 Clifton comprises less dense residential development with larger properties within generous plots and a more suburban spacious residential form of development. Clifton was a former historic village now subsumed by the city. The character area of clifton includes the youth hostel, Joseph Rowntree Foundation offices and Homestead park (part of a city park - Annex 1, evidence 10). The proposed boundary marks what has been determined as the more urbanised edge of the district of Clifton and separates this from more open land uses which connect to the wider wedge and contribute to the rural character and</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>identity of the district of Clifton. The proposed boundary helps to maintain the scale and identity of Clifton as separate from Poppleton, Rawcliffe and Clifton Ings (Character area 34).</p> <p>The open character and appearance of the wider parcel of land along both banks of the river and the separation it provides between the two distinct developed areas of the city, are clearly visible in open approaches from the River Ouse and from the long distance pedestrian and cycle approaches that run through the Green Wedge. As such, the open land of the wedge and its fringes contributes to maintaining the scale and identity of these two distinct residential areas of the city and constrains lateral coalescence of development that would erode the historic setting of the city.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land is sensitive in aiding the understanding of the historical relationship of the city to its hinterland. The Ouse is an important determining factor for the location of the historic city. The river flows through the flat, low lying landscape of the river valley from the north through the compact historical core of the city and southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agricultural and rural area beyond the Outer Ring Road as well as providing views into suburban villages.</p> <p>The land immediately adjacent to the proposed boundary is part of the designed landscape of Homestead Park, an historic parkland established in 1904 by the Rowntree family and partially covered by the Clifton Conservation Area designation – though this designation does not encompass the more open land of the wildflower meadow to the north west of the proposed boundary. While the land immediately to the south west and north east of the proposed boundary are associated with the city park via the same ownership, they are not visually cohesive with the main formal area and instead</p>	
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	<p>connect better both visually and in terms of their open context with the adjacent Green Wedge. The wildflower meadow especially (to the north east) is of a rural context and has a gated access route from the wedge. The play area to the south west is particularly open to its north west boundary with the wedge with views into it from the riverside pathway. These areas provide a connectivity between the rivers and open countryside into the rural edge of the suburban village of Clifton in line with the considerations set out in annex 1, evidence 12f. Adjoining these two areas, the green wedge follows the River Ouse and the footpath along its banks to Beningborough hall.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is adjacent to the Joseph Rowntree Foundation Trust buildings and to the formal garden at Homestead Park which forms part of the urban area as a city park. Homestead park's more formal gardens take their primary access from the urban area of Clifton and the busy Water End Road. The pedestrian access is along a narrow path which opens into an area of formal pathways and planting which is urbanised by the proximity of properties along Ouse lea which dominate and over look the area. Within this part of the park there is a café, public toilets, a picnic area and a lack of views into the adjacent more open land due to changes in height and dense planting. This area functions as an urban city park.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There is a potential for sprawl from the buildings adjacent to the parkland as the land to either side of the proposed boundary is within the same ownership. The wildflower meadow does not contain any structures but the play area does contain some play equipment and a paddling pool set well back from the proposed boundary. The existing buildings and structures all lie within the Clifton Conservation Area, thereby offering a further degree of control over future development.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>The proposed boundary seeks to actively constrain the existing built structures associated with the urban area in a way which prevents sprawl. Beyond the limits of the park area, the land is open and connects to the wider green wedge. This large area of land is eventually contained by the Clifton Moor Hospital development to the north and the flood defences and River to the west however if development were allowed to extend this far out it would represent unacceptable sprawl as it would impact upon the Green Wedge and result in the loss of compactness.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>(Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The children’s play area represents the only urbanising influence however it appears contiguous with the wider countryside. It is separated from the formal gardens by a built wall with a gate opening which can be closed off. The land of the play area is much more rural and open, with less formal planting of shrubs and trees. The paddling pool and play equipment are situated close to the boundary with the formal gardens in the east and the land slopes down wards towards the river edge in the west becoming increasingly more open towards this edge, which is marked by a mesh fence and intermittent trees and shrubs. The wider land to the north and west of the proposed boundary is characterised by an absense of built development. The wildflower meadow is accessed by a hard surface path from the car park but is otherwise rural in nature containing well established trees in an open nature and areas of wildflower in a informal style which maintains a more rural feel.</p> <p>5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to its character through openness, views and accessibility. The land to the immediate north and west of the proposed boundary consisting of the wildflower meadow and the playground functions as recreational space which is accessible to the public and is highly visible from within the green wedge. There are views into the western edge of the play area from the green wedge and adjacent river path. The wildflower meadow to the north west is not visible from</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	<p>the more formal portions of homestead park due to a row of tall trees separating the two. The more open area is accessed through a narrow opening to the rear of the park which also serves as access to the park's car park situated off Shipton Road. There is a hard surfaced track which from the car park which also follows this boundary between the two areas before becoming a track which leads out onto the wider Green Wedge via a gated access wide enough for vehicles. The wildflower meadow also has an access pont from the open land of the ings. The land lies to the north-east of the River Ouse, but being open in context with mature landscaping, it contributes to the open setting of the River Ouse corridor in views out of the park and of it from the river and riverside path, the land beyond the limits of the playground and wildflower meadow from part of the larger and even more open swaithes of the river corridor ings.</p> <p>An alternative boundary would be to include the formal garden at Homestead Park within the Green Belt however area does not visually connect with the wildflower meadow, playground or wider countryside beyond it and has the character of urban fringe which can be differentiated from countryside beyond. The park would retain a degree of protection being within Clifton Conservation Area and being defined as a Type 1 (City Park) in the Open Space Study (Annex 1, Evidence 10).</p> <p>Other alternatives would be to exclude the playground or the entirety of the homestead park (including the wildflower meadow) from the green belt but this would result in the loss of valuable publically accessible areas which maintain a sense of openness and connection to the countryside.</p>	
Local Permanence		
Proposed Boundary	Rear fence/property boundary with path or openland	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	This section of the proposed boundary follows recognisable built features along the property boundary of the Joseph Rowntree Foundation (JRF) site, around the walled edge which separates the formal gardens from the playground, and along the tree lined north western edge of the fromal gardens where this meets the hard surfaced path to the Homestead park Car Park .	

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	<p>An alternative boundary would be to include the formal garden at Homestead Park within the Green Belt. However as a city park, the park has the character of urban fringe which can be differentiated from countryside beyond. In addition, the views out of or into the formal sections of the park from the wider countryside are limited. The park would retain a degree of protection being within Clifton Conservation Area and being defined as a Type 1 (City Park) in the Open Space Study.</p> <p>Another alternative would be to follow mesh fence and shrubs to the edge of the playground adjacent to the river path and the fence and trees to the edge of the wildflower meadow to include the entire homestead park area within the urban area.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The proposed boundary consists of permanent visually obstructive built features, where as the alternatives rely on less substantial styles of fencing and vegetation lines. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p>	
<p>Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection</p>		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>(See spatial Strategy maps at end of section)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the north west of the proposed boundary is designated open space [SD085]. The Land closest to the river is also within flood zone 3. The land to the north and west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>	
<p>Land considerations: Land adjacent to this boundary has not been proposed for development</p>		

Section: 3	Boundaries: 18	Boundary Name: Rear of properties off Shipton Road
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The boundary of Homestead Park meets with the rear boundaries of properties on Shipton Road and continues along this line until it meets Clifton Park Outdoor Sports Pitches.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	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	No					

Section: 3	Boundaries: 18	Boundary Name: Rear of properties off Shipton Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The proposed boundary marks the edge of the urban form along this section of Shipton Road, running along the rear property boundaries of surviving suburban expansion from the 19th and 20th century. It separates the developed land from the open landscapes to the south-west comprising paddock and the Modern Designed Landscape of the city park (Evidence 19: Historic Landscape Characterisation Project). The land lies adjacent to Clifton Ings Area B2 and Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings, though is not included within the Green Wedge. The sports fields to the north-west and the land by the River Ouse to the south-west are within the Green Wedge. Views of the land are possible from the river, the long distance pedestrian and cycle path that runs through the Green Wedge, from paths through the sports fields and from within the city park. The open character of the land contributes to the rural feel of this part of the city and its inclusion in the Green Belt would help to contain development of Clifton, thereby assisting in maintaining views of the compact form of the city.</p> <p>1.2 & 1.3 The land should be kept permanently open to prevent coalescence and as part of maintaining a connection to open and historic setting, and the scale, identity and distribution of settlements around York. The boundary marks the physical separation between areas of a different character as identified in the York Historic Characterisation Project. The land to the north-east falls within Character Area 35: Clifton that is characterised by urban land uses (mainly residential). To the south-west is low-lying, open and undeveloped land that is adjacent to the River Ouse and Clifton Ings and which lies within Character Area 34: Poppleton and Clifton Ings. To the south-east is Homestead Park and there are sports fields of Clifton Sports Club to the north-west. The open and undeveloped nature of the land contributes to the green setting of the River Ouse and there are views of it from the sports fields and from key approaches along the river and the pedestrian and cycle path that runs along the northern bank of the river. Keeping the land permanently open would help to maintain the scale and identity of the different character areas.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 3	Boundaries: 18	Boundary Name: Rear of properties off Shipton Road
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	<p>Landmark Monuments (Criterion 2) Not Applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland The land to the south west of the proposed boundary comprises paddock, grassland and more formal parkland lying adjacent to the River Ouse floodplain, identified as Modern Designed Landscape as public park and unidentified parkland in the Historic Landscape Characterisation Project (Evidence 19), where there is fragmentary legibility of its original landscape. The land was originally agricultural fields in the outlying area of the city and former village of Clifton. The agricultural land was developed in the 19th to early 20th century as part of the suburban growth of the city, with the properties to the north-east of the proposed boundary being built along a main arterial road in the mid 19th century, circa 1840. Shipton Road (A19) is along the course of the Roman Road (RCHME 5) connecting the administrative settlement of York to Catterick and remains one of the main arterial routes into York from the north. The area is now subsumed into the main urban area of York. The land to the south-west of the proposed boundary is adjacent to Clifton Ings (Area B2), which retains its historical land management practices, and the land to the north-east is included within Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is immediately adjacent to the urban area to the south-west of Shipton Road.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The land lies to the south-west of the urban area on the south-west side of Shipton Road and is bounded by the generous gardens of Victorian and Edwardian properties on Shipton Road and the maintenance</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 3	Boundaries: 18	Boundary Name: Rear of properties off Shipton Road
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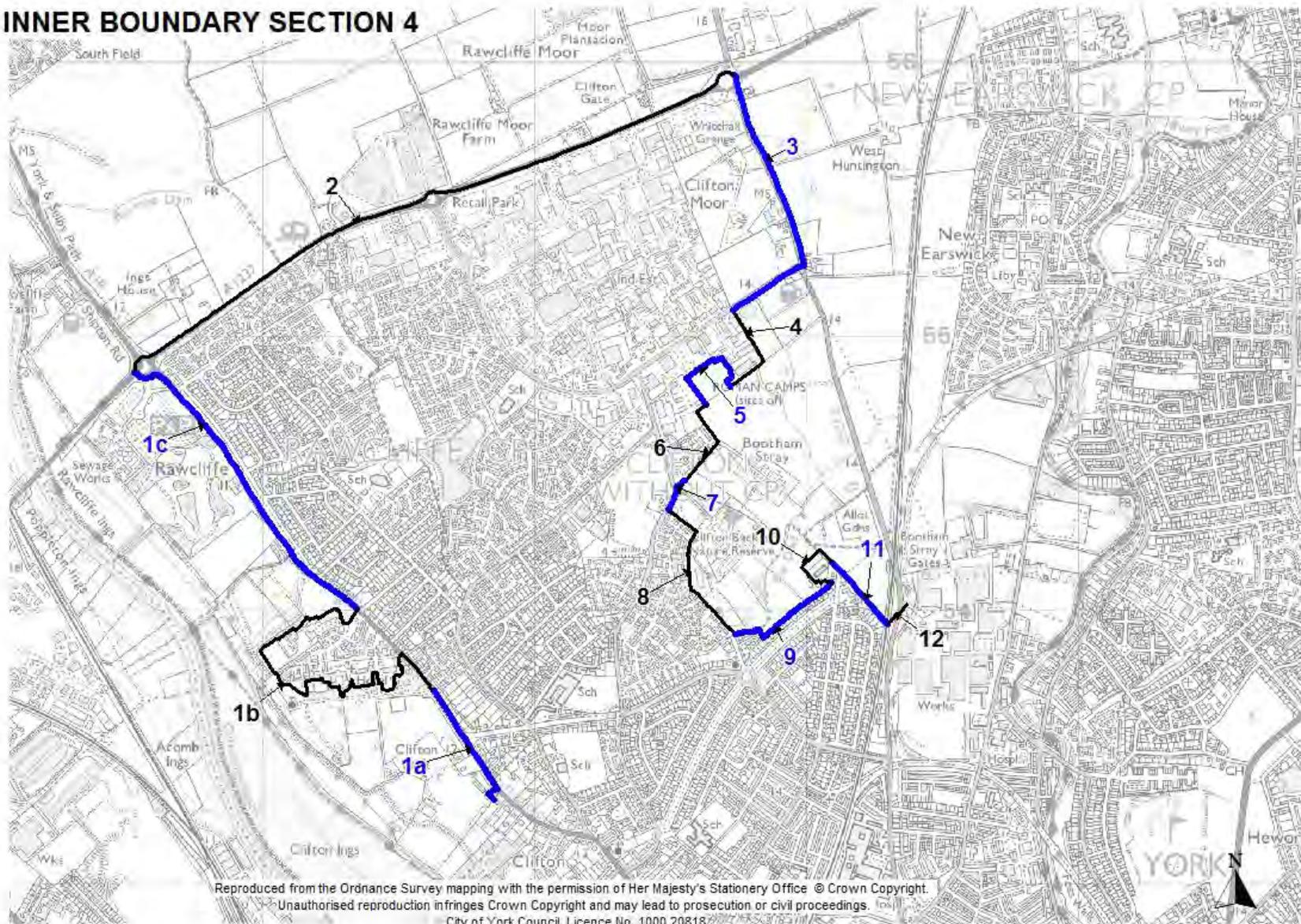
	<p>yard and car parking that serve Homestead Park. It is not constrained by built development on any other side. Therefore, there is the potential for sprawl if not adequately controlled.</p> <p>The proposed boundary line follows the means of enclosure to the rear and side garden boundaries and excludes from Green Belt the more urban form of development that serve Homestead Park, but exclude the undeveloped paddocks and parkland. The side boundary of no.25 Shipton Road with Clifton Park Sports Ground is a brick wall that has parity with a surviving field boundary running from Shipton Road towards Clifton Ings and which is visible on the First Edition 1852 OS Plan. The built and natural means of enclosure provide the most recognisable, permanent and robust boundary. A boundary line following different field boundaries further to the south-west would leave open and undeveloped land vulnerable to sprawl.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1, 5.2 & 5.3 The land is characterised by an absence of built development or urbanising influences, functions as part of the countryside in terms of relationships or acceptable uses within it, and contributes to its character through openness, views and accessibility. There is limited built development or urbanising influences within the parcel of land. The land comprises undeveloped grassland, paddock or formal parkland divided with retained linear field boundaries of mainly hedgerows and trees. As a result of its undeveloped, open nature, the land adds to the rural character of the countryside along the River Ouse corridor, visible from within the parkland and sports fields as well as in open approaches from the river and longer distance pedestrian and cycle paths as well as in views from Clifton Bridge.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Rear and side curtilage boundaries	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary</p>
Recognisability of proposed boundary	<p>This section of the proposed boundary follows recognisable built and natural features in the form of the fenced/hedged boundary along the northern extent of Homestead Park where it abuts rear property boundaries on Shipton Road. The boundary excludes from Green Belt land in use as a service yard to the rear of Beechwood Close Hotel; the boundary follows the hedged extent of hardstanding, continuing northwest along the hedged/walled rear curtilage boundary, then north east along the boundary wall abutting Clifton Park Sports Ground.</p>	

