

YORK

CITY OF YORK  
LOCAL PLAN  
Topic Paper TP1

Approach to defining York's Green Belt  
ADDENDUM - ANNEX 5  
March 2019

## How to navigate this document

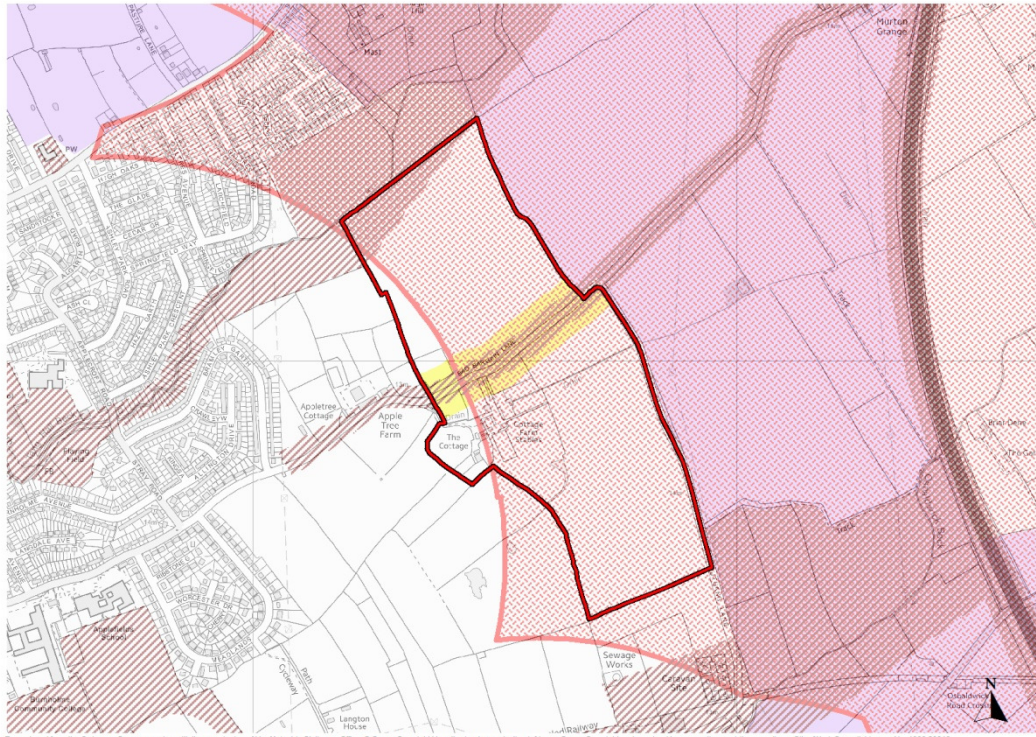
Content	Report Section	Applicable Annex
The current status of York’s Green Belt	Section 3: Policy Context	
The Local Plan’s Strategic Approach to York’s Green Belt	Section 4: York Local Plan Strategic Approach to the Green Belt	Annex 1: GIS map evidence to support Sections 4 and 5
Defining York’s Green Belt: Inner, Outer and Inset boundaries	Outer Boundary	Annex 2: York Green Belt Outer Boundary Section Descriptions and Justifications
	Inner Boundary	
	Urban Areas in the General Extent of the Green Belt	Annex 4: Urban Areas in the General Extent of the Green Belt Descriptions and Justifications
Demonstrating the Case for Exceptional Circumstances <ul style="list-style-type: none"> <li>Do they exist?</li> <li>What are they?</li> </ul>	Section 7: Exceptional Circumstances	
Applying Exceptional Circumstances	Section 8: Development Sites in the Green Belt	Annex 5: Sites Proposed in the General Extent of the York Green Belt
Conclusion	Section 9: Conclusions	Annex 6: Modifications as a result of 2018 mapping and data check

# Annex 5: Sites proposed in the General Extent of the York Green Belt




<b>STRATEGIC DEVELOPMENT SITES (OVER 5 HA)</b> .....	<b>2</b>
ST7 - LAND EAST OF METCALFE LANE .....	2
ST8 LAND NORTH OF MONKS CROSS.....	5
ST9 - LAND NORTH OF HAXBY .....	8
ST14 - LAND NORTH OF CLIFTON MOOR.....	11
ST15 - LAND TO THE WEST OF ELVINGTON LANE .....	14
ST19 - LAND AT NORTHMINSTER BUSINESS PARK.....	18
ST26 - LAND SOUTH OF AIRFIELD BUSINESS PARK, ELVINGTON .....	20
ST27 - UNIVERSITY OF YORK EXPANSION.....	22
ST31 - LAND AT TADCASTER ROAD, COPMANTHORPE .....	25
ST33 STATION YARD, WHELDRAKE .....	28
ST37 - WHITEHALL GRANGE - WIGGINTON ROAD.....	30
<b>GENERAL DEVELOPMENT SITES (0.2 HA- 5 HA) .....</b>	<b>33</b>
H6 - LAND R/O THE SQUARE, TADCASTER ROAD .....	33
H29 - LAND AT MOOR LANE, COPMANTHORPE .....	35
H31 - EASTFIELD LANE, DUNNINGTON .....	37
H38 - LAND R/O RUFFORTH PRIMARY SCHOOL .....	39
H39 - NORTH OF CHURCH LANE, ELVINGTON .....	41
H53 – LAND AT KNAPTON VILLAGE .....	43
SP1 - THE STABLES, ELVINGTON .....	45
POLICY H5 – GYPSIES AND TRAVELLERS - OUTGANG LANE, OSBALDWICK.....	47
E16 - POPPLETON GARDEN CENTRE .....	49
E18 - TOWTHORPE LINES, STRENSALL .....	51
POLICY ED6 - YORK COLLEGE .....	53

Strategic Development Sites (over 5 ha)

**ST7 - Land East of Metcalfe Lane**



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

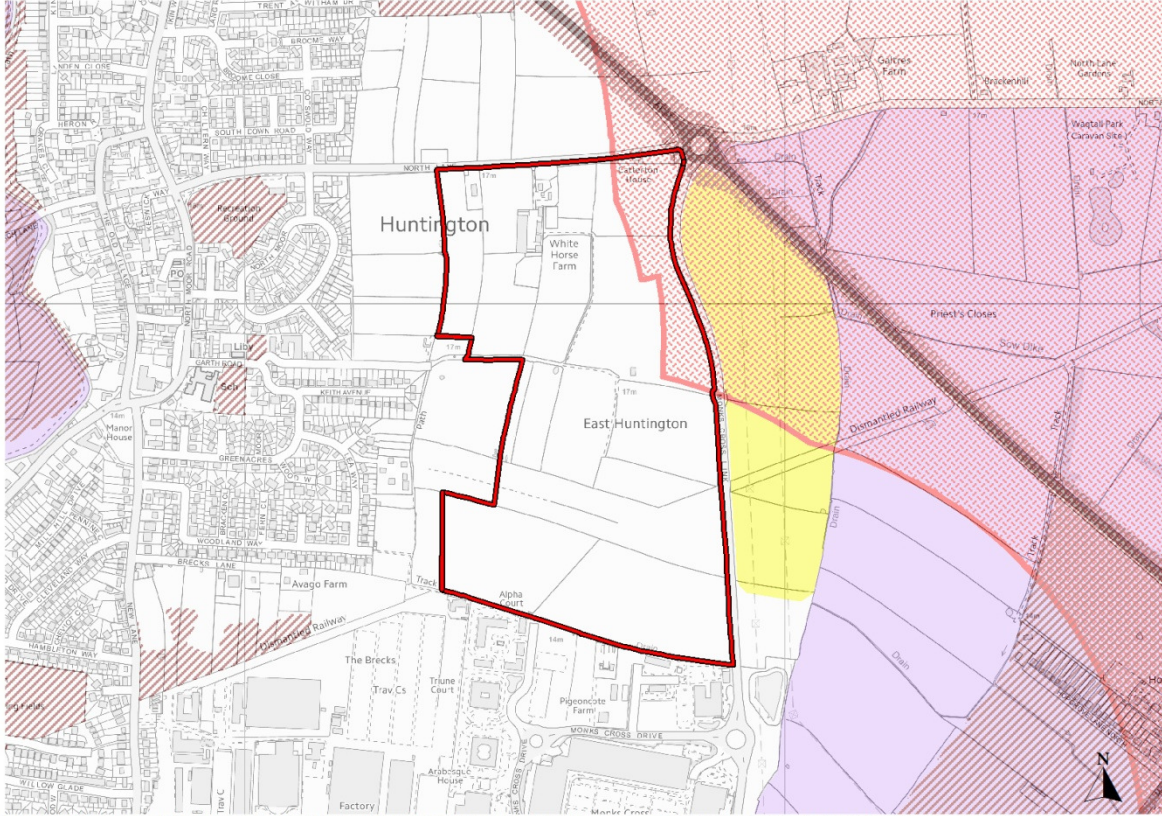
<p><b>Site overview</b></p>	<p>The boundary in the Submitted Plan shows a 34.5ha Garden Village, yielding some 845 dwellings.</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is free of <u>fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which</p>

	<p>minimise harm on York's environmental assets and the purposes of the Green Belt.</p>
<p><b>Impact on the need to promote sustainable patterns of development</b></p>	<p>This is a standalone settlement to the east of York. Whilst development in this location affects the openness of the Green Belt, as part of the strategy for accommodating York's assessed development needs the <u>degree of harm has been judged to be far less than would be caused should the housing development in those settlements be located, instead, on the edge of the existing built up area of the City or in its surrounding settlements.</u> As such, and as is set out in Historic England's response to consultation, a strategy in which part of York's development needs are met in new freestanding settlements beyond the ring road would help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built up area of York to its surrounding settlements.</p> <p>The site forms a sustainable option when judged against the site selection criteria. Given the scale of development proposed, it is expected that the site would deliver a local Centre incorporating appropriate shops, services and community facilities to meet the needs of future residents; new primary and potentially secondary demand should also be provided (potentially in combination with site ST8 North of Monks Cross). The site offers potential for proposed strategic green space to maximise pedestrian/cycle linkages in and out of the site offering connectivity to the wider City.</p>
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p>	<p><u>Minor Harm.</u></p> <p>The site has been pulled away from the existing urban edge of Heworth Without, Meadlands and Osbaldwick to create a separate settlement or 'garden village'. Some important principles were addressed through the ongoing site selection process; principal amongst these was the need for development to reflect and respond to the impacts identified through Heritage Impact Appraisal, namely: that the development read as a settlement that is separate from York and sits within its own landscape context. A degree of loss of compactness is unavoidable; development would expand the perceived urban boundary outwards although the site itself would be separate.</p>
<p><b>Purpose 2</b></p> <p><b>Preventing neighbouring towns from merging</b></p>	<p>N/A</p>
<p><b>Purpose 3</b></p> <p><b>Safeguarding the countryside from encroachment</b></p>	<p><u>Minor Harm/Significant Harm.</u></p> <p>It is considered that the effects for the allocation boundary could be reduced to minor subject to the implementation of mitigation and treatment of the landscape.</p> <p>The allocated site retains an area of Strategic Green Space to protect the setting of the Millennium Way that runs through the site.</p>