Section: 3	Boundaries: 18	Boundary Name: Rear of properties off Shipton Road
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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the boundary has no relationship with features shown on the First Edition OS Survey 1852 but does have parity with the next edition between 1888-1914. The boundary marks the extent of the urban area (residential development off Shipton Road) where it meets open land (Homestead Park and adjacent pitches). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>	<p>features offers strength and resilience to change.</p>
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the south west of the proposed boundary is within flood zone 3 and is designated as open space on the south eastern and north western edges [SD085]. The land to the north western edge where is abuts the sports grounds is also identified as I am being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge C4 [SD107], as well as being within Regional Green infrastructure Corridor 01 (Ouse Corridor). The land to the south west and north east of the proposed boundary is therefore not suitable for development in line with the Local Plan strategy.</p>	
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has not been proposed for development</p>		

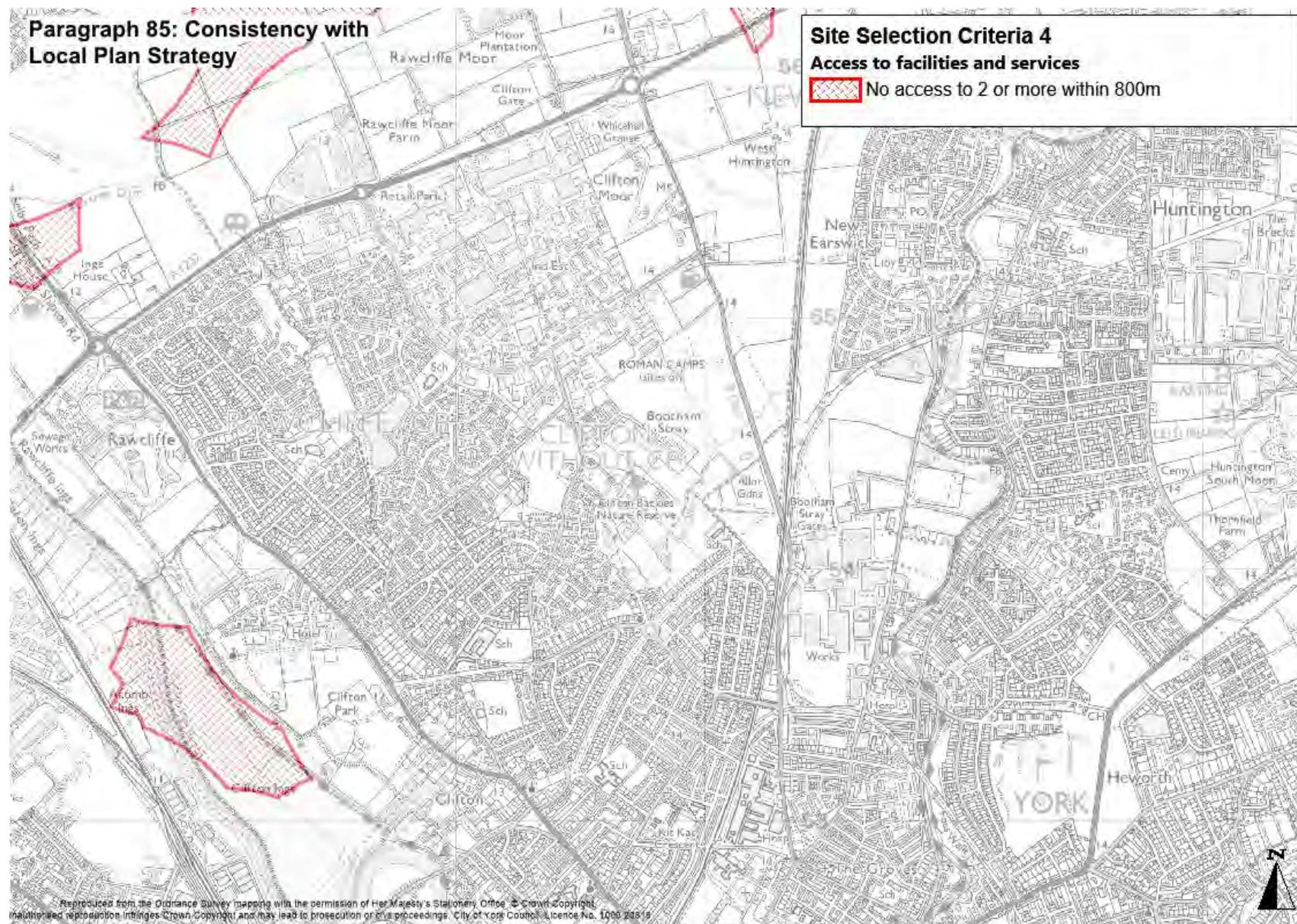
Section 4

INNER BOUNDARY SECTION 4



Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4
Access to facilities and services
[Red hatched box] No access to 2 or more within 800m

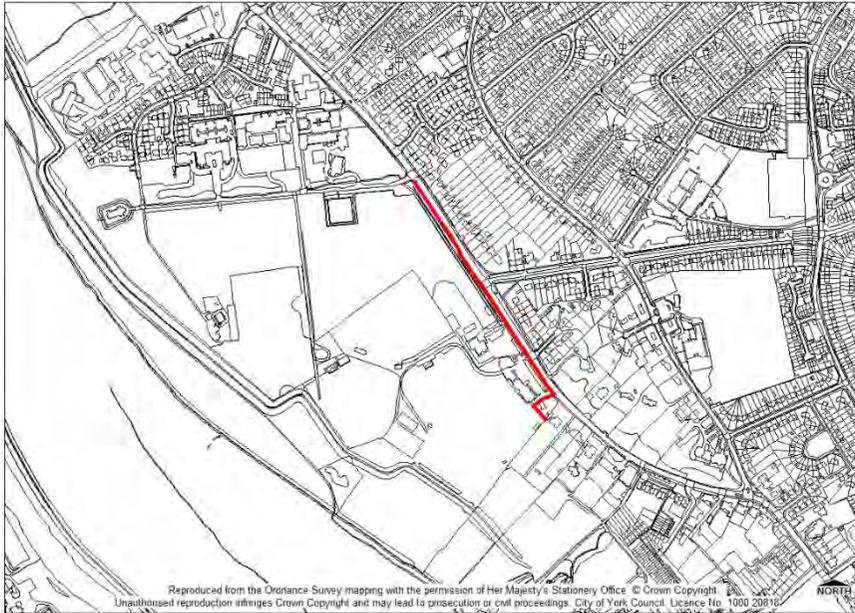


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The boundary follows the built curtilage of 27 Shipton Road and continues north along Shipton Road.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – 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	No					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the south west of the proposed boundary is within one of the city's Green Wedges (C6: Extension to Rawcliffe Meadows and Clifton Ings – Annex 1, evidence 11b). The open land is part of the river corridor of flood meadows, semi improved undeveloped grassland, agricultural, and in this location predominantly sports and recreational land. The river corridor here (and green wedge) provides clear vistas of the city and contributes to the contained urban form (Annex 1, Evidence 8 main document). The rural character of the land and the perception of the city within this rural context are visible from the elevated embankment of the east coast mainline to the south west, the River Ouse which crosses through the middle of the open swathe, long distance pedestrian and cycle approaches through the Ings and Green wedge, particularly heading from the north west to the city centre and from paths through the sports fields and from within the city park. The engineered flood defences create high points of land from which to view the context of the area. There is a key city wide view across Clifton Ings (Annex 1, evidence 13a), this view is of the River Ouse downstream to the Minster and illustrates the relationship between the historic core, the landscape and floodplain of the river. From the east bank of the Ouse, the Ings form a pastoral setting to the Minster's three towers emerging from the treeline along the river bank beyond.</p> <p>An alternative boundary would be to utilise the sports club building and squash court building boundary and exclude these from the Green Belt. These buildings are fundamentally linked to the outdoor sports and recreation uses to the south west and west. Beyond the squash court building is Limetrees which is stepped back from the road edge and screened by planting. If these buildings were excluded from the Green Belt it would start to erode the Green Wedge in this location and risk harm to the open historic setting and views of the compact form of the city. This is particularly the case if intensification of development occurred in the future as this would harm the important open approach of Shipton Road. Retaining these buildings within the Green Belt protects the rural feel of this part of the city with Shipton Road providing a clear urban edge to contain development of Clifton.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>1.2 & 1.3 The land should be kept permanently open to prevent coalescence and as part of maintaining a connection to open and historic setting, and the scale, identity and distribution of settlements around York. The GB appraisal (Annex 1, Evidence 11a) highlights the importance of physical separation between urban form of different character, historical continuity of land use, management and tenure, landscape character distinguished by seasonal flooding and the role of the cities Green Wedges in performing this function.</p> <p>To the north east of Shipton Road, the dense urban development of the continuous urban area of York stretches out to the ring road but is mostly contained by the road carriageway of Shipton Road (Annex 1, Evidence 1, 2, 3 & 4). This residential area is of distinctly different character (Character area 36, Clifton NW) compared to the general peaceful ambiance of that to the south west of Shipton Road in this location (Character area 34 Poppleton and Clifton Ings) (Annex 1, evidence 14). This more peaceful open area offers separation between the dense urban area of Clifton NW to the north and Acomb north (Character areas 28) to the southern side of the river. While the river corridors itself and the associated floodplains prevent these two areas ever joining, it is the sense of rural countryside and perception of space which are important in maintaining the identity of the two areas and that of the city within its historic setting. The separation of the urban areas and districts of York has been maintained in this location by the historically farmed hay meadows of the publically managed Ings and the modern recreational usage which have constrained built form and resulted in the unique character and identity of the city. The Green Wedge C6 serves to prevent the lateral coalescence of different parts of the urban area (Annex 1, Evidence 11a). The overall sense of space and countryside between the two is important to maintain the identity of the separate areas and the relationship the urban development of York had to the river Ings and fertile farmland. The openness of this land is also important to maintain a connection to the historic setting of the Minster which is clearly visible from Clifton Ings.</p> <p>The proposed boundary in this location also serves to maintain identity, scale and connection to open and historic setting by preventing ribbon sprawl along the southern edge of Shipton Road. 27 Shipton Road which represents a newer addition to the landscape has been excluded from the Green Belt as it follows the existing building line of the residential properties to the south of it and has a clearly defined curtilage.</p>	
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land should be kept permanently open to understand the context, visual dominance, role of a focal point original siting and context of York Minster. As set out in the Annex 1 - evidence 13, there is a key city wide view across Clifton Ings. The view is of the River Ouse downstream to the Minster illustrates the relationship between the historic core and the landscape and floodplain of the river. The Ings form a pastoral setting to the Minster's three towers emerging from the treeline along the river bank beyond. Hardly any other man-made structures can be seen, particularly when trees are in leaf.</p> <p>The land is within 50m of 23 & 25 Shipton Road and Coach House & Milepost (All of these heritage assets are Grade 2 listed). However it is not considered necessary to keep the land open to maintain the setting of the assets.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north through the compact historical core of the city and beyond. York's Landscape connects right up to the city centre more than any other English city and forms part of the historic core itself itself. The open land is part of the river corridor of flood meadows, semi improved undeveloped grassland, agricultural and recreational land which extends the countryside into the city as part of Green Wedge C6 (Annex 1, evidence 11b). The river corridor and green wedge land either side of the Ouse aid the understanding of the historical relationship of the city to its hinterland and retain an open connection from the city core at Museum Gardens to the perimeter agriculture and rural area beyond the Outer Ring Road. The 1996 Landscape Appraisal identifies that animals have been grazed on the fertile 'Ings' land since the second century AD. Due to poor drainage the land has historically not been used for arable cropping. Communal grazing traditions are still upheld in certain areas. There are historic leisure uses on the land including Horse racing in early eighteenth century, which was then moved to the Knavesmire due to drainage issues. The legacy of these uses continue to the present day</p>	
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	<p>with tennis, cricket, and rugby facilities in this area. The land gently inclines away from the river towards Shipton Road.</p> <p>The southernmost point of the boundary (at the end of the curtilage of 27 Shipton Road) abuts the western edge of the Clifton (Malton Way/Shipton Road) conservation area. This enclave of housing was built in the 1920's and it was part of the wider suburban expansion in and around York. The character of the conservation area (conservation area appraisal) is that of an enclave which epitomises the attributes of the "garden suburb" movement in creating a well-mannered, welcoming residential environment; recalling a rural perception of space and greenery. The conservation area appraisal refers directly to the Shipton Road boundary, noting "Malton Way is a straight avenue with trees set in generous grass verges, a pattern repeated on the Shipton Road frontage which the Conservation Area specifically includes"</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Shipton Road marks the western edge of dense urban development as part of the main built up area of York (Annex 1, Evidence 3 &4).</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The land to the south west of the proposed boundary includes the sports club and squash courts which are evidence of existing sprawl along the south edge of Shipton Road. These buildings are fundamentally linked to the outdoor sports and recreation uses located further south west and west which consist of goal posts, courts and netting. Such structures are acceptable uses in the Green Belt provided they preserve openness. Further west there are also larger built recreational structures set back in this more open area, in the form of a sports pavillion and the pavillion cottages – let out as holiday accomodation. Further north of the sports club and squash courts is Limetrees (a former residence currently operational as offices) which is further evidence of sprawl albeit it is stepped back from the road edge and screened by planting. The proposed boundary excludes 27 Shipton Road from the Green Belt as this represents a newer addition to the urban area however one which clearly follows the existing building line of the residential properties to the south of it and has a clearly defined curtilage.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>The proposed boundary along Shipton Road and around the curtilage of 27 Shipton Road marks the edge of the dense urban form along Shipton Road. The presence of the sports club and Limetrees demonstrates the need to restrict further sprawl in this location.</p> <p>An alternative boundary would be to utilise the sports club, squash buildings and Limetrees and exclude these from the Green Belt however if development is not checked in this location, where a distinction between urban and recreational uses can be made, development could easily connect up along the road, gradually expanding the urban edge.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The boundary of Shipton Road presents the strongest line for containing development. Without a strong boundary in this location development would be able to spread south west to the engineered flood defence embankment or beyond to the River Ouse. Allowing development to continue to the flood defenses would open up the land to the north east for development – ultimately resulting in coalescence with the former Clifton Park hospital site, which is now a residential and industrial estate. This would erode the important green wedge, and effect the rural setting of the city - causing harm to purposes 4 and 3. If development were allowed to continue to the river itself this would erode historically important Ings land to the south and bring development close to Acomb north, damaging the identity of the districts of the city as well as the setting of the Minster and the city itself. It would also open up development opportunities to the north within the river corridor up to the ring road. While development beyond the proposed boundaries would eventually be contained, the areas of land released would be significant and harmful to the Green Belt representing unacceptable sprawl and the loss of compactness. Shipton Road provides the best and most identifiable barrier to sprawl.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>(Criterion 5)</p> <p>5.1 The land contains some built development or urbanising influences but functions as part of the countryside in terms of relationships or acceptable uses within it.</p> <p>The land to the south west of the proposed boundary includes built development due to the sports club and squash courts. These are fundamentally linked and have a relationship with the outdoor sports and recreation uses further west and south west. There are a number of</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE</p>

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>structures associated with the outdoor sports uses consisting of goal posts, courts and netting. Such structures are acceptable uses in the Green Belt provided they preserve openness. Further west there are also larger built recreational structures set back in this more open area, in the form of a sports pavillion and the pavillion cottages – let out as holiday accomodation. Further north of the sports club and squash courts is built development in the form of Limetrees (a former residence currently operational as offices) albeit it is stepped back from the road edge and screened by planting therefore functioning as part of the more tranquil countryside setting.</p> <p>An alternative boundary would be to utilise the sports club, squash buildings and Limetrees and exclude these from the Green Belt given they are existing built development however this would risk further encroachment into the Green Belt and harm to the Green Wedge if intensification of development occurred in the future.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the south west and north of the proposed boundary has views to more open land and connects well to the accessible cycle and pedestrian routes through the ings and green wedge.</p>	<p>COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
<p>Proposed Boundary</p>	<p>Road carriagway and curtilage of residential property</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Recognisability of proposed boundary</p>	<p>The boundary of this area is clearly defined by Shipton Road, one of the historic arterial routes into York and the most continuous and clearly defined boundary in the area. The curtilage of the residential property (27 Shipton Road) represents a recognisable boundary.</p> <p>As set out above, an alternative boundary would be to utilise the sports club building, squash court building and/or Limetrees as a boundary and exclude these from the Green Belt. The sports club and squash courts are fundamentally linked to the outdoor sports and recreation uses to the south west and west and Limetrees is stepped back from the road edge and screened by planting. If these buildings were excluded from the Green Belt it would start to erode the Green Wedge in this location and risk harm to the open historic setting and views of the compact form of the city. This is particularly the case if intensification of development occurred in the future as</p>	

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	<p>this would harm the important open approach of Shipton Road and result in the gradual advance of the urban edge. Retaining these buildings within the Green Belt protects the rural feel of this part of the city with Shipton Road providing a clear urban edge to contain development of Clifton.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary is defined by Shipton Road, a strong piece of built infrastructure which links back to Roman times. This has broadly served well to constrain development in this location. The curtilage of the residential property (27 Shipton Road) represents a permanent boundary.</p>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has partial access to services within 800m closest to Shipton Road. It therefore has potential to 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>However, the land immediately to the west of the proposed boundary is</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Bootham Stray (A1), Green Wedge (C1), Rawcliffe Meadows (B1) and Clifton Ings (B2) [SD107]. • Includes Nature conservation designations: River Ouse, Clifton Ings, designated as Sites of Importance to Nature Conservation [SD080], • Partly designated open space [SD085]; • In majority, functional floodplain (zone 3b) adjacent to the River Ouse and on Clifton Ings; remaining land is high risk (zone 3a); • In its entirety within Regional Green Corridor 1 (Ouse Corridor [SD080]). <p>The open land to the west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development	

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The boundary moves north along the route of Shipton Road, extending around the built footprint of the redeveloped area at the Clifton Hospital extending round to Fylingdale Avenue before joining back onto Shipton Road.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.1	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The open land to the north, south and west of the proposed boundary is within Green Wedge C6 containing Clifton Ings and Rawcliffe Meadows (GB Appraisal – Evidence 11b). The open land is part of the river corridor of flood meadows, semi improved undeveloped grassland, agricultural and recreational land which contributes to the contained urban form of the compact city and provides a clear vista. (Annex 1, Evidence 8 main document). The rural character of the land and the perception of the city within this rural context are visible from the elevated Outer Ring Road where it crosses the swathe of land to the north, the elevated embankment of the east coast mainline to the south west, the River Ouse which crosses through the middle of the open swathe and the key open approach of Shipton Road when travelling into the city from the west (which is also on higher ground than the open land to the west). There are also a number of long distance pedestrian and cycle approaches through the Ings, heading from north west from the city centre and the engineered flood defences create high points of land from which to view the context of the area. There is a key city wide view across Clifton Ings (Annex 1, evidence 13a), this view is of the River Ouse downstream to the Minster illustrates the relationship between the historic core and the landscape and floodplain of the river. Despite being well within the modern built up area of the city, from the east bank of the Ouse, the Ings form a pastoral setting to the Minster’s three towers emerging from the treeline along the river bank beyond.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The land to the south of the proposed boundary is part of Green Wedge C6, one element of the role of a Green Wedge is to prevent the lateral coalescence of different parts of the urban area (Annex 1, Evidence 11a). The open character and appearance of this land and the separation it provides between these distinct developed areas of the city are clearly visible in open approaches from the Outer Ring Road where it crosses the northern boundary of the Green Wedge, the River Ouse, and the railway lines. This is also evident from the long distance pedestrian and cycle approaches that run through the Green</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>Wedge (Annex 1, Evidence 6). Whilst the presence of the river would help to restrict development that would merge the two distinct built-up areas of Rawcliffe and York Business Park, the overall sense of space and countryside between the two is important to maintain the identity of the separate areas and the relationship the urban development of York had to the river Ings and fertile farmland.</p> <p>Clifton Ings to the west of the proposed boundary forms one of the ancient ‘ings’, these water meadows on the flood plain of the River Ouse would have been an important resource for grazing, hunting and fishing throughout the roman period and have historically been grazed and used to harvest hay as part of the fertile Ings farmland and Lamas field system which has existed for centuries. During the medieval period, the rich agricultural land between the Ings and Shipton Road was also divided into strips to be farmed by individuals and in the mid 17th Century, substantial areas of old plough land in Clifton were set down to grass, including these fields. Several patches of ridge and furrow are known from aerial photographic evidence, particularly on the south side of Shipton Road and in the fields immediately south of Clifton Park Avenue. Arable farming continued into the early 19th century. The unimproved grassland and openness of this area today aids the understanding of these agricultural practices, their importance in the agricultural economic heritage of the city, and their role in preventing coalescence and the formation of the rural context of the city. The openness of this land is also important to maintain a connection to the historic setting of the Minster which is clearly visible from Clifton Ings.</p> <p>Landmark Monuments (Criterion 2) 2.1 & 2.2 The land should be kept permanently open to understand the context, visual dominance, role of a focal point original siting and context of York Minster. As set out in the Annex 1 - evidence 13, there is a key city wide view across Clifton Ings. The view is of the River Ouse downstream to the Minster illustrates the relationship between the historic core and the landscape and floodplain of the river. The Ings form a pastoral setting to the Minster’s three towers emerging from the treeline along the river bank beyond. Hardly any other man-made structures can be seen, particularly when trees are in leaf.</p> <p>The land is approximately 500m away from 25 Shipton Road and Coach House & Milepost (all of these heritage assets are Grade 2 listed). However it is not considered necessary to keep the land open to maintain the setting of the assets.</p>	
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	<p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area.</p> <p>The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north through the compact historical core of the city and beyond. York’s Landscape connects right up to the city centre more than any other English city and forms part of the historic core itself itself. The open land is part of the river corridor of flood meadows, semi improved undeveloped grassland, agricultural and recreational land which extends the countryside into the city as part of Green Wedge C6 (Annex 1, evidence 11b). The river corridor and green wedgeland either side of the Ouse aid the understanding of the historical relationship of the city to its hinterland and retain an open connection from the city core at Museum Gardens to the perimeter agriculture and rural area beyond the Outer Ring Road. The 1996 Landscape Appraisal identifies that animals have been grazed on the fertile ‘Ings’ land since the second cetury AD. Due to poor drainage the land has historically not been used for arable cropping. Communal grazing traditions ares still upheld in certain areas. The land gently inclines away from the river towards Shipton Road and the views, openness and perception of a countryside setting from this route in the city are important.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Development on the former ‘Clifton Hospital’ site has extended the defined urban area beyond Shipton Road in this location. The redeveloped hospital site represents part of the main built up area.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures.</p> <p>Land to the north, south and west of the proposed boundary is free from existing structures. The former ‘Clifton Hospital’ was developed in the late 1990s. This area now contains a housing estate (Fylingdale Avenue) of a suburban nature, with larger, less dense, non residential blocks either side. The development is well landscaped with mature trees and hedgerow defining the boundaries. This provides screening to the wider Green Wedge to the north, south and west. Further sprawl in this area represents a threat to the Green Wedge and needs to be carefully</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>controlled through this clear boundary demarcating the development from the surrounding open land.</p> <p>An alternative boundary would be to include Clifton Park Hospital within the Green Belt and utilise the boundary of Shipton Road however this could lead to an increased risk of sprawl as there wouldn't be a clearly defined edge representing the limits of current development.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The limits of development provide a clear boundary between the former Clifton Hospital site and the open land of Clifton Ings/the Ouse Flood Plain to the north, south and west. The surrounding land is predominantly undeveloped with a rural feel and strong sense of openness. Should development be allowed to occur freely within the area there are strong boundaries to the north (York Outer Ring road), to the west (River Ouse) and the main continuous urban area to the south however this area encompasses a large tract of land. There are also grassed flood defences (raised bunds or embankments) that follow the route of the river Ouse which could offer an alternative boundary for development. However, given the importance of this land in terms of purpose 4 due to the Green Wedge and the Ings, allowing development to progress to the river (narrowing the Green Wedge) would represent unacceptable sprawl and the loss of compactness, which would be detrimental to the York Green belt.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>(Criterion 5)</p> <p>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 or acceptable uses within it. The land to the north, south and west of the proposed boundary is characterised by an absence of built development or urbanising influences. The surrounding undeveloped land has a strong sense of openness and consists of countryside used for grazing and acting as floodplain. To the north there are allotments and further to the south there are tennis, cricket and rugby uses. These outdoor sports and recreation uses represent acceptable uses in the Green Belt provided they preserve openness.</p> <p>To the west there are flood embankments which have a limited impact on openness due to their location and their scale. These are grassed and do not appear incongruous with the surroundings. While their formal arrangement makes them appear as man made (i.e an engineering operation)</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	<p>rather than natural formations, flood defences are not unusual adjacent to rivers, particularly close to urban areas such as is the case here.</p> <p>As set out above, an alternative boundary would be to include the former Clifton Hospital site in the Green Belt. The site consists of late twentieth century commercial and residential redevelopment. It is completely developed with no relationship to the countryside and with no sense of openness. The development on the site of Clifton Hospital has developed on a similar footprint to the former buildings on the site (see 1971, 1952 aerial photography). OS Maps from 1885 -1915 show the hospital (North Riding of Yorkshire Mental Hospital) as substantially developed. The commercial part of the site contains primarily three storey blocks. The site does not represent countryside and does not play any role to this purpose therefore it should not be included in the Green Belt.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land is accessed by cycle and pedestrian routes that run the length of the green wedge from the outer ring road to the city centre. The routes continue to the wider countryside to the north west, beyond the outer ring road, in the direction of Beningbrough Hall. The pedestrian route follows the river bank and the absence of development allows for a tranquil approach into the heart of the city. The cycle and pedestrian route is more direct across Clifton Ings but also benefits from an absence of development on either side for much of the route.</p>	
Local Permanence		
Proposed Boundary	Road Carriageway and built footprint	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and
Recognisability of proposed boundary	The proposed boundary follows the recognisable built footprint of the redevelopment at the Clifton Hospital. The boundary extends around the built footprint of the Premier Inn car park, the car park and access roads of the office buildings to the north of Clifton Park Avenue, the curtilages of the residential properties on Fylingdale Avenue and Eades Close, the boundary around Clifton House and the car park to the east of this, and the curtilage of Clifton Park Hospital before joining back onto Blue Beck Drive and Fylingdale Avenue. The development on the site of Clifton Hospital has developed on a similar footprint to the former buildings on the site (see 1971, 1952 aerial photography). OS Maps from 1885 -1915 show the hospital (North Riding of Yorkshire Mental Hospital) as substantially developed.	

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	<p>As set out above, an alternative boundary would be to utilise Shipton Road and include the former Clifton Hospital site within the Green Belt. Whilst the site technically forms part of the Green Wedge, it could not be regarded as countryside as it is completely developed with no sense of openness and no relationship to the wider countryside and therefore it has no contribution to Green Belt purposes. Its inclusion within the Green Belt could lead to an increased risk of sprawl as there wouldn't be a clearly defined edge representing the limits of current development.</p> <p>As set out above, the flood defences also do not provide an alternative boundary as this would allow development to progress to the river (narrowing the Green Wedge) which would be detrimental to the York Green belt.</p>	resilience to change.
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The proposed boundary follows the permanent built footprint of the redevelopment at the Clifton Hospital. All of the existing planning permissions on the land 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>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has partial access to services within 800m closest to Shipton Road. It therefore has some potential to 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>However, the land immediately to the west of the proposed boundary is</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Bootham Stray (A1), Green Wedge (C1), Rawcliffe Meadows (B1) and Clifton Ings (B2)[SD107]. • Includes Nature conservation designations: River Ouse, Clifton Ings designated as Sites of Importance to Nature Conservation [SD080], • Partly designated open space [SD085]; • In majority, functional floodplain (zone 3b) adjacent to the River Ouse and on Clifton Ings; remaining land is high risk (zone 3a); • In its entirety within Regional Green Corridor 1 (Ouse Corridor [SD080]). 	