	<p>The site avoids areas identified by “<i>The Approach to the Green Belt Appraisal</i>” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The site sits adjacent to a significant tract of undeveloped land which provides a open foreground of rural character and good views of the Minster. Land to the east of the allocation is identified in the ‘Approach to Green Belt Appraisal’ (2003) as an area of countryside which provides an impression of a historic city set within a rural setting; the open countryside visible from this prominent location enables views of the city, the historic character of which is particularly important. Land to the north is further identified as part of the southern extent of a Green Wedge, a broad area of undeveloped land, part of which comprises Monk Stray. Land has a rural feel, reaching close to the City, allowing an open aspect and views towards the Minster.</p>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and specialist character of historic towns</b></p>	<p><u>Minor Harm/Significant Harm.</u></p> <p>It is considered that the effects for the allocation boundary could be reduced to minor subject to the implementation of mitigation and treatment of the landscape.</p> <p>There are no designated heritage assets within the site, but to the south is Osbalwick Conservation Area whose character could be impacted by development.</p> <p>On-site archaeology is likely to be present, and non-designated landscape features (such as ridge and furrow) exist across the site.</p> <p>The site avoids areas identified by “<i>The Approach to the Green Belt Appraisal</i>” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The site sits adjacent to a significant tract of undeveloped land which provides a open foreground of rural character and good views of the Minster. Land to the east of the allocation is identified in the ‘Approach to Green Belt Appraisal’ (2003) as an area of countryside which provides an impression of a historic city set within a rural setting; the open countryside visible from this prominent location enables views of the city, the historic character of which is particularly important. Land to the north is further identified as part of the southern extent of a Green Wedge, a broad area of undeveloped land, part of which comprises Monk Stray. There are important views of the Minster from this part of the City, particularly along Bad Bargain Lane further to the east of the site.</p>
<p><b>Purpose 5</b></p> <p><b>Assisting urban regeneration</b></p>	<p>N/A</p>
<p><b>Detailed boundary issues</b></p>	<p>The site sits within the general extent of the York Green Belt. The site is broadly contained by recognisable and permanent landscape features; it is partially contained by two strong hedge boundaries and tree boundaries to the west and part of the eastern boundary. It will be important to create a new Green Belt edge to the site’s eastern boundary contiguous with strong existing hedgerows. Outgang Lane is established and the low level tree boundary to the south is also a</p>

recognisable feature. The northern boundary runs along Tang Hall Beck for the most part.

**ST8 Land North of Monks Cross**



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

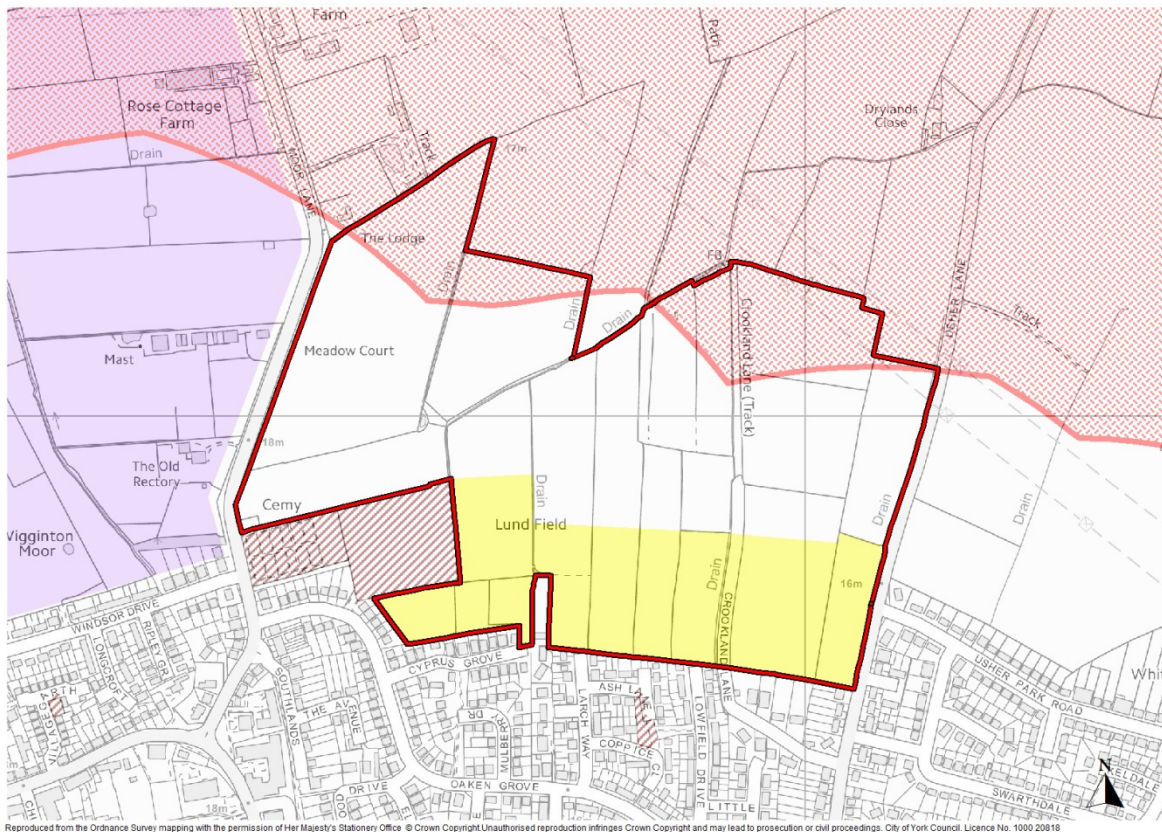
<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes a 39.5ha urban extension delivering 968 dwellings (875 in the Plan period), community facilities and infrastructure, with further masterplanning guided by detailed planning policy</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is <u>free of fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It</p>

	<p>is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.</p>
<p><b>Impact on the need to promote sustainable patterns of development</b></p>	<p>The site is an urban extension to the north of York adjacent to Monks Cross and separated from Huntington to the west. The site forms a sustainable option when judged against the site selection criteria. Although the southern boundary is in close proximity to existing facilities, given the scale of development proposed, it is expected that the site would deliver a local Centre incorporating appropriate shops, services and community facilities to meet the needs of future residents; new primary school demand should also be provided for. The site offers potential to maximise sustainable access such as pedestrian/cycle linkages in and out of the site and to the existing facilities at Monks Cross.</p>
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p>	<p><u>Minor Harm.</u></p> <p>The Heritage Impact Appraisal notes that, whilst the site is located within the inner ring-road, it would expand the urban boundary outwards and increase the distance from the city centre to the edge of the urban area; this is likely to have the effect of contributing to urban sprawl.</p>
<p><b>Purpose 2</b></p> <p><b>Preventing neighbouring towns from merging</b></p>	<p>N/A</p>
<p><b>Purpose 3</b></p> <p><b>Safeguarding the countryside from encroachment</b></p>	<p><u>No Significant Harm/Minor Harm</u></p> <p>The site sits outside defined areas of Nature Conservation interest.</p> <p>Land is predominately arable; landscape varies from east to west with the west being interrupted and screened by dense hedgerows creating an historic enclosure landscape and the east primarily large fields and sparse hedgerows.</p> <p>The current Monks Cross commercial area, including the Retail Park, is highly urbanised and visible when approaching from the North along the Monks Cross Link Road. The horizon is predominately made up of commercial uses to the south of the site. Monks Cross Link Road and the A1237 roundabout to the North East of the site are busy roads and also introduce urbanising features to the agricultural landscape.</p>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and specialist</b></p>	<p><u>No Significant Harm/Minor Harm</u></p> <p>The site avoids areas identified by "<i>The Approach to the Green Belt Appraisal</i>" (2003, and its subsequent updates) as important in preserving the setting and special character of York; and the HIA</p>






<p><b>character of historic towns</b></p>	<p>advises that, in principle, development would impact on the rural setting of Huntington and York, and reduce the context of farmsteads and the contribution they make to the rural character and identity.</p> <p>There are no designated heritage assets within the site</p> <p>Non-designated landscape features (such as ridge and furrow) exist across the site.</p> <p>Development would reduce the field margin between the ring road (A64) and urban areas making it more visible in this location which would have an impact on the rural setting of the City.</p>
<p><b>Purpose 5 Assisting urban regeneration</b></p>	<p>N/A</p>
<p><b>Detailed boundary issues</b></p>	<p>The site is clearly defined by recognisable and permanent features, having 3 boundaries with the built up area: North Lane to the north, Monks Cross Link Road to the east and Monks Cross Retail Park to the south. The retention of a green wedge as part of the allocation boundary helps to protect the setting of Huntington village. The western boundary follows a hedge line along the north western side. South of this however the boundary has been drawn to allow Huntington to maintain its identity - the entire length of the western boundary is approximately one field boundary away from the edge of the built up residential edge of Huntington. Land to the west is designated as Green Belt, to be kept permanently open.</p>

## ST9 - Land North of Haxby



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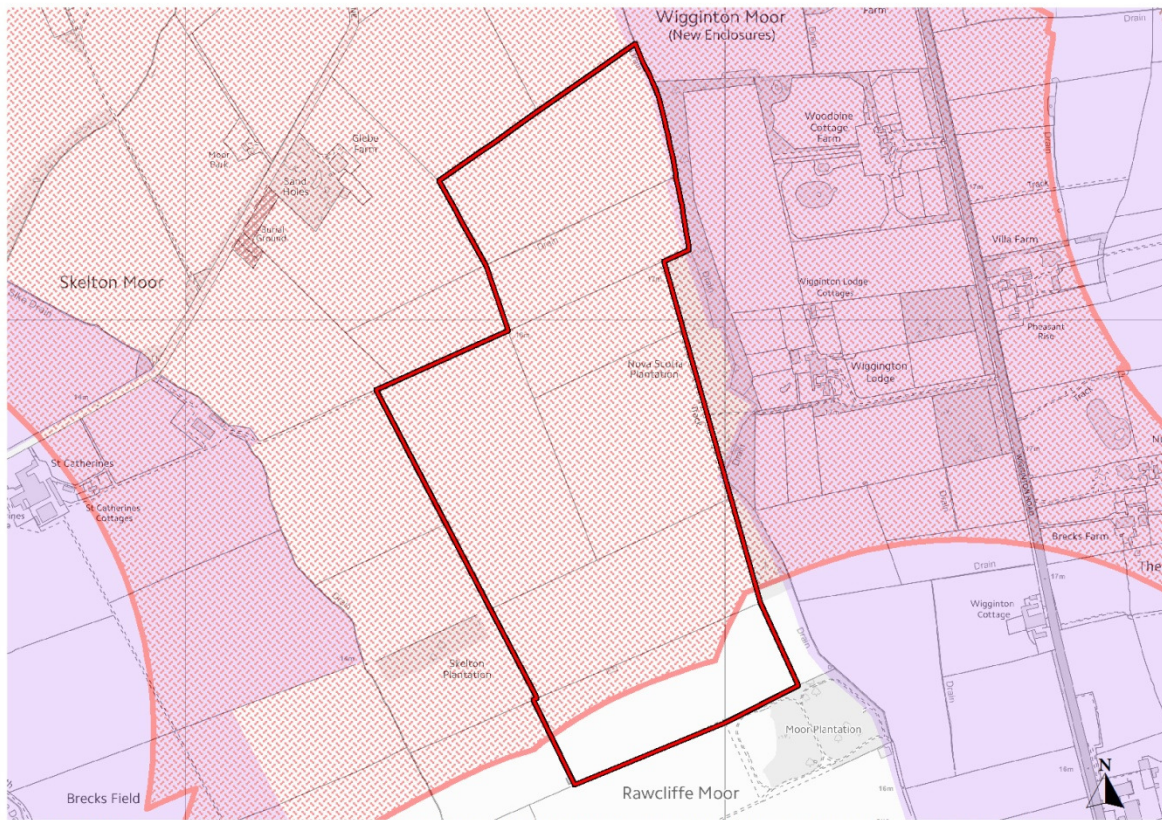
	Areas without access to 2 or more services - Areas preventing Sprawl
	Areas of open space and nature conservation Value - Protecting the countryside
	Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 35ha of land, inclusive of 11.5ha strategic open space, delivering 735 dwellings.</p> <p>Land North of Haxby will deliver an urban extension; a mix of housing, community facilities and infrastructure, with further masterplanning guided by detailed planning policy. This must require sufficient appraisal and understanding to inform a scheme which responds well to its context and delivers a new place with its own character.</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is free of <u>fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing,</p>