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The open land to the west of the proposed boundary is therefore **not suitable for development in line with the Local Plan strategy.**

Land Considered/Site Selection **Land adjacent to this boundary has been proposed for development**

- Site 863 – land to the South and west of Clifton Park. Submitted at Preferred Sites Consultation. Not allocated



- Site 167 – Shipton Road. Submitted in Call for Sites 2012. Not allocated



Section: 4	Boundary: 1c	Boundary Name: Shipton Road
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Boundary description - The boundary moves north along the route of Shipton Road towards the outer ring road at the A19/A1237.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.1	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	No					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The open land to the south west of the proposed boundary is within Green Wedge C6 containing Clifton Ings and Rawcliffe Meadows (GB Appraisal – Evidence 11b). The open land is part of the river corridor of flood meadows, semi improved undeveloped grassland, agricultural and recreational land which contributes to the contained urban form of the compact city and provides a clear vista. (Annex 1, Evidence 8 main document). The rural character of the land and the perception of the city within this rural context are visible from the elevated Outer Ring Road where it crosses the swathe of land to the north, the elevated embankment of the east coast mainline to the south west, the River Ouse which crosses through the middle of the open swathe and the key open approach of Shipton Road when travelling into the city from the west (which is also on higher ground than the open land to the west). There are also a number of long distance pedestrian and cycle approaches through the Ings, heading from north west from the city centre and the engineered flood defences create high points of land from which to view the context of the area. There is a key city wide view across Clifton Ings (Annex 1, evidence 13a), this view is of the River Ouse downstream to the Minster illustrates the relationship between the historic core and the landscape and floodplain of the river. Despite being well within the modern built up area of the city, from the east bank of the Ouse, the Ings form a pastoral setting to the Minster’s three towers emerging from the treeline along the river bank beyond. Hardly any other man-made structures can be seen, particularly when trees are in leaf.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The land to the south of the proposed boundary is part of Green Wedge C6, one element of the role of a Green Wedge is to prevent the lateral coalescence of different parts of the urban area (Annex 1, Evidence 11a). The open character and appearance of this land and the separation it provides between these distinct developed areas of the city are clearly visible in open approaches from the Outer Ring Road where is crosses the northern boundary of the Green Wedge, the River Ouse, and the railway lines. This is also</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>evident from the long distance pedestrian and cycle approaches that run through the Green Wedge (Annex 1, Evidence 6). Whilst the presence of the river would help to restrict development that would merge the two distinct built-up areas of Rawcliffe and York Business Park, the overall sense of space and countryside between the two is important to maintain the identity of the separate areas and the relationship the urban development of York had to the river Ings and fertile farmland. The modern Shipton Road follows the line of an earlier Roman road. Clifton Ings to the south of the proposed boundary forms one of the ancient 'ings', these water meadows on the flood plain of the River Ouse would have been an important resource for grazing, hunting and fishing throughout the roman period and have historically been grazed and used to harvest hay as part of the fertile Ings farmland and Lamas field system which has existed for centuries. An alternative boundary would be to utilise the footpath adjacent to the sewage works and park and ride, or to use the built footprint of the sewage works and park and ride, or to take the boundary further west to the River Ouse. All of these alternatives would exclude the Park and Ride and the sewage works from the Green Belt. However, this would significantly erode the Green Wedge and lead to the potential coalescence of the two distinct built-up areas of Rawcliffe and York Business Park, thereby harming the identity and the historic setting of this area.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land should be kept permanently open to understand the context, visual dominance, role of a focal point original siting and context of York Minster. As set out in the Annex 1 – evidence 13, there is a key city wide view across Clifton Ings. The view is of the River Ouse downstream to the Minster illustrates the relationship between the historic core and the landscape and floodplain of the river. The Ings form a pastoral setting to the Minster's three towers emerging from the treeline along the river bank beyond. Hardly any other man-made structures can be seen, particularly when trees are in leaf.</p> <p>The land is within 50m of 25 Shipton Road and Coach House & Milepost. The land is within approximately 250m (NW) Blue Bridge A19; (All of these heritage assets are Grade 2 listed). However it is not considered necessary to keep the land open to maintain the setting of the assets.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p>	
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	<p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area.</p> <p>The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north through the compact historical core of the city and beyond. York’s Landscape connects right up to the city centre more than any other English city and forms part of the historic core itself itself. The open land is part of the river corridor of flood meadows, semi improved undeveloped grassland, agricultural and recreational land which extends the countryside into the city as part of Green Wedge C6 (Annex 1, evidence 11b). The river corridor and green wedgeland either side of the Ouse aid the understanding of the historical relationship of the city to its hinterland and retain an open connection from the city core at Museum Gardens to the perimeter agriculture and rural area beyond the Outer Ring Road. The 1996 Landscape Appraisal identifies that animals have been grazed on the fertile ‘Ings’ land since the second cetury AD. Due to poor drainage the land has historically not been used for arable cropping. Communal grazing traditions ares still upheld in certain areas.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Shipton Road marks the western edge of a dense urban development as part of the main built up area of York (Annex 1, Evidence 3 &4).</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. To the north western end of the proposed boundary where Shipton Road meets the York Outer Ring road, the land to the south of the proposed boundary includes a Park and Ride and a sewage treatment works. These are structures of relatively low density related to infrastructure. They are currently well contained and unobtrusive but further development or intensification of these areas has the potential to have a negative urbanising impact on openness. There are substantial gaps between these areas.</p> <p>An alternative boundary would be to exclude the park and ride and sewage works from the Green Belt however this would result in the inclusion of land that is otherwise not well contained</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>and is open towards the River. This would result in a risk of urban sprawl which would erode the openness of the Green Wedge.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. Shipton Road provides a consistently clear boundary between the built urban edge of Rawcliffe and the open land of Clifton Ings/the Ouse Flood Plain on its south west side. With the exception of the Park and Ride and the sewage works, the land to the south of the proposed boundary is predominantly undeveloped with a rural feel and strong sense of openness. Should development be allowed to occur freely within it, there are strong boundaries to the north (York Outer Ring road) and to the west (River Ouse) however this would encompass a large tract of land. There are also grassed flood defences (raised bunds or embankments) that follow the route of the river Ouse which could offer an alternative boundary for development. However, given that the land to the south of the proposed boundary is important to keep permanently open in line with purpose 4 (above), allowing development to progress to the sewage works or to the river (narrowing the Green Wedge) would represent unacceptable sprawl and the loss of compactness, which would be detrimental to the York Green belt. Shipton Road provides the best and most identifiable barrier to sprawl.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>(Criterion 5)</p> <p>5.1 & 5.2 The land is partly characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. There are some urbanising influences on the land to the south of the proposed boundary consisting of Rawcliffe Park and Ride car park and a sewage treatment works with extensive hardstanding and associated buildings. The built form is primarily the car park hardstanding and the buildings which are modest in scale and single storey, maintaining a sense of openness. There is soft landscaping and planting both within and around the edge of the car park. The Rawcliffe Park and Ride car park is local transport infrastructure, an acceptable use in principle in the Green Belt provided it preserves openness and can demonstrate a requirement for a Green Belt location. The remainder of the land to the south of the proposed boundary is characterised by an absence of built development.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	<p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land is accessed by cycle and pedestrian routes that run the length of the green wedge from the outer ring road to the city centre. The routes continue to the wider countryside to the north west, beyond the outer ring road, in the direction of Beningbrough Hall. The pedestrian route follows the river bank and the absence of development allows for a tranquil approach into the heart of the city.</p>	
Local Permanence		
Proposed Boundary	Road Carriageway	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
Recognisability of proposed boundary	<p>The boundary of this area is clearly defined by Shipton Road, one of the historic arterial routes into York and the most continuous and clearly defined boundary in the area. As set out above, an alternative boundary would be to exclude the Park and Ride and the sewage works from the Green Belt or to use the River Ouse as a boundary. However, this would significantly erode the Green Wedge and lead to the potential coalescence of the two distinct built-up areas of Rawcliffe and York Business Park. Further development or intensification of these areas has the potential to have a negative urbanising impact on openness which would harm the identity and the historic setting of this area. This is a particularly important area of the Green Belt in line with purpose 4 and its removal would be detrimental to the York Green Belt. Shipton Road provides the best and most identifiable barrier to sprawl.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary is defined by Shipton Road, a strong piece of built infrastructure which links back to Roman times. This has broadly served well to contain development in this location.</p>	
Strategic Permanence – Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in:</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed to the southern extent but to the north, include the Rawcliffe Bar Park & Ride, beyond which is a sewage works. Whilst there is access to services within 800m, it would only have partial potential to 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>	

Section: 4	Boundary: 1c	Boundary Name: Shipton Road
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SP10, SP11, SP12	<p>However, the land immediately to the west of the proposed boundary is</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Bootham Stray (A1), Green Wedge (C1), Rawcliffe Meadows (B1) and Clifton Ings (B2) [SD107]. • Includes Nature conservation designations: River Ouse, Clifton Ings, designated as Sites of Importance to Nature Conservation [SD080], • Partly designated open space [SD085]; • In majority, functional floodplain (zone 3b) adjacent to the River Ouse and on Clifton Ings; remaining land is high risk (zone 3a); • In its entirety within Regional Green Corridor 1 (Ouse Corridor [SD080]). <p>The open land to the west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development

Section: 4	Boundary: 2	Boundary Name: Outer Ring Road
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The boundary continues east along the route of the A1237 until the A1237/B1363 roundabout.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 – Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 4	Boundary: 2	Boundary Name: Outer Ring Road
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land north of the ring road is undeveloped but if developed would result in a loss of compactness that would have a clear impact. To the north of the ring road is predominantly open agricultural land that is relatively flat without an alternative clear defensible boundary. The ring road provides a strong and permanent boundary for the planned northern boundary of urban development to York. The land contained within this boundary is part of a key long distance view from the White Horse, Roulston Scar (Key View 2) and 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). The open land to the north of the proposed boundary is part of the view of the northern edge of York when approaching the city, especially along Shipton Road and Wigginton Road. Maintaining open rural land in the foreground of this view and to the edges of these roads allows an understanding of the compact city within original countryside context</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. On the western side of the proposed boundary, the open land to the north is identified as an area which prevents the coalescence of settlements as it retains physical separation from the village of Skelton (Area G6) (Annex 1 – Evidence 11 – GB Appraisal). This area of undeveloped land between the outer edge of the urban area and the village of Skelton to the north is important in maintaining the separate identity and physical character of the settlements and retaining the pattern of villages set within a rural setting. Land to the north of this boundary visually connects with Skelton and forms part of the open approach of the village from the south when travelling along Shipton Road. This rural agricultural land around the village contributes to the open feel of the area, which is part of Skelton’s setting, as well as part of the open countryside setting around the City of York. The current lack of urbanisation in this area contributes to the rural setting of the village and softens the approach to the city. Given the proximity of Skelton, the openness of land in this location is important when considering compactness of settlements.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 2	Boundary Name: Outer Ring Road
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Crayke, and from the White Horse, Roulston Scar in the Hambleton Hills 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.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aid the understanding of the historical relationship of the city to its hinterland The land to the north of the ring road is flat agricultural land which is typical of the Vale of York. The 1996 York Landscape Character Appraisal describes the area as flat diverse arable farmland. It goes onto to note that boundaries of this landscape type tend to be weak. Arable farming predominates. Field sizes and shapes vary, creating irregular field patterns, possibly a result of early enclosure. This includes long narrow fields to the south east of Skelton, probably due to early enclosure. Strong presence of hedgerow trees and moderate woodland gives landscape a sense of maturity, wildlife value and enclosure. There are also scattered traditional farmsteads. Despite intensive agriculture, negative human influences are low, main roads are to boundaries. The open land to north of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e).</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land to the south of the proposed boundary represents the defined urban edge of the city.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of isolated farms and buildings combined with a strong sense of openness. There is some isolated small scale development along the arterial roads of Shipton Road and Wiggington Road which are historic routes heading north from the centre of York. The land to the north of the proposed boundary has a strong sense of openness and there are a few isolated buildings with the land mainly in</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 4	Boundary: 2	Boundary Name: Outer Ring Road
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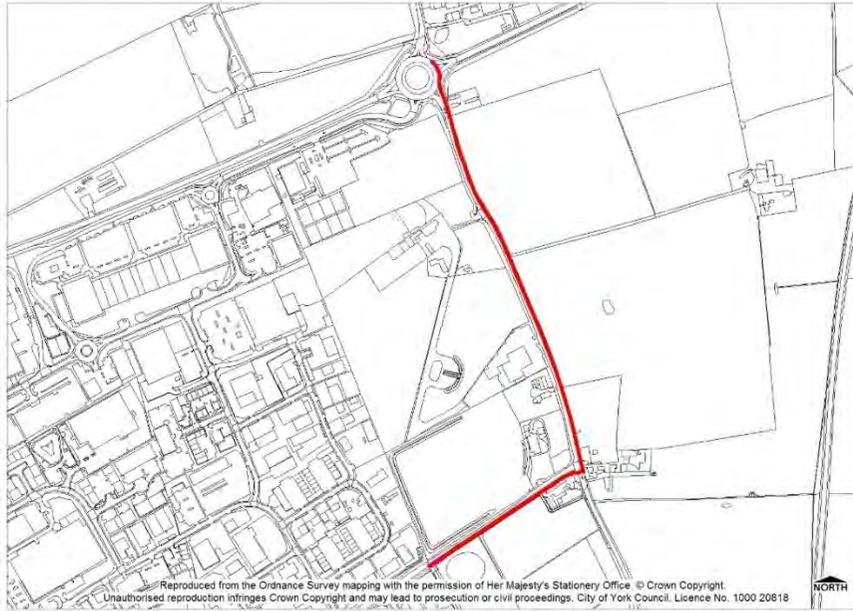
SP4, SP5, SP8	<p>agricultural use therefore it has a strong role in preventing sprawl beyond the outer ring road which provides a well defined urban edge to the city.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The existing outer ring road provides a clear boundary to the urban edge to this area of York with the built form of Rawcliffe and Clifton Moor reaching the southern edge of the ring road. The land to the immediate north of the proposed boundary is unconstrained by built development consisting predominantly of open flat fields. Wigginton Road and Shipton Road provide strong boundaries to the east and west however beyond the built development of the village of Skelton, the remaining land to the north of the proposed boundary is completely open extending further north. The land is therefore not contained or enclosed in a way which could prevent sprawl extending further north.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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 or acceptable uses within it. The land to the north is primarily flat open fields through to the village of Skelton to the north west with some small scale development along the arterial roads. The use is agricultural and the absence of development is apparent from the surrounding roads.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. Due to the flat topography, and the absence of buildings, the land has a strong sense of openness, although due to mature planting to road boundaries this is not particularly evident for people who may be driving on the main roads of the Ring Road, Shipton Road, Wigginton Road. There is a public footpath (ref: 11/3/10) that runs from Rawcliffe to Skelton through the fields and along the Burtree Dam watercourse. There are open views across the agricultural land from the footpath.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Road carriageway	The proposed boundary has been established for a significant period of time. The
Recognisability of proposed boundary	This section of the proposed boundary follows the recognisable feature of the A1237 carriageway which can easily be identified on OS maps and on the ground. The carridgeway is landscaped by trees in place and contains the built urban form to one side in contrast to the open nature of the landscape to the north.	