	<p>employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.</p>
<p><b>Impact on the need to promote sustainable patterns of development</b></p>	<p>Haxby is the largest existing settlement in York's district. The site forms an urban extension to the north of the settlement and forms a sustainable option when judged against the site selection criteria.</p> <p>Whilst the centre of Haxby has existing services, given the scale of development proposed, it is expected that the site would deliver additional facilities incorporating appropriate shops, services and community facilities to meet the needs of future residents; new primary demand should also be provided for. The site offers potential to maximise pedestrian/cycle linkages in and out of the site offering connectivity to the rest of Haxby and to the wider City. A bid has previously been put forward to reopen Haxby station, which would further improve the connectivity of the site.</p>
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p>	<p><u>Minor Harm.</u></p> <p>The Heritage Impact Appraisal notes that, by virtue of extending Haxby's boundary to the north, there is a minor negative impact on the compactness of the town. Land to the north of Haxby is characteristically open countryside, and introducing development into this otherwise open landscape will impact on openness.</p>
<p><b>Purpose 2</b></p> <p><b>Preventing neighbouring towns from merging</b></p>	<p>N/A</p>
<p><b>Purpose 3</b></p> <p><b>Safeguarding the countryside from encroachment</b></p>	<p><u>Minor Harm</u></p> <p>The site sits outside defined areas of Nature Conservation interest.</p> <p>Land to the north of Haxby is characteristically open countryside, and introducing development into this otherwise open landscape will impact on openness.</p> <p>Land to the west of the proposed site is identified as an extension to a Green Wedge, an area of undeveloped land outside the ring road and connected to a Green Wedge. It is important for these broad areas to remain open in order to retain the rural setting and open approach to York. The extension of the Green Wedge west of Haxby and Wigginton helps to retain the open approach, rural and historic</p>

	setting of York adjacent to B1363, an important approach road into the City.
<b>Purpose 4</b>  <b>Preserving the setting and specialist character of historic towns</b>	<u>Minor Harm</u>  The site avoids areas identified by “ <i>The Approach to the Green Belt Appraisal</i> ” (2003, and its subsequent updates) as important in preserving the setting and special character of York; and the HIA advises that, in principle, development here would not impact on the rural setting of the City.  There are no designated heritage assets within the site  Non-designated landscape features (such as ridge and furrow) exist across the site  Development would increase the distance between the village core and the surrounding countryside which itself is already much enlarged by development post-war. This is likely to have a significant impact on the town’s already compromised compactness.  Development hard up to the edge of Moor Lane would have a detrimental impact on the perception of the rural setting of the area viewed from the lane.  Land to the west of the proposed site is identified as an extension to a Green Wedge, an area of undeveloped land outside the ring road and connected to a Green Wedge. It is important for these broad areas to remain open in order to retain the rural setting and open approach to York. The extension of the Green Wedge west of Haxby and Wigginton helps to retain the open approach, rural and historic setting of York adjacent to B1363, an important approach road into the City.
<b>Purpose 5</b>  <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The site sits within the general extent of the York Green Belt. Views into the site itself are limited as the site is mainly enclosed and well screened by mature trees and hedgerows which should be retained. It will be important for the development to minimise impact on the landscape and setting of Haxby, and reflect the character and rural setting of the surrounding area. Suitable landscape treatment to the north, east and western boundaries may soften the urban edge of the development; New strong defensible landscape boundaries should be created and the historic field patterns should be protected. The layout of development and openspace should be designed to integrate these narrow medieval strip fields.

## ST14 - Land North of Clifton Moor



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



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



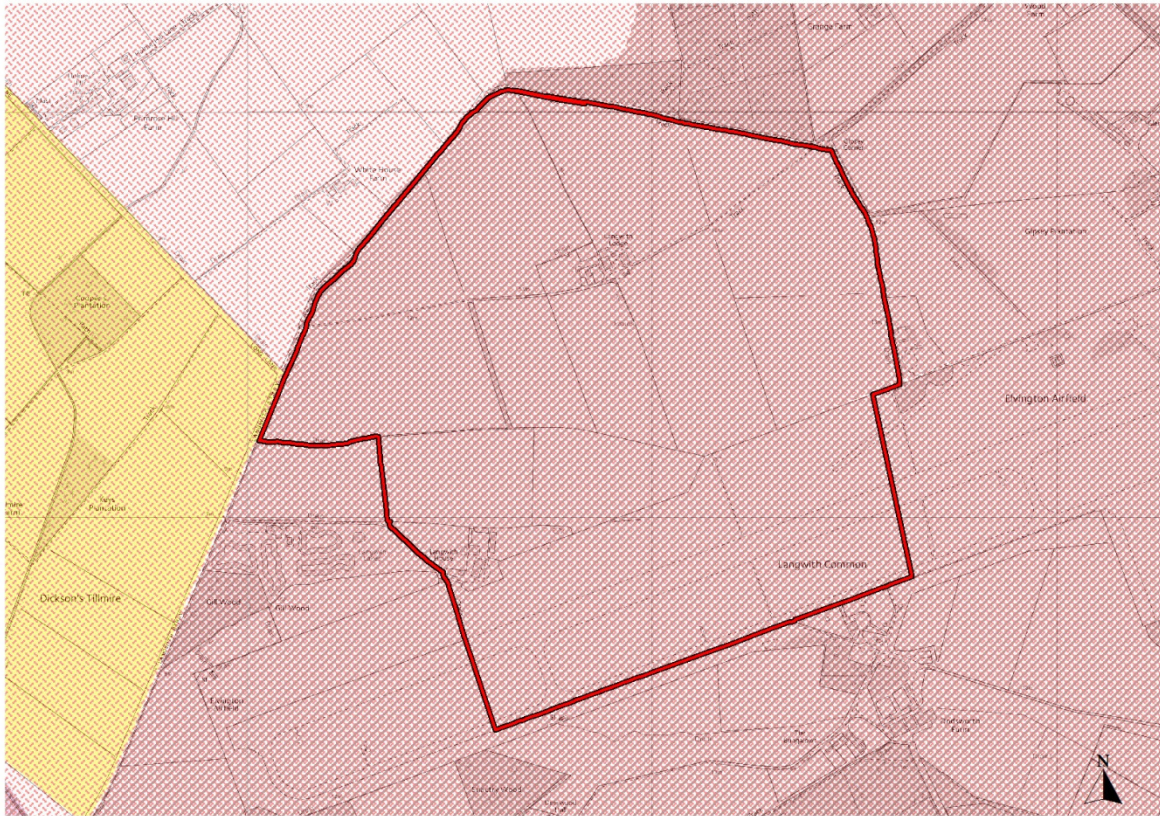
Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The site was considered as part of the 2013 Site Selection Paper, and shown to offer potential for residential development. Following consideration of the boundary, a 55ha site was proposed as an allocation at Preferred Sites (2016). Work to date indicates that the land is <u>controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.</u></p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building</p>

	<p>a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.</p>
<p><b>Impact on the need to promote sustainable patterns of development</b></p>	<p>This is a freestanding new settlement to the north-west of York. Whilst development in this location clearly affects the openness of the Green Belt, as part of the strategy for accommodating York's assessed development needs the <u>degree of harm has been judged to be far less than would be caused should the housing development in those settlements be located, instead, on the edge of the existing built up area of the City or in its surrounding settlements.</u> As such, and as is set out in Historic England's response to consultation, a strategy in which part of York's development needs are met in new freestanding settlements beyond the ring road would help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built up area of York to its surrounding settlements.</p> <p>The site forms a sustainable option when judged against the site selection criteria. 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. Given the scale of development proposed, it is expected that the site would deliver a local Centre incorporating appropriate shops, services and community facilities to meet the needs of future residents. A new primary school would also need to be provided on site.</p>
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p>	<p><u>Minor Harm.</u></p> <p>At early stages of consultation, the Heritage Impact Assessment shows the development had potential for serious harm, due to the site generating urban sprawl outside the ring road. Consequently some important principles were addressed through the ongoing site selection process, namely: that the development read as a settlement that is separate from York's urban area and sits within its own landscape context. The HIA suggested that the development could be set further north in order to read as a separate settlement to the main city of York. The site has been pulled away from the A1237 to create a separate new settlement or 'garden village' in order to limit sprawl, which reduces the potential for sprawl.</p> <p>Access to 2 or more services should be created following the development of a new local centre.</p>
<p><b>Purpose 2</b></p> <p><b>Preventing neighbouring towns from</b></p>	<p><u>No Significant Harm.</u></p> <p>The scale of development proposed reflects the site's location relative to Clifton Moor, Skelton and Haxby, an element identified as being characteristic of the City. Consideration has also been given to the need to safeguard the setting of Skelton village and prevent the threat</p>

<b>merging</b>	of coalescence or visual intrusion on the green wedge. Through the site selection process a minimum buffer of 1km between Skelton village and 400m to the ring-road were established.
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u> , by virtue of development in otherwise open landscape.  The site sits outside defined areas of Nature Conservation interest. The site borders a SINC site, but does not encroach into it. However significant buffering should be maintained to ensure the integrity of the site.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>Minor Harm</u> .  The site avoids areas identified by “ <i>The Approach to the Green Belt Appraisal</i> ” (2003, and its subsequent updates) as important in preserving the setting and special character of York, namely that: <ul style="list-style-type: none"> <li>- it retains the physical separation of settlements with a separate identity and physical character. The site’s location ensures that Skelton’s village setting is not adversely affected by development close to its existing settlement boundary.</li> <li>- the location retains the historic pattern of villages within a rural setting. The western edge of the site has been pulled away from Skelton Village in order to protect its setting. The site is now approximately 1km from the eastern edge of Skelton village which replicates the existing distance from Skelton village to the A1237 and the edge of York.</li> <li>- the site keeps open land to the north of Skelton, which is particularly important in terms of its relationship with the A19, an important approach road into the City.</li> </ul>
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The site sits within the general extent of the York Green Belt. The site is flat and consists of agricultural land bordered to the east by a significant tree belt/plantation. The majority of the eastern side of the site is bordered and contained by a strong tree belt forming a defensible eastern boundary. The northern boundary is formed by a medium height hedge with some mature trees along the boundary. The western boundary is predominately formed by medium height hedges with sporadic mature trees. The southern boundary is generally undefined on the ground so will require an appropriate boundary to be incorporate into the site masterplan/design to create its own landscape setting. It is considered that the form of the revised settlement will fit well with the existing urban form of York, consisting of the main urban area of York surrounded by smaller villages.

## ST15 - Land to the West of Elvington Lane



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



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



Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The boundary in the Submitted plan shows an allocation for a Garden Village of some 159ha accommodating around 3,339 dwellings.</p> <p>Work to date indicates that the land is <u>controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.</u></p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which</p>

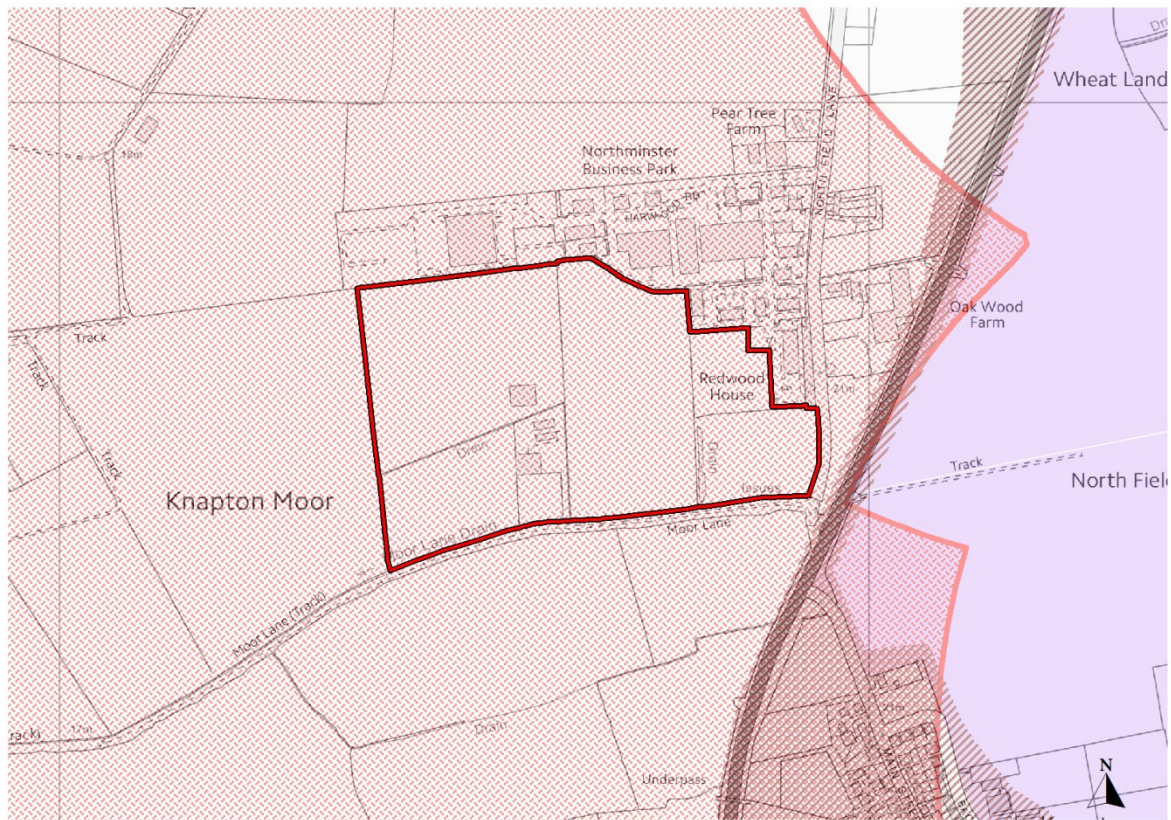


	<p>minimise harm on York's environmental assets and the purposes of the Green Belt.</p>
<p><b>Impact on the need to promote sustainable patterns of development</b></p>	<p>This is a freestanding new settlement to the south west of York. It is a mixed greenfield and brownfield site incorporating both agricultural land and part of the former Elvington Airfield to the south. Whilst development in this location clearly affects the openness of the Green Belt, as part of the strategy for accommodating York's assessed development needs the <u>degree of harm has been judged to be far less than would be caused should the housing development in those settlements be located, instead, on the edge of the existing built up area of the City or in its surrounding settlements.</u> As such, and as is set out in Historic England's response to consultation, a strategy in which part of York's development needs are met in new freestanding settlements beyond the ring road would help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road and the relationship of the main built up area of York to its surrounding settlements.</p> <p>The site does not have access to existing services or facilities but, given the scale of development proposed, it is expected that the site would deliver a minimum of one local centre incorporating appropriate shops, services and community facilities to meet the needs of future residents On-site provision to meet nursery, primary and potentially secondary demand should also be provided.</p> <p>Access to the site is currently limited but will be improved with a new primary route via a new junction on the A64 leading to a network of new streets enabling new sustainable transport access across the new settlement. Langwith Stray/Long Lane/Common Lane are very lightly trafficked roads, and could provide a pleasant cycle route from the site to Heslington. There are also several bridleways / pedestrian rights of way running through or near to the site that may be suitable for use as cycle/pedestrian routes.</p>
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p>	<p><u>Minor Harm</u></p> <p>Some important principles were addressed through the ongoing site selection process; Principal amongst these was the need for development to reflect and respond to the impacts identified through Heritage Impact Appraisal, namely: that the development read as a settlement that is separate from York and sits within its own landscape context. The site's northern boundary has been significantly set back from the A64 (1.5km) to address the potential significantly negative impact on the setting of the City by development encroaching up to the ring road. As a distinct 'Garden Village', development here could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.</p> <p>Access to 2 or more services will be created following the development of a new local centre as part of the new settlement.</p>
<p><b>Purpose 2</b></p>	<p><u>Minor Harm.</u></p>

<p><b>Preventing neighbouring towns from merging</b></p>	<p>The size, standalone status and location of the settlement has been designed to reflect the relationship which York has with its surrounding villages, an element which has been identified as being characteristic of the City. Consideration through the process has also been given to the need to increase the separation of the settlement from the ring road and to produce a form of development which sits more comfortably into the rural landscape and maintain the impression of York being a settlement sitting within an extensive rural hinterland.</p>
<p><b>Purpose 3</b></p> <p><b>Safeguarding the countryside from encroachment</b></p>	<p><u>Minor Harm/Significant Harm.</u></p> <p>The site is adjacent to 2 SINC nature conservation designations, connects with a local green infrastructure corridor and is in close proximity to a SSSI. The boundary reflects the need to address this range of identified site constraints, including a buffer to the adjacent Tillmire SSSI and being set-back from the A64 as well maximising the use of brownfield land. The site borders the SSSI 'Heslington Tillmire' designated for its habitats of Tall Herb Fen and Marsh Grassland. Furthermore, the existing airfield is a twice designated SINC for both birds populations and invertebrates with potential links to Lower Derwent Valley SPA.</p> <p>Following detailed analysis of the nature conservation designations in this vicinity, including the on-site SINC sites, it has been seemed suitable to include part of the former Elvington Airfield into the development to make use of available brownfield land, reducing greenfield land take. Additional strategic openspace is also identified within the green belt in association with the site to mitigate effects.</p>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and specialist character of historic towns</b></p>	<p><u>Minor Harm (potential for significant harm to be mitigated through site masterplanning informed by archaeological evaluation).</u></p> <p>The site avoids areas identified by "<i>The Approach to the Green Belt Appraisal</i>" (2003, and its subsequent updates) as important in preserving the setting and special character of York. There are no designated heritage assets within the site but the HIA acknowledges that the site is adjacent to a number of non-designated features, and suggests appropriate mitigation.</p> <p>Some important principles were addressed through the ongoing site selection process; principal amongst these was the need for development to reflect and respond to the impacts identified through Heritage Impact Appraisal, namely that:</p> <ul style="list-style-type: none"> <li>- the development read as a freestanding settlement that is separate from York and sits within its own landscape context;</li> <li>- the boundary has been significantly set back from the A64 (1.5km) to address the significantly negative impact on the setting of the City by development encroaching up to the ring road and impacting on views of the Minster or other features, including the Wolds. This location avoids a change in the immediate relationship between the southern edge of York and the surrounding open countryside;</li> <li>- A strong network of green linkages and new strategic green space has been introduced to mitigate ecological impacts and to</li> </ul>

	<p>preserve wider views across the site, including to Heslington Village.</p> <ul style="list-style-type: none"> <li>- the potential for negative effects on landscape from the proposed new access point to the A64 is an identified concern to be addressed through SPD/site masterplanning.</li> <li>- the potential loss of farms would remove agricultural character</li> </ul>
<p><b>Purpose 5</b></p> <p><b>Assisting urban regeneration</b></p>	N/A
<p><b>Detailed boundary issues</b></p>	<p>The site sits within the general extent of the York Green Belt. This is a large free standing settlement covering 159ha and is generally well contained, being bounded on most sides by a combination of roads/tracks, deep ditches, trees, woodland, Elvington Airfield and a substantial hedgerow. The south eastern and southwestern boundaries are less well defined but follow the boundaries of the flora SINC designation on the airfield; It will be important for the site to establish its own landscape setting through site masterplanning. The north eastern part of the site is bounded by Grimston Wood, and the Minster Way PROW (linking the two Medieval Minsters at Beverley and York) runs along the northern boundary of the site.</p>

## ST19 - Land at Northminster Business Park



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



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

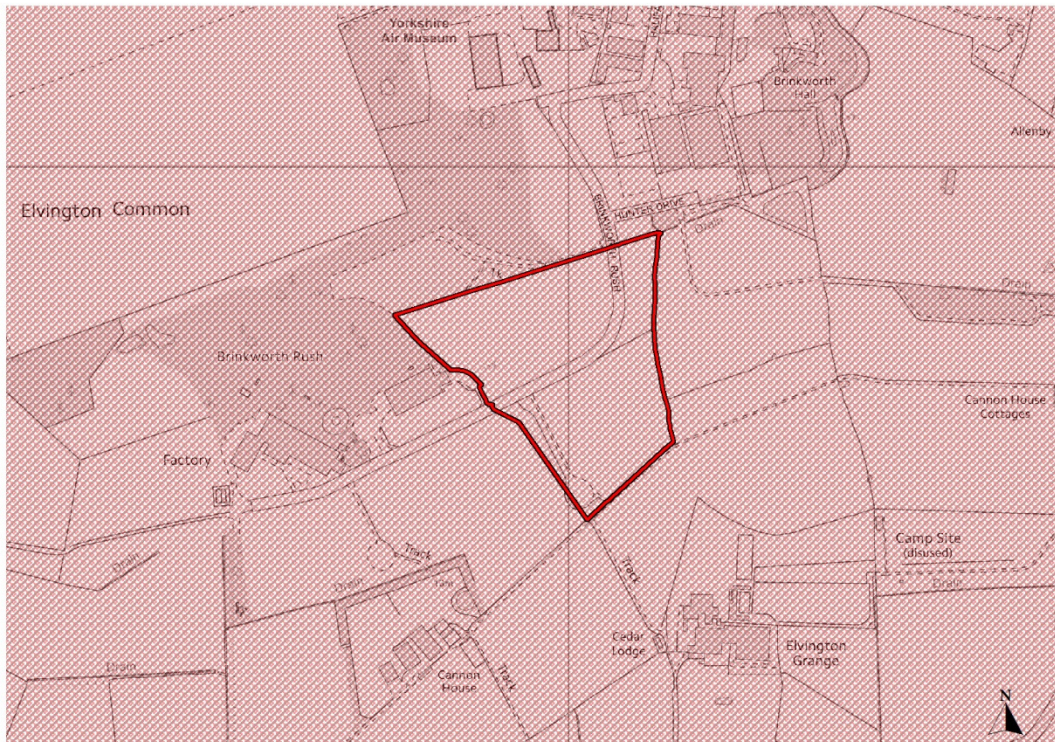


Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 15ha strategic site, delivering around 49,500sqm employment floorspace (B1c/B2/B8)</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is free of <u>fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which</p>

	minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	The site forms a sustainable option when judged against the site selection criteria and employment land criteria (ELR, 2017). The allocation is an extension to an existing employment site and has potential to promote sustainable transport linked to the Poppleton Bar Park and Ride site.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>Minor Harm</u> The majority of the site does not provide access to 2 or more services, but as a standalone employment site, its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	<u>Minor Harm</u> The HIA identifies the potential for development to reduce the perceived distance between the built up nature of Northminster Business Park and Knapton Village to the east, albeit with the ring road between the two.
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u> The site sits outside designated nature conservation areas.  By virtue of introducing development into otherwise open landscape, the proposed site will impact on the openness of countryside in this location notwithstanding its adjacency to the existing business park. The site will need to provide a landscape scheme which ensures an appropriate relationship with the surrounding countryside, particularly to the south and west.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>Minor Harm</u> The site sits outside areas identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York.  There are no designated heritage assets within the site.  The Heritage Impact Appraisal notes that development would impact on the rural setting of York as viewed from the ring road.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The majority of the site is clearly defined by recognisable and permanent features. The northern boundary abuts the existing Business Park; the eastern boundary follows Northminster Lane until its junction with the PROW on Moor Lane, then continues west along it. The western boundary is a well established tree/hedgeline and deep ditch. The site's defensible boundaries will be strengthened through work to establish the landscape setting of the development.

## ST26 - Land south of Airfield Business Park, Elvington



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



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

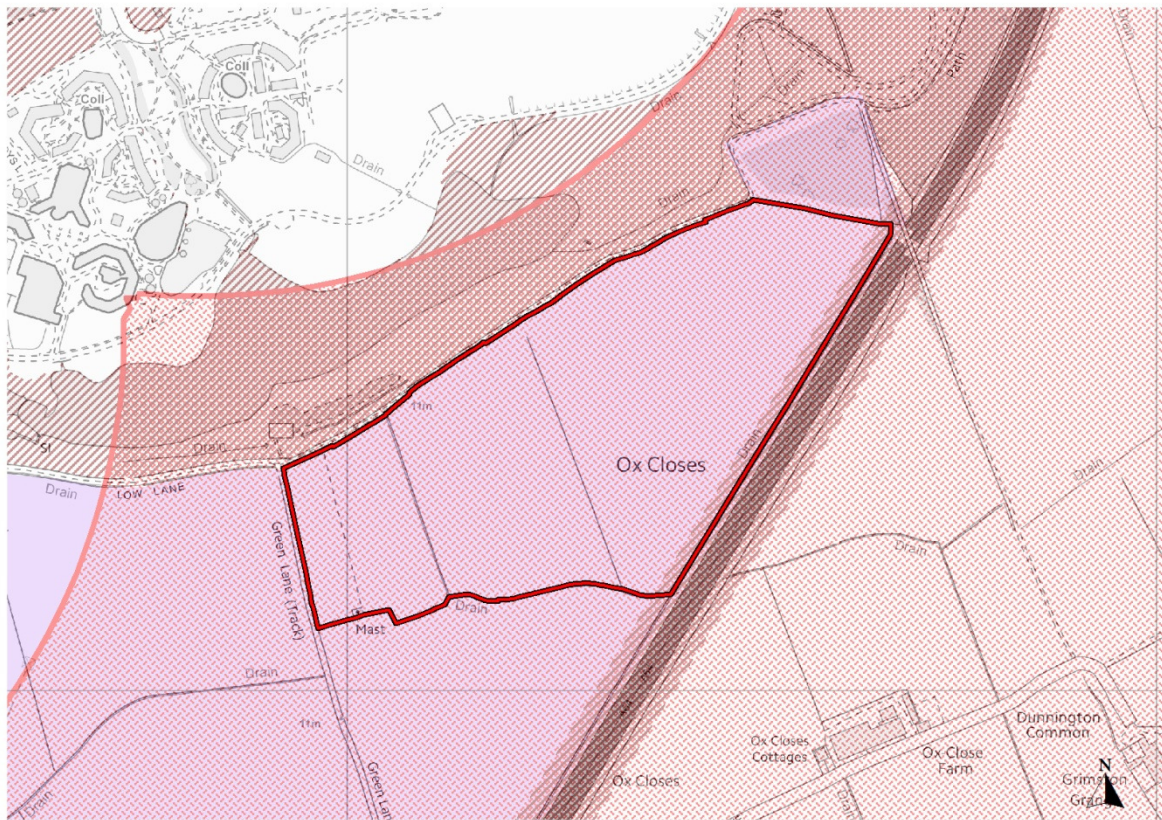


Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 7.6ha strategic site, delivering around 25,080sqm employment floorspace (B1c/B2/B8)</p> <p>Work to date indicates that the land is <u>controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.</u></p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.</p>
<p><b>Impact on the need</b></p>	<p>The site forms a sustainable option when judged against the site</p>

<b>to promote sustainable patterns of development</b>	selection criteria and employment land criteria (ELR, 2017). The allocation is an extension to an existing employment site; the site is both attractive to indigenous companies wanting to expand and also for new companies relocating into the area. The proposed site represents a limited extension of the built area within a setting that it in part a legacy of the wartime development of the airfield.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>Minor Harm</u> The majority of the site does not provide access to 2 or more services, but as limited growth in a standalone business park, its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	<u>N/A</u>
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u> The site sits outside designated nature conservation areas, although is adjacent to two Sites of Local Interest and designated and candidate Sites of Importance for Nature Conservation.  The area surrounding the existing business park currently provides a setting for Elvington Airfield (proposed for development) and development of this site would result in the loss of open land between two existing parts of the industrial area. Screening may partially assist in mitigation against the erosion of the semi-rural setting of the airfield, which may also change should allocation ST15 be taken forward.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>Minor Harm</u> The site sits outside areas identified by “ <i>The Approach to the Green Belt Appraisal</i> ” (2003, and its subsequent updates) as important in preserving the setting and special character of York.  There are no designated heritage assets within the site, although the Heritage Impact Appraisal notes that the site falls within the former Elvington Military Airfield used in World War Two and during the Cold War.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	<u>N/A</u>
<b>Detailed boundary issues</b>	The majority of the site is clearly defined by recognisable and permanent features. The boundary to the east and south follows an established and dense hedge. The western boundary then continues northwards along a tree-lined track crossing over Brinkworth Rush and following the hedgeline/ boundary of the existing industrial building before continuing along the edge of a dense copse. The northern boundary returns eastwards along the field boundary edge crossing over Brinkworth Rush to meet the eastern edge hedge boundary.

## ST27 - University of York Expansion



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



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



Areas protecting Special Character and Setting (including coalescence)

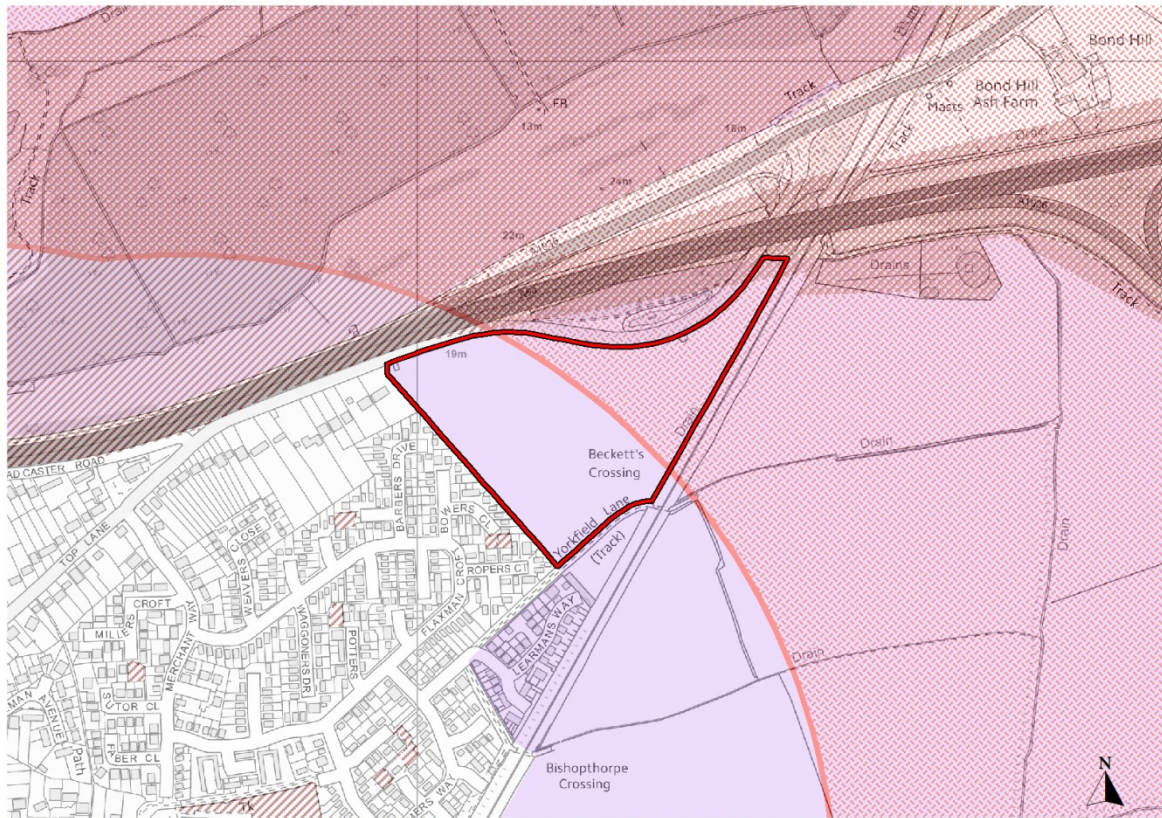
<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 21.5ha strategic site, delivering around 20,000sqm B1b employment floorspace for knowledge based activities and other higher education and related uses.</p> <p>Work to date indicates that the land is <u>controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.</u></p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt</p>



	<p>following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.</p>
<p><b>Impact on the need to promote sustainable patterns of development</b></p>	<p>This is an urban extension to the existing University of York Campus East. The site is a sustainable option when judged against the site selection criteria and employment land assessment (ELR, 2017).</p> <p>The University of York is a key component of the long term success of the City and it is important to provide a long term opportunity for the University to expand. It offers a unique opportunity to attract businesses that draw on the University's applied research to create marketable products and expand Science City York. There is lots of evidence from around the country that shows the benefits of co-location of such businesses with a University. The University proposal is a key priority in the Local Economic Plan (LEP) Growth Deal that has been agreed with the government and is also included as a priority area in York's Economic Strategy, which recognises the need to drive University and research led growth in high value sectors. The site will also facilitate the re-configuration of the existing Campus 3 site to provide additional student accommodation helping to reduce the impacts on the private rented sector.</p>
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p>	<p><u>Minor Harm</u></p> <p>The HIA addresses the potential impact of development on the City's compactness, concluding that as development already exists in this area and the Campus is its own separate settlement, development here is unlikely to significantly contribute to the unrestricted sprawl of a large built up area.</p> <p>The site will be provided access to services on the University Campus.</p>
<p><b>Purpose 2</b></p> <p><b>Preventing neighbouring towns from merging</b></p>	<p><u>No Significant Effects</u></p> <p>The Heritage Impact Appraisal identifies land to the west of Green Lane as an important buffer with Heslington Village, which helps to maintain views into the southern aspect of York and preserve the setting of Heslington Village.</p>
<p><b>Purpose 3</b></p> <p><b>Safeguarding the countryside from encroachment</b></p>	<p><u>Minor Harm</u></p> <p>The site sits outside designated nature conservation areas</p> <p>The Heritage Impact Appraisal notes that the open landscape/ parkland setting of the existing University Campus should be replicated in order to protect views from the south and the setting of the City from the A64 to the south and east. It has identified that development of an extended campus has the potential to harm the rural setting of York as it forms part of the open countryside surrounding the City. Development would inevitably result in the loss of part of the rural setting of York between the new university campus and the A64 experienced predominately from the A64. The site would bring development close to the A64 and further change the experience of York's setting in this location. The site would need to</p>