Section: 4	Boundary: 2	Boundary Name: Outer Ring Road
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Permanence Scoping/Strategic Principles set out in: SP13	The boundary has been established over a number of years. The road was first constructed in 1986-1987. The ring road was constructed in the late 1980s and the roadside planting is now mature. Development has been restricted to the south of the ring road. There is a proposed housing allocation in the Local Plan to the north of the proposed boundary. However it is set well away from the ring road, the village of Skelton and Wigginton/Shipton Roads. It is intended as a stand alone settlement and its designation in the local plan would not undermine the proposed green belt boundary in this location and would in fact increase the importance of the proposed boundary to prevent coalescence with the ring road and the urban edge of the city.	layering of different boundary features offers strength and resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m to the southern extent adjoining the ring-road boundary. It is adjacent to the A1237 and within close proximity to major employment, retail and leisure facilities at Clifton Moor, with the potential to walk or cycle between them. It therefore has potential to 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>This location forms a sustainable option when judged against the spatial strategy site selection criteria:</p> <ul style="list-style-type: none"> • There is a tract of land extending north which is located outside of areas identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, namely: an area of preventing coalescence(G5) and extended green wedge (D1) [SD107]; • It has no existing nature conservation designations and is not within green corridors, albeit it adjoins Local Green Corridor 12 (Ring Road Corridor [SD080]), • It does not contain areas of high flood risk, • It does not contain existing areas of open space <p>The open land to the north west of the proposed boundary has potential for development in line with the Local Plan strategy. See Annex 5 – ST14 ‘Land to the West of Wigginton Road for further information.</p>	
Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development See Annex 5 – ST14 ‘Land to the West of Wigginton Road’ for further information.	

Section: 4	Boundary: 3	Boundary Name: Clifton Moor 1
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The boundary moves south along Wiggington Road before turning west onto Clifton Moor Gate.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	No			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	N/A				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: 4	Boundary: 3	Boundary Name: Clifton Moor 1
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the east of the proposed boundary forms part of the Green Wedge (Area C1: Extension to Bootham Stray) (Annex 1 – Evidence 11 - GB Appraisal). This consists of open grazed pasture and arable fields with the open approaches providing a rural setting to the city and views of the Minster. Further to the east is the railway line to Scarborough. There are also general city wide views of the Minster from land in this location including across Bootham Stray from the outer ring road (York Central Historic Core Conservation Area, 'YCHCCA'). This land is also 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 YCHCAA). The land is low lying and relatively flat which enables both long and short distances views of the city, including of the Minster.</p> <p>An alternative boundary would be to include the land to the west of Wigginton Road within the Green Belt and utilise the current defined edge of Clifton Moor Industrial Estate. There is some existing development in this area consisting of car dealerships fronting Wigginton Road. This land also forms part of the Green Wedge C1 however whilst part of it is currently undeveloped, there is an extant planning permission in place for a car storage development which is also an employment allocation in the 2018 Publication Draft Local Plan therefore the land will not remain permanently open.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location is important to the historic character and setting of York. The open land to the east of the proposed boundary forms part of the Green Wedge C1. This maintains the physical separation between urban areas which have a different form, character and history, by preventing the coalescence of Clifton Moor and New Earswick to the east. It is important in reinforcing the existing development patterns and retaining the special pattern for the future. This area of undeveloped open space with a rural feel reaching close to the centre of the city is important in allowing an open aspect and views</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 3	Boundary Name: Clifton Moor 1
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	<p>towards important city landmarks including the Minster. The fields immediately east of the proposed boundary are large in scale without obviously defensible boundaries until the railway line which lies much further to the east and is very close to New Earswick to the extent it would significantly and irreparably erode the green wedge and increase the potential for coalescence in this location. Erosion of the historic setting would also impact adversely on key views of the Minster from the north. The railway line therefore cannot be considered a potential alternative boundary.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Brandsby, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a YCHCAA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area. There is also a general city wide view of the Minster from the outer ring road across land in this location.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>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 The land is relatively flat, enclosed and is identified in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project as a planning large scale parliamentary enclosure dating from the medieval to post medieval period. The characterisation project describes the land as significantly legible. The land is agricultural with the railway line further to the east, towards New Earswick. The character of the land east of the proposed boundary is mixed fringe farmland. This character type extends to New Earswick to the east.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. While some of the land to the west of the proposed boundary remains undeveloped, there is an extant planning permission in place for the redevelopment for car storage purposes that would bring the urban form to the boundary.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

Section: 4	Boundary: 3	Boundary Name: Clifton Moor 1
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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.2 The land has an increased risk of sprawl occurring through the presence of isolated farms and buildings combined with a strong sense of openness. The land to the east of the proposed boundary has a strong sense of openness with a few isolated buildings and farms with the land mainly in agricultural use therefore it has a strong role in preventing sprawl beyond Wigginton Road which provides a well defined urban edge.</p> <p>4.3 Land is constrained by strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The land to the east of the proposed boundary is unconstrained by built development. Whilst the railway line further to the east provides a strong boundary which would contain this large tract of land within the outer ring road, this is very close to New Earswick and if development was allowed to extend this far to the east it would represent unacceptable sprawl and the loss of compactness which would adversely impact upon purpose 4 and the Green Belt as a whole.</p>	<p>UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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 or acceptable uses within it. The land to the east of the proposed boundary is characterised by an absence of built development. It functions as part of the countryside predominantly consisting of farm buildings and open fields in agricultural use.</p> <p>An alternative boundary would be to include the land to the west of Wigginton Road within the Green Belt and utilise the current defined edge of Clifton Moor Industrial Estate. There is some existing built development in this area consisting of car dealerships fronting Wigginton Road. Whilst part of this land is currently undeveloped, there is an extant planning permission in place for a car storage development which is also an employment allocation in the 2018 Publication Draft Local Plan therefore the land will not remain permanently open and will not function as part of the countryside.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the east of the proposed boundary contributes to the character of the countryside as it has a strong sense of openness and there are views from the north to the city as identified in the YCHCAA (Annex 1 – Evidence 13a). There is a footpath that crosses the land to the west of the railway line. This path goes through fields and forms part of a countryside walk linking Haxby to the north with the city.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 4	Boundary: 3	Boundary Name: Clifton Moor 1
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Local Permanence		
Proposed Boundary	Road carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows the line of Wigginton Road from the Outer Ring Road to the junction with Clifton Moor Gate and then runs west along the road. These road boundaries provide recognisable features. As set out above, an alternative boundary would be to include the land to the west of Wigginton Road within the Green Belt and utilise the current defined edge of Clifton Moor Industrial Estate. However as there is an extant planning permission in place for a car storage development on this land, the current limits of development will change and extend to Wigginton Road. This land will therefore not remain permanently open.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary runs along Wigginton Road and Clifton Moor Gate. These are historic routes visible on nineteenth century mapping. Clifton Moor Gate was formerly known as Kettlestrong Lane. Wigginton Road is a clear defensible boundary, being a historic arterial route from the city. All of the existing planning permissions on the 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 the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, the land immediately to the east and south of the proposed boundary is: <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Partly designated open space – natural/semi natural to the southern extent [SD085]; • In majority, within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes no nature conservation designations 	

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	The open land to the east and south of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development

Section: 4	Boundary: 4	Boundary Name: Clifton Moor 2
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The boundary continues south and then turns west around the defined limits of development at Clifton Moor.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 – Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 4	Boundary: 4	Boundary Name: Clifton Moor 2
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the east and south of the proposed boundary forms part of the Green Wedge (Area C1: Extension to Bootham Stray) (Annex 1 – Evidence 11 - GB Appraisal). This consists of open grazed pasture and arable fields with the open approaches providing a rural setting to the city and views of the Minster. The land immediately to the south and further to the east of the proposed boundary also forms part of Bootham Stray (Area A1). This has historical importance including long established grazing rights and represents an open approach to the city. 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 a compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). There are also general city wide views from the outer ring road and Clifton Moor Gate across land in this location.</p> <p>An alternative boundary would be to utilise Wigginton Road to the east however this would erode the Green Wedge and impact upon the open approach and rural setting to the city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location is important to the historic character and setting of York. The open land to the east and south of the proposed boundary forms part of the Green Wedge C1 and Bootham Stray A1. The Green Wedge maintains the physical separation between urban areas which have a different form, character and history, by preventing the coalescence of Clifton Moor and New Earswick to the east. It is important in reinforcing the existing development patterns and retaining the special pattern for the future. This area of undeveloped open space with a rural feel reaching close to the centre of the city is important in allowing an open aspect and views towards important city landmarks including the Minster. Bootham Stray provides an open approach to the city from Wigginton road and the railway line providing views of the city within rural surroundings. Bootham Stray is situated adjacent to New Earswick conservation area, the setting of which is enhanced by the setting of the stray.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Brandsby, 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. There are also general city wide views of the Minster from the outer ring road and Clifton Moor Gate across land in this location.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>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. The regular field boundary has been fixed since at least the 19th Century (epoch 1 map york map) and appears to be one of the few remaining examples given the airfield development to the north. This provides a link to the land use prior to the twentieth century development of the airfield (and the airfield’s subsequent redevelopment). Keeping the land open also aids the understanding of the scheduled monuments (Roman Camps) directly to the south east of the proposed boundary. The open land to the east and south of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e).</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The boundary extends around the defined limits of development at Clifton Moor representing the urban area.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of a few existing buildings combined with a strong sense of openness. The land to the east of the proposed boundary has a strong sense of openness with the only building being the public house at the junction of Clifton Moor Gate and Wigginton Road. Some further buildings are present further north along Wigginton Road. The land is mainly in agricultural use therefore it has a strong role in preventing sprawl beyond the existing limits of Clifton Moor industrial estate which provides a defined urban edge.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 4	Boundary: 4	Boundary Name: Clifton Moor 2
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	<p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore fairly contained however development would still represent sprawl. To the north, the land is contained by Clifton Moor Gate. The land to the south of the proposed boundary consists of open space forming part of Bootham Stray which is contained by the urban area further south however this encompasses a large tract of land. Whilst Wigginton Road to the east provides a strong boundary which contains the land in this direction, if development was allowed to extend this far to the east and south, this would represent unacceptable sprawl as it would result in the loss of compactness, adversely impact upon purpose 4 and the Green Belt as a whole.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>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 or acceptable uses within it. The land to the east and south of the proposed boundary is characterised by an absence of built development with the exception of a prominent public house (formerly known as the Bumper Castle) with ancillary car park and outbuilding at the south east corner of the junction of Clifton Moor Gate and Wigginton Road. This land is an otherwise undeveloped part of Bootham Stray and the Green Wedge. There is a clear eastern edge to the current urban form of the industrial estate of Clifton Moor. The undeveloped land directly south of Clifton Moor Gate shows evidence of having been enclosed since the nineteenth century (Epoch 1 map York Map) with the boundaries retained. The land is in agricultural use and functions as part of the countryside.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the east and south of the proposed boundary has a strong sense of openness. It forms part of Bootham Stray and the Green wedge which contributes to wide views of the Minster. The land is flat and open and can be seen from public highways to the north and west.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Limit of urban area/ fence and hedgerow	The proposed boundary has been established for a significant
Recognisability of proposed boundary	This section of the proposed boundary follows a fenced tree and hedge line to the south of Clifton Moor.	

Section: 4	Boundary: 4	Boundary Name: Clifton Moor 2
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	As set out above, an alternative boundary would be to utilise Wigginton Road to the east however this would significantly erode the Green Wedge and adversely impact upon the York Green Belt.	period of time. The layering of different boundary features offers strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open green wedge and the built urban area. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the east and south of the proposed boundary is:</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Designated open space – natural/semi natural to the southern extent [SD085]; • Within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes no nature conservation designations, although Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] is to the southwest. <p>The open land to the east and south of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development	

Section: 4	Boundary: 5	Boundary Name: Clifton Moor Inset
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The boundary continues along the southern boundary of units at Clifton Moor.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	Yes				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: 4	Boundary: 5	Boundary Name: Clifton Moor Inset
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land which is surrounded by the proposed boundary forms part of the Green Wedge (Area C1: Extension to Bootham Stray) (Annex 1 – Evidence 11 - GB Appraisal). This consists of open grazed pasture and arable fields with the open approaches providing a rural setting to the city and views of the Minster. The land further south also forms part of Bootham Stray (Area A1). This has historical importance including long established grazing rights and represents an open approach to the city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location is important to the historic character and setting of York. The proposed boundary in this location forms three sides of a roughly rectangular parcel of land. The land to the south of the proposed boundary forms part of the Green Wedge and further south is Bootham Stray. The land is surrounded by three side by low scale development in the Clifton Moor industrial estate including hardstanding which is used for car parking. Land to the south of this boundary also includes the Scheduled Monument (SMR No.30152) Roman Camp On Clifton Moor and Scheduled Monument (SMR No.30127) Roman Camp On Bootham Stray (Annex 1 – Evidence 16 – Scheduled Ancient Monuments). The Green Wedge maintains the physical separation between urban areas which have a different form, character and history, by preventing the coalescence of Clifton Moor and New Earswick to the east. This area of undeveloped land has a rural feel reaching close to the centre of the city which is important in allowing an open aspect and views towards important city landmarks including the Minster. Bootham Stray provides an open approach to the city from Wigginton road and the railway line providing views of the city within rural surroundings.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 +2.2 The land is sensitive to understand the original siting and context of the Scheduled Monuments and the Minster and their visual dominance and role in the landscape. This small roughly rectangular parcel of land has commercial development to three boundaries. The proposed boundary does contribute to the setting and significance of the Roman Camps by</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 5	Boundary Name: Clifton Moor Inset
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	<p>retaining openness adjacent to and between the monuments. Heritage characterisation project identified evidence of Roman camps south of Clifton Moor Gate. These are Scheduled Ancient Monuments and partially survive as earthworks. The sites of two Roman military training camps are known on the south-eastern boundary of this area, south of Clifton Moor Gate. The Minster is visible across the fields from the site of the camps, presumably the Roman fortress (Eboracum) would have also been within sight. 18th century documentary evidence suggests that up to eight camps may have existed in this area. However, the earthworks have been severely reduced by ploughing. The western camp which is included within this character area has been almost entirely levelled, with only very faint traces surviving. The eastern most camp falls just outside the area partly on Bootham Stray, it survives to a height of 0.3m.</p> <p>An alternative boundary would be to utilise the boundary to the south and to exclude the Roman Camp from the Green Belt however this land is considered to form part of the Green Wedge C6 and provides important views of the Minster which contributes to an understanding of the setting and significance of both of the Roman Camps and their location and relationship to the historic settlement.</p> <p>2.3 The land is sensitive as part of the tranquillity, remoteness or wildness of the Scheduled Monuments. The proposed boundary would keep land to the south open. Given the location of the Scheduled Ancient Monument to the south of the boundary, keeping this land open is important for the setting and significance of one of the Roman Camps by retaining the remoteness and tranquility of the moor adjacent to the monument. As a Roman Camp north of the Roman settlement of Eboracum, keeping the land open allows for understanding of the historical context of the monument and how it would have related to the main settlement to the south, including how the camp may have been perceived at the time. Remains of the camp survive to a height of 0.3 metres. 18th century documentary evidence suggests that up to eight camps may have existed in this area. However, the earthworks have been severely reduced by ploughing.</p> <p>Landscape and Setting (Criterion 3)</p> <p>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.</p>	
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Section: 4	Boundary: 5	Boundary Name: Clifton Moor Inset
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	<p>Land in this location has been assessed in the Green Belt Appraisal as being important in preserving the setting and special character of York (areas C1 and A1). It has historical importance including long established grazing rights (Annex 1 – Evidence 11 - Green Belt Appraisal). The open land to the south of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e). The fields in this vicinity have generally been eroded and it is important to protect the few remaining distinct field patterns.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The boundary extends around the limits of development at Clifton Moor representing the urban area.</p> <p>4.2 The land has an increased risk of sprawl occurring as it is surrounded by development. The parcel of land that the proposed boundary wraps around is small and there is no development within it. Despite this, the proximity of buildings on the Clifton Moor Industrial estate on three sides creates an increased risk of sprawl on this land.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however there is still a risk of sprawl. The land is well enclosed on three sides by existing development at Clifton Moor however there is still a risk of sprawl to the south of the proposed boundary and beyond.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land is a small parcel of undeveloped land which has development to three sides. There is no development within the parcel of land.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land is undeveloped and is adjacent to Bootham Stray. There are no uses that conflict with green belt purposes.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land is a small parcel, surrounded by development on three sides however there are views from the edge of the industrial estate across the parcel and out into the wider countryside providing a sense of openness.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 4	Boundary: 5	Boundary Name: Clifton Moor Inset
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SP4, SP5, SP9		
Local Permanence		
Proposed Boundary	Limit of urban area/ fence and hedgerow	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary line follows the edge of the existing built form around three sides of an undeveloped parcel of land measuring approximately 150 metres by 100 metres. As set out above, an alternative boundary would be to utilise the boundary to the south and to exclude the Roman Camp from the Green Belt. Whilst the southern boundary is a historic field boundary, this land is considered to form part of the Green Wedge C1 and provides important views of the Minster which contributes to an understanding of the setting and significance of both of the Roman Camps and their location and relationship to the historic settlement. It is therefore important to retain within the Green Belt due to its contribution to purpose 4.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the built urban area and open field. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, the land immediately to the south of the proposed boundary is: <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Designated open space – natural/semi natural to the southern extent [SD085]; • Within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes no nature conservation designations, although Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] is to the southwest. 	