	<p>be buffered on the eastern edge to push and screen the development back from the ring road, which may help to mitigate impacts on rural setting and views from the ring road.</p>
<p><b>Purpose 4</b></p> <p><b>Preserving the setting and specialist character of historic towns</b></p>	<p><u>Minor Harm/Significant Harm</u></p> <p>The site sits within an area identified by “<i>The Approach to the Green Belt Appraisal</i>” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Appraisal considers the large swathe of land to the south of Heslington and the existing University Campuses as an area which provides an impression of a historic City situated within a rural setting. This open agricultural land affords good views towards the Minster and Heslington village.</p> <p>There are no designated heritage assets within the site, however the overall campus is within proximity of Heslington Village Conservation Area and a number of listed buildings within the village.</p> <p>The Heritage Impact Appraisal has identified that development of an extended campus has the potential to harm the rural setting of York as it forms part of the open countryside surrounding the City. Development would inevitably result in the loss of part of the rural setting of York between the new University Campus and the A64 experienced predominately from the A64. The site would bring development close to the A64 and further change the experience of York’s setting in this location. The site would need to be buffered on the eastern edge to push and screen the development back from the ring road, which may help to mitigate impacts on rural setting and views from the ring road.</p> <p>Extension to the Campus is identified to only have a minor impact on the City’s compactness as development already exists in this area and the campus is its own separate settlement.</p>
<p><b>Purpose 5</b></p> <p><b>Assisting urban regeneration</b></p>	<p>N/A</p>
<p><b>Detailed boundary issues</b></p>	<p>The majority of the site is clearly defined by recognisable and permanent features. The northern boundary is Low Lane, a narrow single track lane which runs from Heslington in an easterly direction to the point where it turns north towards the University campus. From the point where Low Lane turns northwards, the site boundary heads south east towards the Ring Road – this part of the boundary is denoted by a post and wire fence at the bottom of an embankment. From this point the site’s south east boundary runs along the alignment of the Ring Road in a south westerly direction (with hedge and ditch boundary) to the next field boundary, where it cuts across the southern edge of the site. This boundary consists of a hedge field boundary to the point where it meets Green Lane, a narrow track bounded by trees and hedges on both sides, to the point where it meets Low Lane. Green Lane forms the western boundary of the site.</p>

## ST31 - Land at Tadcaster Road, Copmanthorpe



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



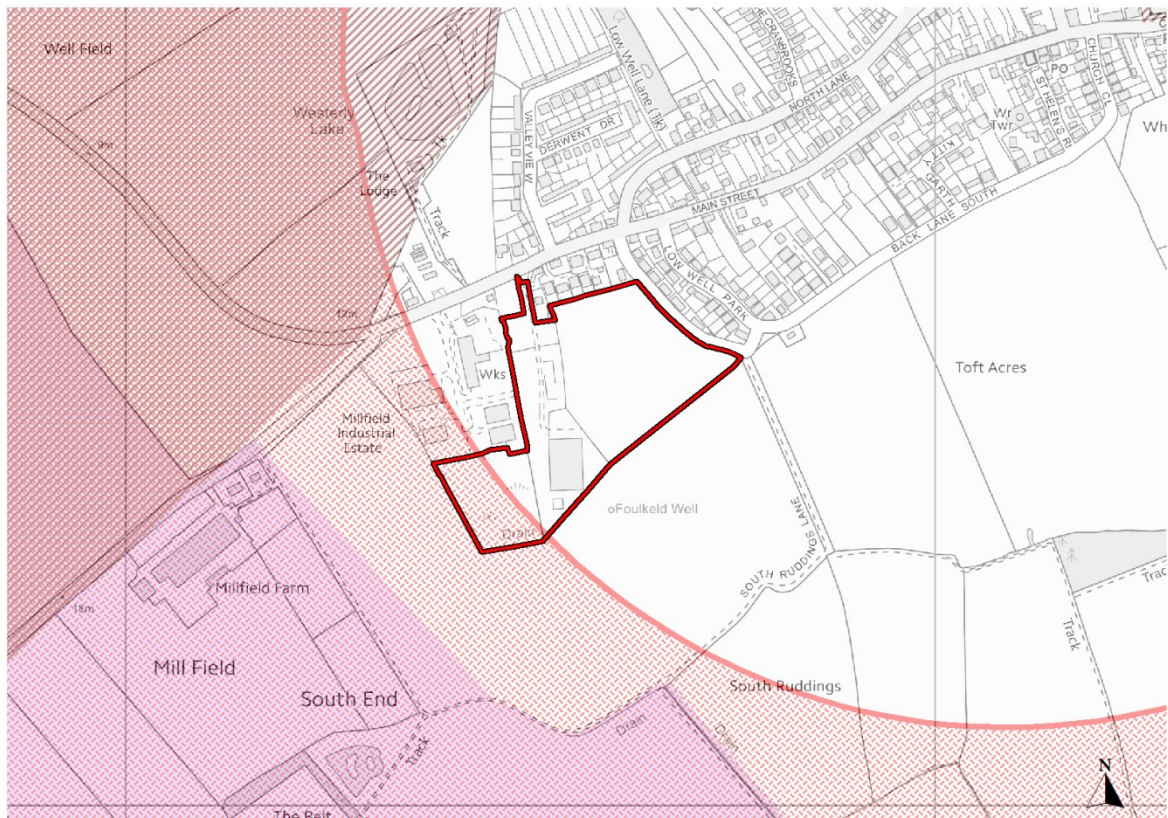
Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 7.5ha strategic site, delivering 158 dwellings.</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is free of <u>fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which</p>

	minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	The site is a northern extension to the existing village of Copmanthorpe. The site forms a sustainable option when judged against the site selection criteria. The site is located within walking and cycling distance of Copmanthorpe Village centre and is close to public transport routes.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>Minor Harm</u>  The developable area of the site provides access to 2 or more services, and in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	<u>Minor Harm</u>  The site sits within an area identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Area Preventing Coalescence between the outer edge of the urban area of York and Copmanthorpe village is important in order to retain the separation of settlements with a separate identity and physical character, and retain the pattern of York's villages within a rural setting. Development would have a detrimental impact on the separation between Copmanthorpe and the urban fringe by reducing the gap between the village and the main urban area of York.
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u>  The site sits outside designated nature conservation areas.  The site is located on a triangular parcel of land on entry to the village between Tadcaster Road and the railway line. Views over the site from A64 and across the site upon entry to the village lead into the surrounding countryside and towards Bishopthorpe. The Heritage Impact Assessment notes that this would represent a loss of countryside, which may represent minor harm on rural setting. The loss of open fields between the north east boundary and the A64 would reduce a distinct arable/residential relationship, and increase the association with the A64 and development within the ring road, such as Askham Bar Park and Ride. Furthermore, the topography of the site rising up towards the existing line of the village boundary would visibly bring development closer into view. Given the topography of the site, the HIA suggests that the site retain a substantial degree of foreground openness and recreate a generous treed edge to the village with stand-alone oaks with space to achieve their full potential. Loss of distance (in views), physical separation, and topography are difficult to mitigate as introducing dense planting along the Tadcaster Road could provide screening but would diminish the rural context of the village.
<b>Purpose 4</b> <b>Preserving the</b>	<u>Minor Harm</u>

<p><b>setting and specialist character of historic towns</b></p>	<p>The site sits within an area identified by “<i>The Approach to the Green Belt Appraisal</i>” (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Area Preventing Coalescence between the outer edge of the urban area of York and Copmanthorpe village is important in order to retain the separation of settlements with a separate identity and physical character, and retain the pattern of York’s villages within a rural setting. Development would have a detrimental impact on the separation between Copmanthorpe and the urban fringe by reducing the gap between the village and the main urban area of York.</p> <p>There are no designated heritage assets within the site, but it is within close proximity of Copmanthorpe Conservation area.</p>
<p><b>Purpose 5 Assisting urban regeneration</b></p>	<p>N/A</p>
<p><b>Detailed boundary issues</b></p>	<p>The site is clearly defined by recognisable and permanent features. To the west is the edge of the settlement of Copmanthorpe; the East Coast Mainline railway runs along the site’s eastern boundary; to the north, the site is bordered by Tadcaster Road and the A64 on raised embankment beyond. The southern extent follows the line of Yorkfield Lane.</p>

## ST33 Station Yard, Wheldrake



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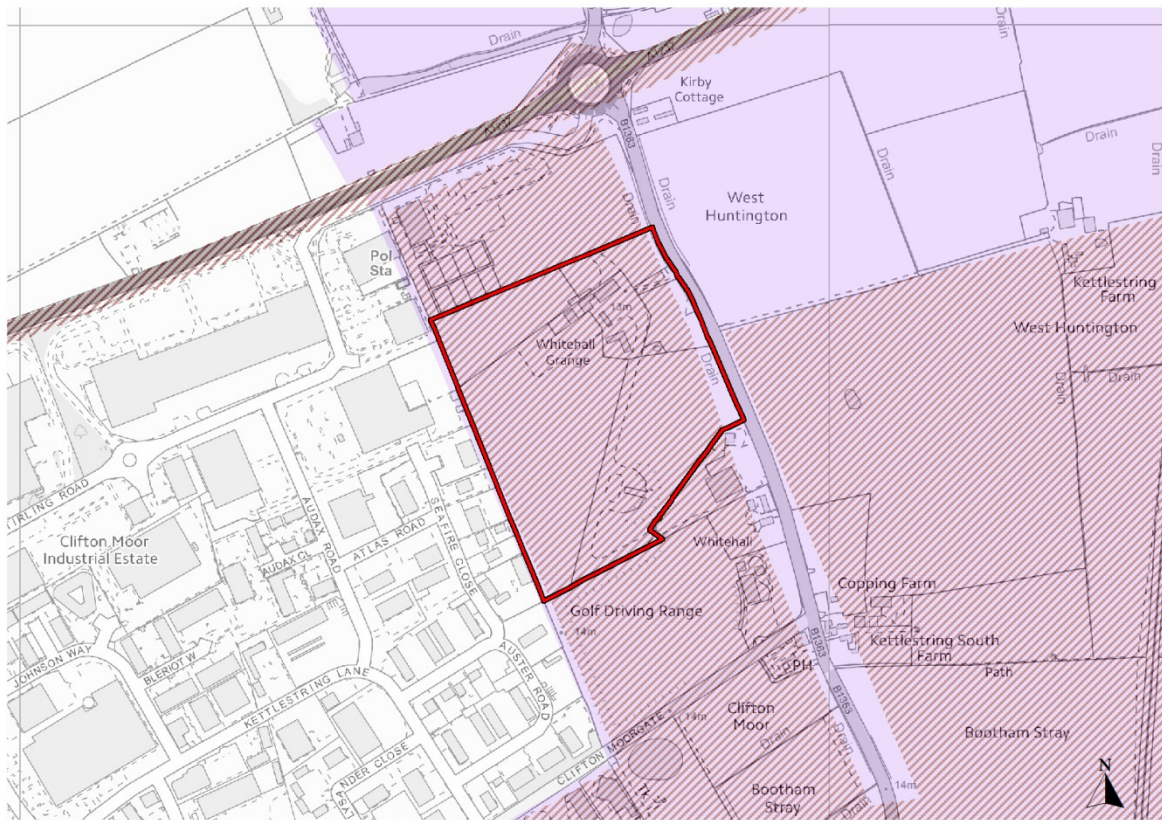


Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 6ha strategic site, delivering 147 dwellings in an extension to the existing village.</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is free of <u>fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which</p>

	minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	The site is located on the edge of the Wheldrake village. The site forms a sustainable option when judged against the site selection criteria. The site is located within walking and cycling distance of Wheldrake Village centre, which includes a primary school, GP surgery and village shop. The site is also close to public transport routes.
<b>Purpose 1</b>	<u>Minor Harm</u>
<b>Checking unrestricted sprawl</b>	The majority of the site provides access to 2 or more services, and in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b>	N/A
<b>Preventing neighbouring towns from merging</b>	
<b>Purpose 3</b>	<u>Minor Harm/No Significant Harm</u>
<b>Safeguarding the countryside from encroachment</b>	The site sits outside designated nature conservation areas.  The Heritage Impact Appraisal notes that development is unlikely to have any major impacts, however the northern end of South Ruddings Lane will lose its remaining rural nature/views. Landscaping and green screening may assist.
<b>Purpose 4</b>	<u>Minor Harm/No Significant Harm</u>
<b>Preserving the setting and specialist character of historic towns</b>	The site sits outside areas identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York.  There are no designated heritage assets within the site, but the north and eastern boundaries run close to that of the Wheldrake Conservation area.
<b>Purpose 5</b>	N/A
<b>Assisting urban regeneration</b>	
<b>Detailed boundary issues</b>	The majority of the site is clearly defined by recognisable and permanent features. The north and north western boundaries of the site abut residential properties and the existing development at Wheldrake Industrial Estate. The north eastern boundary is Back Lane South, which has an intermittent hedge. The south eastern boundary is a tall, dense hedge, separating the site from agricultural fields beyond. This runs for most of the southern boundary. To the south west, south of the industrial estate, partially follows a watercourse/ditch separating the site from open fields to the south; it will be important for the site to establish clear defensible Green Belt boundaries at this point.

## ST37 - Whitehall Grange\_Wigginton Road



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



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



Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 10.1ha strategic site, delivering around 33,330sqm for B8 storage use. The site has outline planning consent for the demolition of existing buildings and the use of the land as a car storage facility for up to 2,000 cars.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.</p>

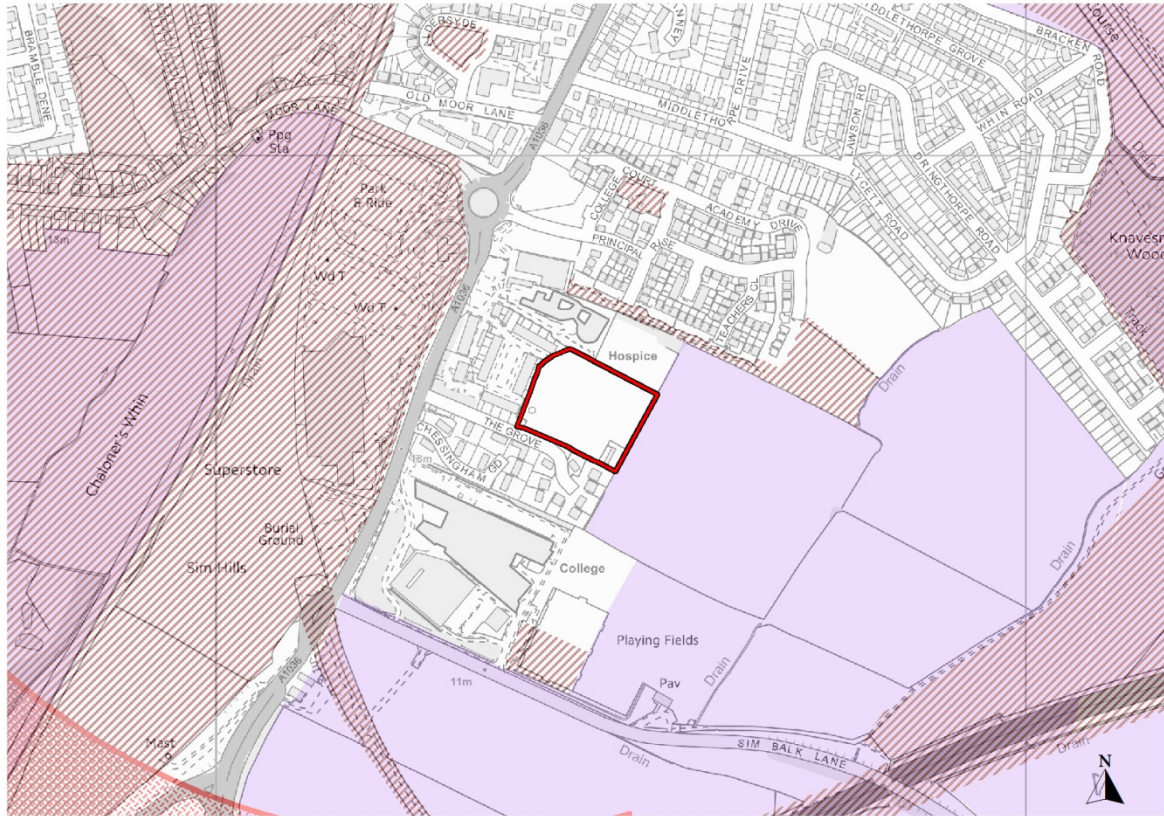


	Outline Planning permission (16/01446/OUTM) was granted for the demolition of existing buildings and the use of the land as a car storage facility for up to 2,000 cars. The site was subsequently allocated to reflect the planning consent granted.
<b>Impact on the need to promote sustainable patterns of development</b>	This site is an extension to the urban area. Planning permission was granted for this site based upon the economic benefits of the development in line with the expansion and re-location of a York based business. Facilities are available within the existing Clifton Moor development and non-frequent bus routes travel along Wigginton Road.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>No Significant Effects</u>  The site provides access to 2 or more services, and in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Significant Harm</u>  The site forms part of a Green Infrastructure Corridor.  The Heritage Impact Appraisal has identified that development of this site would bring the commercial area of Clifton Moor up to the ring road, noting that the rural surrounds of the ring road in this area have already been compromised by existing commercial activity. Development would also bring the commercial area of Clifton Moor closer to the western edge of New Earswick, and narrow the Green Wedge. There is a strong sense of countryside and openness both north and south of the ring road in this location; while urban elements interrupt the clarity of this section of green wedge and reduce its landscape quality, the area is fundamentally open and green. The distant view of York Minster from Wigginton Road contributes to the historic setting of the City. Development would retain a degree of openness, maintaining the distant view of the Minster over the tops of cars and hedges, however the character of the landscape would be permanently changed by the way of the extent of hard standing and the quantity of cars.  Layout and landscaping have been revised to mitigate potential impacts, retaining some landscape connectivity between land to the west of Wigginton Road and Bootham Stray to the east, but the scale of impact will depend on implementation.
<b>Purpose 4</b> <b>Preserving the</b>	<u>Significant Harm</u>  The site sits within an area identified by " <i>The Approach to the Green</i>




<p><b>setting and specialist character of historic towns</b></p>	<p><i>Belt Appraisal</i> (2003, and its subsequent updates) as important in preserving the setting and special character of York. The wider Green Wedge, of which the site forms part, is a broad area of undeveloped land bounded by urban development. The wedge extends Bootham Stray up to the ring road and is important as an open approach providing a rural setting to the City. It also allows good views of York Minster. Further, it provides physical separation between Clifton Moor and New Earswick.</p> <p>There are no designated heritage assets within the site, although the HIA identifies the potential historic significance of remaining structures on the site relating to a civil and later military airfield.</p> <p>The Heritage Impact Appraisal has identified that development of this site would bring the commercial area of Clifton Moor up to the ring road, noting that the rural surrounds of the ring road in this area have already been compromised by existing commercial activity. Development would also bring the commercial area of Clifton Moor closer to the western edge of New Earswick, and narrow the Green Wedge. There is a strong sense of countryside and openness both north and south of the ring road in this location; while urban elements interrupt the clarity of this section of green wedge and reduce its landscape quality, the area is fundamentally open and green. The distant view of York Minster from Wigginton Road contributes to the historic setting of the City. Development would retain a degree of openness, maintaining the distant view of the Minster over the tops of cars and hedges, however the character of the landscape would be permanently changed by the way of the extent of hard standing and the quantity of cars.</p> <p>Layout and landscaping have been revised to mitigate potential impacts, retaining some landscape connectivity between land to the west of Wigginton Road and Bootham Stray to the east, but the scale of impact will depend on implementation.</p>
<p><b>Purpose 5</b></p> <p><b>Assisting urban regeneration</b></p>	<p>N/A</p>
<p><b>Detailed boundary issues</b></p>	<p>The majority of the site is clearly defined by recognisable and permanent features. The eastern boundary extends southwards along Wigginton Road and then cuts westwards along a contiguous boundary hedge to the existing car garage to the south. The boundary then continues northwards to the rear of commercial development at Clifton Moor to define the western boundary. The northern boundary is defined by a hedge line extending between existing commercial development to the west and Wigginton Road to the east.</p>