Section: 4	Boundary: 5	Boundary Name: Clifton Moor Inset
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	The open land to the south of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development

Section: 4	Boundary: 6	Boundary Name: Hornbeam Close
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The boundary turns south along rear boundaries of properties on Hornbeam Close, continuing round along boundaries of properties on Woodland Chase.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	No					

Section: 4	Boundary: 6	Boundary Name: Hornbeam Close
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. Hornbeam Close is a late twentieth century suburban residential area of predominantly detached dwellings with rear gardens. The proposed boundary draws a line along the existing boundary between the residential development and Bootham Stray to the east. Across land in this location there are city wide views and two key long distance views of York Minster from the north across Bootham Stray from the White Horse (key view3) and from Crayke (key view 2) (Annex 1 – Evidence 13a – YCHCAA).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location is important to the historic character and setting of York. The land east of the proposed boundary forms part of Bootham Stray (area A1) and the Green Wedge (area C1: Extension to Bootham Stray) (Annex 1 – Evidence 11 – GB Appraisal). This wedge separates Clifton Moor from New Earswick to the east. Immediate to the east of the upper part of the proposed boundary is a large field. There is no obvious defensible boundary with this field. As part of the Stray and Green Wedge, the land should be kept open to maintain a connection to the pen and historic setting.</p> <p>1.3 The land is sensitive to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the south of this boundary, is identified in the Green Belt appraisal work as Green Wedge (C1) and Bootham Stray (A1) and is assessed as being important in providing a physical separation between areas of different urban form, character and history. The area separates Clifton Moor and New Earswick preventing the coalescence of these areas. The open approaches provide a rural setting to the city. (Annex 1 – Evidence 11 - Green Belt Appraisal).</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are city wide views and key long distance views across this area from the White Horse and Crayke, with the Minster as a focus within its</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 6	Boundary Name: Hornbeam Close
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	<p>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.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>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.</p> <p>Land in this location has been assessed in the Green Belt Appraisal as being important in preserving the setting and special character of York (areas C1 and A1). It has historical importance including long established grazing rights (Annex 1 – Evidence 11 - Green Belt Appraisal). The open land to the south of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval to post medieval period with significant legibility to its original form (Annex 1 - Evidence 19e). The regular field boundary has been fixed since at least the 19th Century (epoch 1 map york map) and appears to be one of the few remaining field boundaries given the airfield development to the north. This provides a link to the land use prior to the twentieth century development of the airfield (and the airfield’s subsequent redevelopment).</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The proposed boundary is at the urban edge in this location. Moving the boundary away from the urban edge would contribute to urban sprawl as the next defensible boundary, to the east, is some distance away and this would significantly erode the green wedge/Bootham Stray.</p> <p>4.2 The land does not have an increased risk of sprawl occurring as there are no existing structures. Land to the east and south of the proposed boundary is agricultural with no existing structures between the boundary and Wigginton Road.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. Wigginton Road to the east provides a strong boundary which contains the land in this direction. To the north, the land is contained by Clifton Moor industrial estate and Clifton Moor Gate and to the south it is</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 4	Boundary: 6	Boundary Name: Hornbeam Close
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	contained by the urban area however this encompasses a large tract of land and if development was allowed to extend this far east, south and north, this would represent unacceptable sprawl as it would erode the Green Wedge and Bootham Stray, resulting in the loss of compactness.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 The land is characterised by an absence of built development or urbanising influences. The land to the east and south of the proposed boundary forms part of Bootham Stray and a green wedge. It is farmland with hedgerows to the field boundaries. There is an absence of development. 5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land to the east and south of the proposed boundary is in agricultural use, an accepted countryside land use function. It has a strong relationship to the wider surrounding countryside. Bootham Stray allotments is located further to the south east. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land has a strong sense of openness and forms part of the green wedge and Bootham Stray. It forms part of wider countryside views from the north of the city including to landmarks such as the Minster.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear property boundaries	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary line follows the existing rear boundaries of the residential dwellings that face onto Bootham Stray. This is a clear defensible boundary. An alternative boundary would be to utilise Bur Dyke or Wigginton Road to the east as these represent the next clearly defensible boundaries. However, moving the boundary so far to the east would totally erode Bootham Stray and the Green Wedge.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary is permanent and is evident from nineteenth century mapping as a field boundary. The boundary marks a clear distinction between the open fields of Bootham Stray and the built urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	

Section: 4	Boundary: 6	Boundary Name: Hornbeam Close
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the east and south of the proposed boundary is:</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Designated open space – natural/semi natural to the southern extent [SD085]; • Within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes nature conservation designations, Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] to the east. <p>The open land to the east and south of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development

Section: 4	Boundary: 7	Boundary Name: Water Lane
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The boundary follows the carriageway of Woodland Chase and south along Water Lane.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 4	Boundary: 7	Boundary Name: Water Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. Water Lane is to the west of the proposed boundary line and may date to the medieval period as an access route to Clifton fields and Clifton Moor beyond. The land to the east is Clifton Backies Local Nature Reserve which extends from the Water Lane eastern boundary to the east and south west and overlaps with Bootham Stray and the Green Wedge. The proposed boundary follows the line of Water Lane and allows for an absence of development to the east. Directly to the east of the boundary is a small tarmac car park for the nature reserve and an enclosed grassed area, roughly rectangular in shape with a pedestrian and cycle path running through it on north to south trajectory. This is part of a longer route connecting Clifton Moor and Clifton to the south. There are general city wide views of the Minster across Bootham Stray on land in this location, from the outer ring road and two key long distance views of York Minster from the north across Bootham Stray from the White Horse (key view 2) and from Crayke (key view 3) (Annex 1 – Evidence 13a –YCHCAA).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. Land in this location is important to the historic character and setting of York. The land to the east of the proposed boundary forms part of the Green Wedge (area C1: Extension to Bootham Stray) and further to the east part of Bootham Stray (area A1) (Annex 1 – Evidence 11 – GB Appraisal). Land in this location separates Clifton Moor/Clifton from New Earswick to the east. As part of the Stray and Green Wedge, the land should be kept open to maintain a connection to the open and historic setting. The 2003 Appraisal shows the land to the east of the path as part of the Green Wedge. On nineteenth century mapping (epoch 1 York map) this is shown as an enclosed field. The Green Belt appraisal map 2003 identifies the extent of Bootham Stray as reaching the field boundary running parallel to Clifton Moor Gate. The undeveloped land between the extent of the Stray and Clifton Moor Gate is identified as part of of the Green Wedge. The land is an extension to Bootham Stray. Open grazed pasture and arable field between clifton moor and new earswick. Open approaches providing a rural setting to the City of York. Good views of the minster.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 7	Boundary Name: Water Lane
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	<p>1.3 The land is sensitive to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the south of this boundary, is identified in the Green Belt appraisal work as Green Wedge (C1) and Bootham Stray (A1) and is assessed as being important in providing a physical separation between areas of different urban form, character and history. The area separates Clifton Moor and New Earswick preventing the coalescence of these areas. The open approaches provide a rural setting to the city. (Annex 1 – Evidence 11 - Green Belt Appraisal).</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are city wide views from the outer ring road and Clifton Moor Gate, and key long distance views across this area from the White Horse and Crayke, 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.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land to the east of the boundary forms part of the Green wedge, an extension to Bootham Stray (area C1). As identified in the GB Appraisal (Annex 1 – Evidence 11) this relatively flat land is important at part of the open approaches providing a rural setting to the City of York. The edge of the green wedge does not come right up to the proposed boundary however. Instead it cuts across the existing diagonal field. The open land to the south of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e).</p> <p>3.2 Not applicable</p>	
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Section: 4	Boundary: 7	Boundary Name: Water Lane
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<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The proposed boundary is at the urban edge in this location. Moving the boundary away from the urban edge would contribute to urban sprawl as the next defensible boundary, to the east, is some distance away and this would significantly erode the green wedge/Bootham Stray.</p> <p>4.2 The land does not have an increased risk of sprawl occurring as there are no existing structures. The land immediately east of the proposed boundary has a car park and a lawned area with a tarmac cycle path and footpath running through it. Beyond this, the surrounding land has no existing structures as it forms part of Clifton Backies Nature Reserve.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. Wigginton Road to the east provides the next defensible boundary which would contain the land in this direction. To the north, the land is contained by the urban area and Clifton Moor industrial estate and to the south it is contained by the urban area however this encompasses a large tract of land and if development was allowed to extend this far out, this would represent unacceptable sprawl as it would erode the Green Wedge and Bootham Stray and result in the loss of compactness.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land to the east of the proposed boundary is predominantly characterised by an absence of built development. The only urbanising influence is the small car park on Water Lane.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land to the east of the proposed boundary is part of Clifton Backies Nature Reserve. The surrounding land consists of open grazed pasture and arable fields with Bootham Stray Allotments further east. The small car park on Water Lane is screened by mature planting and it therefore does not detract from the surrounding countryside. Overall the land functions as part of the countryside and consists of acceptable uses.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land has a strong sense of openness and forms part of the Green Wedge. It forms part of wider countryside views from the north of the city including to landmarks such as the Minster. The land is accessible acting as local amenity/open space and forming the starting point for the foot and cycle path to Clifton.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 4	Boundary: 7	Boundary Name: Water Lane
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Local Permanence		
Proposed Boundary	Road Carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary line follows the recognisable feature of Woodland Chase and Water Lane. An alternative boundary would be to utilise Bur Dyke or Wigginton Road to the east as these represent the next clearly defensible boundaries. However, moving the boundary so far to the east would totally erode Bootham Stray and the Green Wedge.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open green wedge and built urban area and in the case of the Water Lane, follows the historic route of a carriageway dating back to the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the south east of the proposed boundary is:</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Designated open space – natural/semi natural to the southern extent [SD085]; • Within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes nature conservation designations, Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] to the east. <p>The open land to the south east of the proposed boundary is therefore not suitable for development in line with the Local Plan strategy.</p>	
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development	

Section: 4	Boundary: 8	Boundary Name: Tatton Close/ Herdwick Close/ Headley Close/Minchin Close/Blatchford Court
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Turning south east the boundary follows the side and rear boundaries of properties on Tatton Close, and continues along the carriageway of Tatton Close itself and the side of garages, and carriageways, side and rear boundaries of properties.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	No					

Section: 4	Boundary: 8	Boundary Name: Tatton Close/ Herdwick Close/ Headley Close/Minchin Close/Blatchford Court
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The area to the west (Clifton and Clifton Moor) of the proposed boundary line may date to the medieval period as an access route to Clifton fields and Clifton Moor beyond. The land to the east of the proposed boundary consists of open grazed pasture and arable fields and includes Clifton Backies Nature Reserve. This land forms part of the Green Wedge with Bootham Stray further to the east. These form part of the open approach to the city providing a rural setting to the city and views of the Minster. The housing between Water Lane and the proposed boundary is from the late twentieth/early twenty first century. The proposed boundary follows the line of existing late twentieth century (1990s) residential development in Clifton and abuts the Green Wedge which extends to Bootham Stray. The YCHCAA identifies two key long distance views of York Minster from the north across Bootham Stray from the White Horse and from the village of Crayke and general city wide views from the outer ring road and Clifton Moor Gate (Annex 1 – Evidence 13a – YCHCAA).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. Land to the east of the boundary is important to the historic character and setting of York and forms part of Bootham Stray (area A1) and the Green Wedge (area C1) (Annex 1 – Evidence 11 – GB Appraisal). This wedge separates Clifton Moor/Clifton from New Earswick to the east. Immediate to the east of the upper part of the proposed boundary is woodland. There is no obvious alternative defensible boundary. As part of the Stray and Green Wedge, the land should be kept open to maintain a connection to the open and historic setting. The Green Wedge itself contains an area of woodland directly to the east of the proposed boundary. This area of trees is subject to a group Tree Preservation Order. While this reduces the visual openness of the land immediately adjacent to the boundary, there is a lack of development resulting in the land being open in a spatial sense.</p> <p>1.3 The land is sensitive to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the east of this boundary, is identified in the Green Belt appraisal work as Green Wedge (C1) and Bootham Stray (A1) and is assessed as being important in providing a physical separation between areas of different urban form, character and history.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 8	Boundary Name: Tatton Close/ Herdwick Close/ Headley Close/Minchin Close/Blatchford Court
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	<p>The area separates Clifton Moor and New Earswick preventing the coalescence of these areas. The open approaches provide a rural setting to the city. (Annex 1 – Evidence 11 - Green Belt Appraisal).</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are city wide views from the outer ring road and Clifton Moor Gate, and key long distance views across this area from the White Horse and Crayke, 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.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aiding the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches. The York Historic Environment Characterisation Project identifies medieval ridge and furrow earthworks from early aerial photos to the east of Minchin Close. Land in this location has been assessed in the Green Belt Appraisal as being important in preserving the setting and special character of York (areas C1 and A1). It has historical importance including long established grazing rights (Annex 1 – Evidence 11 - Green Belt Appraisal). The open land to the east of the proposed boundary is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e).</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The proposed boundary is at the urban edge in this location. Moving the boundary away from the urban edge would contribute to urban sprawl as the next defensible boundary, to the east, is some distance away and this would significantly erode the green wedge/Bootham Stray.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

Section: 4	Boundary: 8	Boundary Name: Tatton Close/ Herdwick Close/ Headley Close/Minchin Close/Blatchford Court
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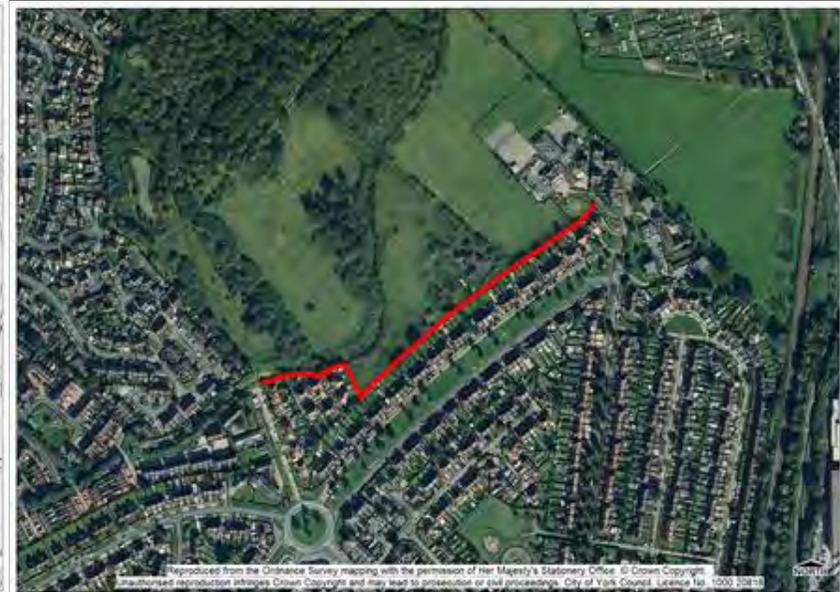
SP4, SP5, SP8	<p>4.2 The land does not have an increased risk of sprawl occurring as there are no existing structures. The land to the east of the proposed boundary forms part of Clifton Backies Nature Reserve. Beyond this, the land consists of open fields with no existing structures.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. Wigginton Road to the east provides the next defensible boundary which would contain the land in this direction. To the north, the land is contained by the urban area and Clifton Moor industrial estate and to the south it is contained by the urban area however this encompasses a large tract of land and if development was allowed to extend this far out, this would represent unacceptable sprawl as it would erode the Green Wedge and Bootham Stray and result in the loss of compactness.</p>	UNRESTRICTED SPRAWL
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land to the east of the proposed boundary is characterised by an absence of built development consisting of Clifton Backies Nature Reserve and open fields.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land forms part of the green wedge and Bootham Stray and forms part of wider countryside with views from the north of the city including to landmarks such as the Minster.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the east of the proposed boundary has the character of countryside. It has a strong sense of openness (in the spatial sense). Visual openness is somewhat reduced by the area of woodland. The land is accessible with a foot and cycle path through the woodland. The land to the east forms part of Bootham Stray and the Green Wedge. There is a tarmac cycle and footpath through this route connecting Clifton Moor with Clifton.</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Road carriageways/Rear property boundaries/ Cycle Path	The proposed boundary has been established for a significant
Recognisability of proposed boundary	The proposed boundary line follows the recognisable feature of carriageways and rear and side boundaries of properties of Tatton Close, Herdwick Close, Headley Close, Minchin Close and	

Section: 4	Boundary: 8	Boundary Name: Tatton Close/ Herdwick Close/ Headley Close/Minchin Close/Blatchford Court
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	Blatchford Court. It continues to follow a short section of the cycle path until it meets Sutton Way. These are easily distinguishable on OS maps and on the ground. An alternative boundary would be to utilise Bur Dyke or Wigginton Road to the east as these represent the next clearly defensible boundaries. However, moving the boundary so far to the east would totally erode Bootham Stray and the Green Wedge.	period of time. The layering of different boundary features offers strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open green wedge and built urban area. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the east of the proposed boundary is:</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Designated open space – natural/semi natural to the southern extent [SD085]; • Within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes nature conservation designations, Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] to the east. <p>The open land to the east of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development	

Section: 4	Boundary: 9	Boundary Name: Sutton Way/ Little Avenue/ Burton Green
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The boundary follows along to the rear of properties at Sutton Way, Little Avenue and Burton Green.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 – Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	N/A				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

Section: 4	Boundary: 9	Boundary Name: Sutton Way/ Little Avenue/ Burton Green
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The proposed boundary line follows the existing urban edge separating Clifton from Bootham Stray and the Green Wedge. Running along much of the the boundary is a ditch known as Bur Dyke which along with the residential rear garden boundaries forms a clear boundary between the Stray and the residential streets. The land to the north of the proposed boundary consists of open grazed pasture and arable fields and includes Clifton Backies Nature Reserve further to the north. The open approaches of this land provide a rural setting to the city and views of the Minster. Land in this location has two key long distance views of York Minster from the north across Bootham Stray from the White Horse (key view 2) and from the village of Crayke (key view 3) and general city wide views from the outer ring road and Clifton Moor Gate (Annex 1 – Evidence 13a – YCHCCAA).</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. Land to the north of the boundary is important to the historic character and setting of York and forms part of a Green Wedge (Area C1: Extension to Bootham Stray) (Annex 1 – Evidence 11 – GB Appraisal). This wedge separates Clifton Moor/Clifton from New Earswick to the east. It is important in reinforcing the existing development patterns and retaining the special pattern for the future. This area of undeveloped open space with a rural feel reaching close to the centre of the city is important in allowing an open aspect and views towards important city landmarks including the Minster.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land to the north of this boundary is identified in the Green Belt appraisal work as Green Wedge (C1) and is assessed as being important in providing a physical separation between areas of different urban form, character and history. The area separates Clifton Moor and New Earswick preventing the coalescence of these areas. The open approaches provide a rural setting to the city. (Annex 1 – Evidence 11 - Green Belt Appraisal).</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 9	Boundary Name: Sutton Way/ Little Avenue/ Burton Green
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are city wide views from the outer ring road and Clifton Moor Gate, and key long distance views across this area from the White Horse and Crayke, 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.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aiding the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches. The land to the north of the boundary forms part of the Green wedge, an extension to Bootham Stray (area C1). As identified in the GB Appraisal (Annex 1 – Evidence 11) this relatively flat land is important as part of the open approach to the city providing a rural setting to the City of York. It has historical importance including long established grazing rights (Annex 1 – Evidence 11 - Green Belt Appraisal). The open land to the north of the proposed boundary is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e).</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The proposed boundary is at the urban edge in this location. Moving the boundary away from the urban edge would contribute to urban sprawl as the next defensible boundary to the north (Bur Dyke) would erode the Green Wedge.</p> <p>4.2 The land does not have an increased risk of sprawl occurring as there are no existing structures. The land to the north of the proposed boundary consists of open fields with Clifton Backies Nature Reserve further north. The land is undeveloped and there are no existing structures.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The land to the west and north is constrained by the urban area. The land to the north east is contained by Wigginton</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 4	Boundary: 9	Boundary Name: Sutton Way/ Little Avenue/ Burton Green
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	Road however this encompasses a large tract of land and if development was allowed to extend this far out, this would represent unacceptable sprawl as it would erode the Green Wedge and Bootham Stray and result in the loss of compactness.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 The land is characterised by an absence of built development or urbanising influences. The land is characterised by an absence of built development consisting of open fields and Clifton Backies Nature Reserve further to the north. 5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land forms part of the Green Wedge and forms part of wider countryside with views from the north of the city including to landmarks such as the Minster. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the north of the proposed boundary has the character of countryside consisting of open fields. It has a strong sense of openness. There are views across Bootham Stray.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear property boundaries	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	This proposed boundary line follows a fenced tree and hedge line to the rear of residential properties on Sutton Way, Little Avenue and Burton Green. An alternative boundary would be to utilise Bur Dyke to the north as this represents the next clearly defensible boundary. However, moving the boundary further north would erode the Green Wedge.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open fields to the north and the built urban area . All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	

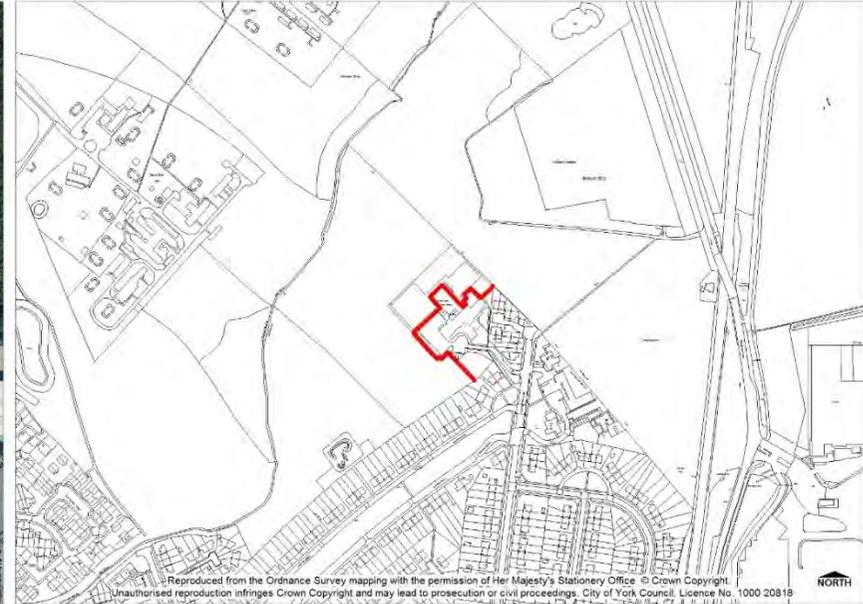
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the north of the proposed boundary is:</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Designated open space – natural/semi natural to the southern extent [SD085]; • Within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes nature conservation designations, Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] to the north. <p>The open land to the north of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
Land Considered/Site Selection	<p>Land adjacent to this boundary has been proposed for development</p> <p>Site 60 – Land at Burton Green. Submitted at Call for Sites 2012. Not allocated</p> 

Section: 4	Boundary: 10	Boundary Name: Burton Green School
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The boundary follows the existing built footprint of Burton Green School.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.1	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – 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	No					

Section: 4	Boundary: 10	Boundary Name: Burton Green School
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the north and west of the proposed boundary consisting of the school playing fields and playground form part of the Green Wedge (Area C1: Extension to Bootham Stray) as detailed in the 2003 GB Appraisal Map. The Green Wedge is important for its open approaches which provide a rural setting to the city consisting of open grazed pasture and arable fields between Clifton Moor and New Earswick. The land to the north east and east of the proposed boundary is Area A1: Bootham Stray which has historical importance including long established grazing rights and an open approach to the city. The School and playing fields are adjacent to, but outside of Bootham Stray. Beyond the school playground and fields, there is a metal perimeter fence that forms the school boundary, permission for which was granted in 2007. Within the school boundary fence is the playground and a grassed area along with other ancillary structures such as play areas and equipment commonly associated with the outdoor space of a primary school. The surrounding area forms part of the wider Stray with views from the north towards the city.</p> <p>An alternative boundary would be to utilise the metal perimeter fence that forms the school boundary and to exclude the playground and fields from the Green Belt however given that these form part of the Green Wedge and their current use as school playing fields and playground maintains an open rural setting and contributes to the openness and legibility of the Green Wedge, it is considered important to protect this open approach in order to maintain views of a dense compact city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location is important to the historic character and setting of York. The open land to the north, east and west of the proposed boundary forms part of the Green Wedge C1 and Bootham Stray A1. The Green Wedge maintains the physical separation between urban areas which have a different form, character and history, by preventing the coalescence of Clifton Moor and New Earswick to the east. It is important in reinforcing the existing development patterns and retaining the special pattern for the future.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 10	Boundary Name: Burton Green School
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	<p>This area of undeveloped open space with a rural feel reaching close to the centre of the city is important in allowing an open aspect and views towards important city landmarks including the Minster. Bootham Stray provides an open approach to the city from Wigginton road and the railway line providing views of the city within rural surroundings.</p> <p>As set out above, an alternative boundary would be to exclude the school playing fields and playground from the Green Belt however their inclusion within the Green Belt enables the openness of this part of the Green Wedge to be controlled.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are city wide views from the outer ring road and Clifton Moor Gate, and key long distance views across this area from the White Horse and Crayke, 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.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aiding the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches. The land to the north and west of the boundary forms part of the Green wedge, an extension to Bootham Stray (area C1). As identified in the GB Appraisal (Annex 1 – Evidence 11) this relatively flat land is important as part of the open approach to the city providing a rural setting to the City of York. It has historical importance including long established grazing rights (Annex 1 – Evidence 11 - Green Belt Appraisal). The open land is mixed fringe farmland (1996 landscape appraisal). It is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e).</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is connected to the urban area around the built footprint of the school.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

Section: 4	Boundary: 10	Boundary Name: Burton Green School
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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The line of the proposed boundary follows the outer edge of the Burton Green School buildings. The land to the north of this is largely free from existing structures consisting of a playground and a grassed area with ancillary structures such as play areas and equipment commonly associated with the outdoor space of a primary school. Beyond this is a metal perimeter fence which forms the school boundary however this does not impact views into the wider area. The land to the west and east of the proposed boundary and the wider surrounding land is completely free from development. There is a risk that further school development could erode openness without suitable control.</p> <p>An alternative boundary of excluding the school playground and fields from the Green Belt could result in unrestricted sprawl occurring in this location.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however there is still a risk of sprawl. The land to the west and north is constrained by the urban area. The land to the north east is contained by Wigginton Road however this encompasses a large tract of land and if development was allowed to extend this far out, this would represent unacceptable sprawl as it would erode the Green Wedge and Bootham Stray and result in the loss of compactness. The proposed boundary represents an easily identifiable boundary within the landscape which will act to prevent the unrestricted sprawl of the urban area. There remains the potential for sprawl of the urban area from the school buildings which could erode the openness of the land and the Green Wedge.</p>	<p>UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land to the north of the proposed boundary consists of school playing fields and playgrounds. Outdoor sports and recreation uses are considered acceptable uses in the Green Belt provided they preserve openness. The tarmac playground does represent some limited built development. To the east, Bootham Stray is undeveloped and the remainder of the Green Wedge to the north and west is also undeveloped. Bootham Stray allotments is located further east of the proposed boundary.</p> <p>5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of the countryside through openness, views and accessibility. The land to the north, east and west of the proposed boundary contributes to the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 4	Boundary: 10	Boundary Name: Burton Green School
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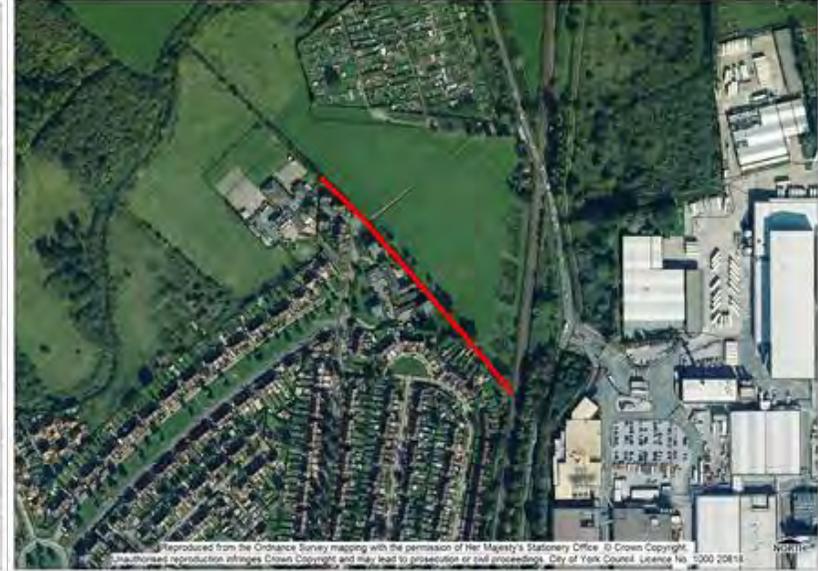
SP4, SP5, SP9	character of the countryside as it forms part of a wide view from the north towards the city of undeveloped land. The land has a strong sense of openness. This can be experienced by walking through this area on the public rights of way across the Stray. Bootham Stray is defined as mixed fringe farmland in the 1996 Landscape Appraisal. There is the Bootham Stray allotments to the east, which are not atypical of an urban fringe environment. The land immediately north of the proposed boundary consisting of the school playing fields, playground and metal perimeter fence do not detract from the openness of the land and the contribution it makes.	
Local Permanence		
Proposed Boundary	Built footprint of the school	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	<p>This section of the proposed boundary follows the recognisable feature of the existing built footprint of the Burton Green School buildings.</p> <p>An alternative boundary would be to exclude the playground and playing fields from the Green Belt utilising the metal perimeter fence as a boundary as this also represents an equally recognisable boundary. However as set out above, their inclusion within the Green Belt enables the openness of this part of the Green Wedge to be controlled and maintains the physical separation and views of the compact urban edge which are so important to the Green Wedge. Excluding the playing fields and playground could result in unrestricted sprawl occurring in this location.</p>	
Permanence Scoping/Strategic Principles set out in: SP13	<p>The boundary marks a clear distinction between the open fields of Bootham Stray and the built urban area . It reflects, in part, historic field boundaries dating back to the First Edition OS Survey Plan 1852. The proposed boundary follows the most permanent feature in this location consisting of the existing built footprint of the school buildings. All of the existing planning permissions on the land 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. Whilst the metal perimeter fence also represent a permanent feature, for the reasons set out above this boundary is not considered to be a reasonable alternative due to the potential for harm to purpose 1 and 4.</p>	

Section: 4	Boundary: 10	Boundary Name: Burton Green School
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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>However, the land immediately to the north, northwest and southwest of the proposed boundary is:</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Designated open space – natural/semi natural to the southern extent [SD085]; • Within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes nature conservation designations, Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] to the northeast. <p>The open land to the north west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development

Section: 4	Boundary: 11	Boundary Name: Saint Joseph's Court/ Burton Stone Lane/ Rowntree Avenue
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The boundary continues south east along the rear boundaries of properties on Saint Joseph's Court, the blocks of flats on Burton Stone Lane and Rowntree Avenue.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 4	Boundary: 11	Boundary Name: Saint Joseph's Court/ Burton Stone Lane/ Rowntree Avenue
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the east and north of the proposed boundary forms part of Area A1: Bootham Stray and the Green Wedge (Area C1: Extension to Bootham Stray) as detailed in the 2003 GB Appraisal Map. Bootham Stray has historical importance including long established grazing rights and an open approach to the city with views from the north towards the city. The Green Wedge consists of open grazed pasture and arable fields and is important for its open approach which provides a rural setting to the city between Clifton Moor and New Earswick. There are general city wide views of the Minster from land in this location across Bootham Stray from the outer ring road and Clifton Moor Gate (Annex 1 – Evidence 13a YCHCAA). The land contained within this boundary is also 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).</p> <p>An alternative boundary would be to utilise Wigginton Road and the railway line however this area of land maintains an open rural setting and contributes to the openness and legibility of the Green Wedge and Bootham Stray therefore it is considered important to protect this open approach in order to maintain views of a dense compact city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location is important to the historic character and setting of York. The open land to the east and north of the proposed boundary forms part of the Green Wedge C1 and Bootham Stray A1. The Green Wedge maintains the physical separation between urban areas which have a different form, character and history, by preventing the coalescence of Clifton Moor and New Earswick to the east. It is important in reinforcing the existing development patterns and retaining the special pattern for the future. This area of undeveloped open space with a rural feel reaching close to the centre of the city is important in allowing an open aspect and views towards important city landmarks including the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 11	Boundary Name: Saint Joseph's Court/ Burton Stone Lane/ Rowntree Avenue
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	<p>Minster. The proposed boundary runs along the rear boundaries of dwellings in Clifton and separates the built up area from Bootham Stray. Bootham Stray provides an open approach to the city from Wigginton road and the railway line providing views of the city within rural surroundings. The triangular shaped parcel of land is open and forms part of the view of the compact city from the north. There are good views of the minster (Annex 1 – Evidence 11 - GB appraisal) from further north and development in this location would impact on these views.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Brandsby, 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. There is also a general city wide view of the Minster from the outer ring road across land in this location. 2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3) 3.1 The land is sensitive to aiding the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches. The land to the east and north of the boundary forms part of Booth Stray (Area A1) and the Green wedge, an extension to Bootham Stray (area C1). As identified in the GB Appraisal (Annex 1 – Evidence 11) this relatively flat land is important as part of the open approach to the city providing a rural setting to the City of York. It has historical importance including long established grazing rights (Annex 1 – Evidence 11 - Green Belt Appraisal). The open land is mixed fringe farmland (1996 landscape appraisal). It is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e). 3.2 Not applicable</p>	
<p>Purpose 1 Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The proposed boundary is at the urban edge of Clifton in this location.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

Section: 4	Boundary: 11	Boundary Name: Saint Joseph's Court/ Burton Stone Lane/ Rowntree Avenue
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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.2 The land does not have an increased risk of sprawl occurring as there are limited existing structures. The land to the north and east of the proposed boundary consists of open fields with Bootham Stray allotments to the north. This is an acceptable use in the Green Belt. There is an isolated property adjacent to the railway line, Railway Cottage. The land is predominantly undeveloped with limited existing structures.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The land to the east is contained by Wigginton Road and the railway line. Further north, the land is constrained by the urban area however this encompasses a large tract of land and if development was allowed to extend this far out, this would represent unacceptable sprawl as it would erode the Green Wedge and Bootham Stray and result in the loss of compactness.</p>	<p>UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land is characterised by an absence of built development consisting of open fields and Bootham Stray allotments.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land forms part of Bootham Stray and the Green Wedge which functions are part of the wider countryside with views from the north of the city including to landmarks such as the Minster. The allotments are an acceptable use in the Green Belt. There is a clear differentiation between the urban edge and the countryside to the north and east of the proposed boundary.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the north and east of the proposed boundary has the character of countryside consisting of open fields and the allotments. It has a strong sense of openness and the allotments do not detract from the countryside character. There are views across Bootham Stray.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Rear property boundaries</p>	

Section: 4	Boundary: 11	Boundary Name: Saint Joseph's Court/ Burton Stone Lane/ Rowntree Avenue
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Recognisability of proposed boundary	The proposed boundary line follows a fenced line and hedgerows to the rear of property boundaries and contains the urban area of York. It is easily recognisable both on OS maps and on the ground. An alternative boundary would be to utilise Wigginton Road and the railway line to the east as this represents the next clearly defensible boundary. However, moving the boundary so far to the east would totally erode Bootham Stray and the Green Wedge.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	The boundary reflects, in part, historic field boundaries dating back to the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to 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. However, the land immediately to the north east of the proposed boundary is: <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Designated open space – natural/semi natural to the southern extent [SD085]; • Within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes no nature conservation designations, although Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] is to the northwest. <p>The open land to the north west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development	

Section: 4	Boundary: 12	Boundary Name: Railway Line
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The boundary crosses over the rail line turning north east along the edge of the mature tree planting until it meets Wigginton Road.



Criterion 1 Compactness	1.1	Yes	<p align="center">Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 4 - Sprawl	4.1	Yes	<p align="center">Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – 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	No					

Section: 4	Boundary: 12	Boundary Name: Railway Line
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the north west of the proposed boundary forms part of Area A1: Bootham Stray and the Green Wedge (Area C1: Extension to Bootham Stray) as detailed in the 2003 GB Appraisal Map (Annex 1 – Evidence 11). Bootham Stray has historical importance including long established grazing rights and an open approach to the city with views from the north towards the city. The Green Wedge consists of open grazed pasture and arable fields and is important for its open approach which provides a rural setting to the city between Clifton Moor and New Earswick. There are general city wide views of the Minster from land in this location across Bootham Stray from the outer ring road and Clifton Moor Gate (Annex 1 – Evidence 13a - YCHCAA). The land contained within this boundary is also 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). An alternative boundary would be to utilise Wigginton Road and the railway line however this area of land maintains an open rural setting and contributes to the openness and legibility of the Green Wedge and Bootham Stray therefore it is considered important to protect this open approach in order to maintain views of a dense compact city.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location is important to the historic character and setting of York. The open land to the north west of the proposed boundary forms part of the Green Wedge C1 and Bootham Stray A1. The Green Wedge maintains the physical separation between urban areas which have a different form, character and history, by preventing the coalescence of Clifton Moor and New Earswick to the east. It is important in reinforcing the existing development patterns and retaining the special pattern for the future. This area of undeveloped open space with a rural feel reaching close to the centre of the city is important in allowing an open aspect and views towards important city landmarks including the Minster. The proposed boundary runs along the rear boundaries of dwellings in Clifton and separates the built up area from Bootham Stray. Bootham Stray provides an open approach to</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 4	Boundary: 12	Boundary Name: Railway Line
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	<p>the city from Wigginton road and the railway line providing views of the city within rural surroundings. The triangular shaped parcel of land is open and forms part of the view of the compact city from the north. There are good views of the minster (Annex 1 – Evidence 11 - GB Appraisal) from further north and development in this location would impact on these views.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Brandsby, 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. There is also a general city wide view of the Minster from the outer ring road across land in this location. 2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3) 3.1 The land is sensitive to aiding the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches. The land to the north west of the boundary forms part of Bootham Stray (Area A1) and the Green Wedge, an extension to Bootham Stray (Area C1). As identified in the GB Appraisal (Annex 1 – Evidence 11) this relatively flat land is important as part of the open approach to the city providing a rural setting to the City of York. It has historical importance including long established grazing rights (Annex 1 – Evidence 11 - Green Belt Appraisal). The open land is mixed fringe farmland (1996 landscape appraisal). It is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e). 3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The proposed boundary is at the urban edge of Clifton in this location. 4.2 The land does not have an increased risk of sprawl occurring as there are limited existing structures. The land to the north west of the proposed boundary consists of open fields with</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Bootham Stray allotments to the north. This is an acceptable use in the Green Belt. There is an isolated property adjacent to the railway line, Railway Cottage. The land is predominantly undeveloped with limited existing structures.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The proposed boundary crosses the Railway Line and Wigginton Road to join the extent of urbanisation to either side of these routes and therefore serves to contain the existing built development in a way which prevents sprawl. Further development to the north of the proposed boundary could be contained by wigginton road to the north east. Further north, the land is constrained by the urban area however this encompasses a large tract of land and if development was allowed to extend this far out, this would represent unacceptable sprawl as it would erode the Green Wedge and Bootham Stray and result in the loss of compactness.</p>	<p>UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land beyond the railway line is characterised by an absence of built development consisting of open fields and Bootham Stray allotments.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land forms part of Bootham Stray and the Green Wedge which functions are part of the wider countryside with views from the north of the city including to landmarks such as the Minster. The allotments are an acceptable use in the Green Belt. There is a clear differentiation between the urban edge and the countryside to the north east of the proposed boundary.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the north east of the proposed boundary beyond the railway line has the character of countryside consisting of open fields and the allotments. It has a strong sense of openness and the allotments do not detract from the countryside character. There are views across Bootham Stray.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Tree planting</p>	

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Recognisability of proposed boundary	<p>The proposed boundary links the identifiable edges of the existing urban area in this location and follows the edge of more dense and mature tree planting.</p> <p>An alternative boundary could be for the boundary to continue its trajectory coming down from the edge of burton stone school to meet the Nestle Site at a lower point on its built edge but this would be less regonisable than proposed entrance to the site given the dense landscape planting which shields the buildings from view along Wigginton Road.</p> <p>A second alternative could be to follow wigginton road to the south, incorporating the grass verges which are identified as remnants of the original historic stray (Annex 1, evidence 11b) stretching as far clarence gardens opposite the hospital and connecting back up with the nestle site in the north, however this land has become eroded and pathchy and urbanised.</p> <p>A third alternative would be to follow the railway line north for a short distance form the western urban edge until it is level with the rear of the nestle factory site to the east (as the designated Green Wedge does). This would open up a small extra parcel of land between Wigginton Road and the railway line opposite the entrance to the Nestle Site as part of the urban area. However development in this location would impact negatively on the open approach of Wigginton Road.</p>	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	The boundary follows the recognisable line of tree planting to join up the built up areas either side of the railway line. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. However, this boundary crosses the railway line, representing a barrier to development. Additionally, the land immediately to the north west of the proposed boundary, to the north of the railway line is:</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an area of Green Wedge (C1) and Bootham Stray (A1) (to the south) ([SD107]. • Designated open space – natural/semi natural to the southern extent [SD085]; • Within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; 	

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	<ul style="list-style-type: none"> Includes no nature conservation designations, although Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] is to the northwest. <p>The open land to the north west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development