# General Development Sites (0.2 ha- 5 ha)

## H6 - Land r/o The Square, Tadcaster Road



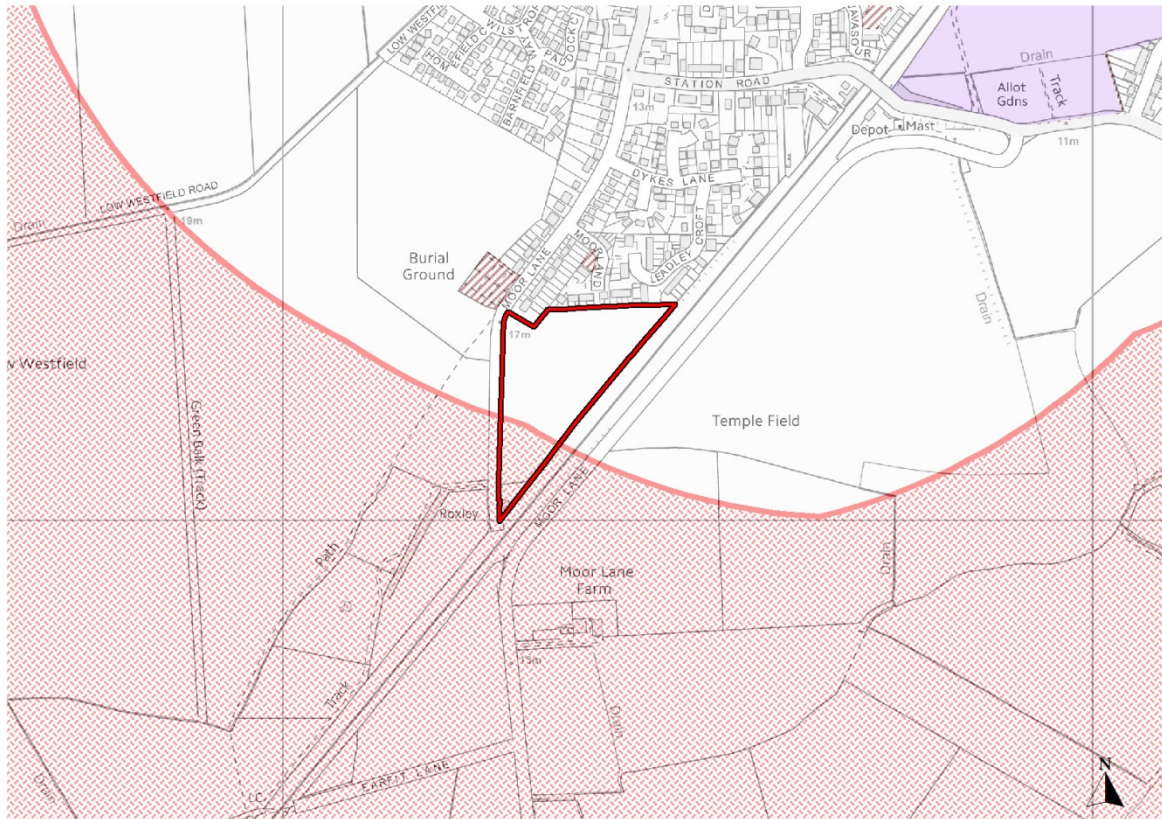
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	Areas without access to 2 or more services - Areas preventing Sprawl
	Areas of open space and nature conservation Value - Protecting the countryside
	Areas protecting Special Character and Setting (including coalescence)




<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 1.53ha strategic site, delivering specialist housing (C3b) for residential extra care facilities in association with the Wilberforce Trust.</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is <u>free of fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase</p>

	unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	The site is located on the edge of the urban area. The site forms a sustainable option when judged against the site selection criteria by having access to a number of facilities within close proximity, including a supermarket and Tadcaster Road, which offers multiple non-frequent bus routes into the city.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>No Significant Effects</u>  The site provides access to 2 or more services, and in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u>  The site contains no nature conservation designations.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>Minor Harm</u>  The site does not sit within an area identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land to the east comprises part of Micklegate Stray, historically important for common pasturage, and an open approach to the city. The stray provide extensive views from the ring road, contributing to the open setting of the city.  There are no designated heritage assets within the site  The HIA identifies that there is very well preserved ridge and furrow, and that development sill have a detrimental impact on this feature.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The majority of the site is clearly defined by recognisable and permanent features. To the west, the site adjoins the existing residential area of The Square, and follows the rear property boundaries; to the south-east is residential development off The Grove, with York College beyond; to the north-east is open fields and St Leonards Hospice. The eastern edge is bounded by an established tree line.

## H29 - Land at Moor Lane, Copmanthorpe



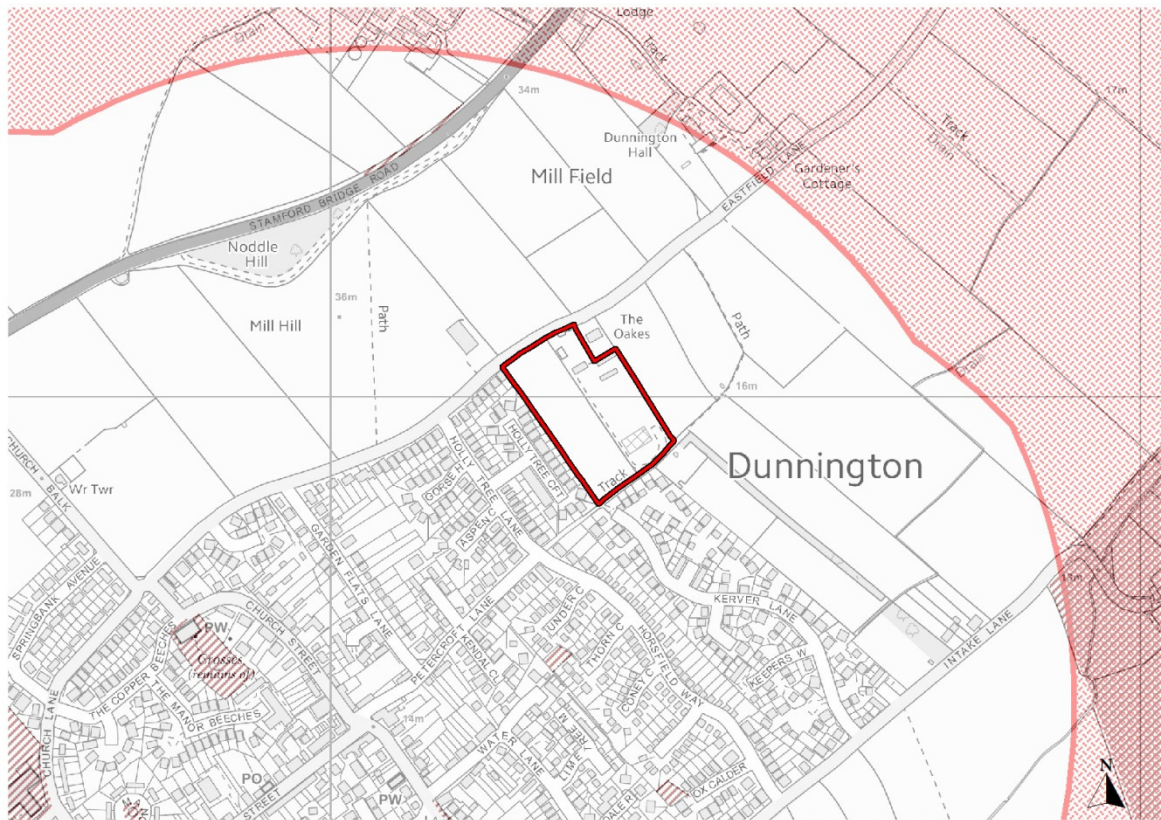
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	Areas without access to 2 or more services - Areas preventing Sprawl
	Areas of open space and nature conservation Value - Protecting the countryside
	Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 2.65ha strategic site, delivering 88 dwellings</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is free of <u>fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the</p>

	overall needs of the city within the general extent of the Greenbelt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	This site is located on the urban edge of Copmanthorpe village. The site forms a sustainable option when judged against the site selection criteria. The site is located within walking and cycling distance of Copmanthorpe village centre and is close to non-frequent public transport routes.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>No Significant Harm</u>  The majority of the site provides access to 2 or more services, and in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u>  The site contains no nature conservation designations, but is between 2 sites of interest (Copmanthorpe railway line and Moor Lane meadows)
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>No Significant Harm</u>  The site does not sit within an area identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York.  There are no designated heritage assets within the site.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The majority of the site is clearly defined by recognisable and permanent features. The site is broadly triangular, bounded by Moor Lane to the west, the existing settlement of Copmanthorpe to the north (residential property boundaries) and the East Coast mainline railway on the eastern boundary.

## H31 - Eastfield Lane, Dunnington



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



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



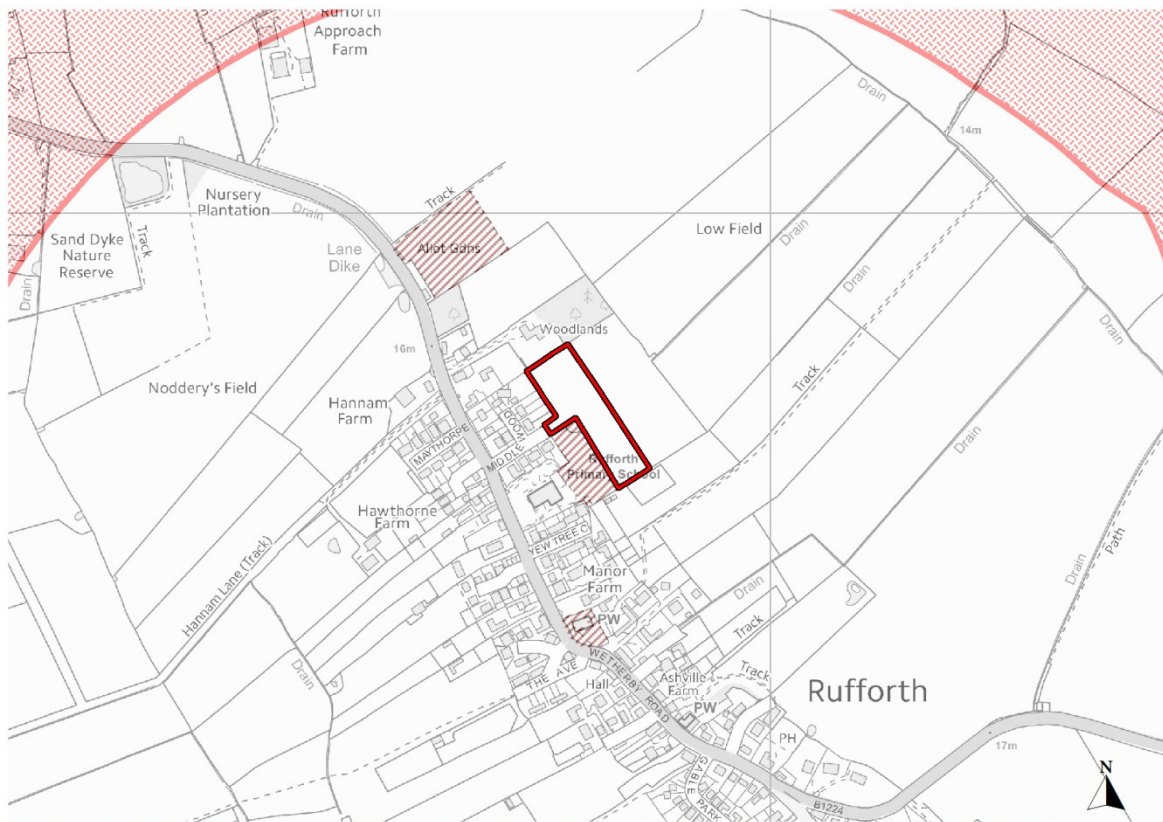
Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 2.51ha strategic site, delivering 76 dwellings</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is free of <u>fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which</p>

	minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	This site is located on the urban edge of Dunnington village. The site forms a sustainable option when judged against the site selection criteria. The site is located within walking and cycling distance of Dunnington village centre and is close to public transport routes.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>No Significant Harm</u>  The majority of the site provides access to 2 or more services, and in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u>  The site contains no nature conservation designations,
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>No Significant Harm</u>  The site does not sit within an area identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York.  There are no designated heritage assets within the site
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The majority of the site is clearly defined by recognisable and permanent features. The site is bordered to the west by the rear property boundaries of Holly Tree Croft, and partly to the south by those on Kerver Lane. To the north the site is bounded by Eastfield Lane (hedged). A public right of way runs immediately south of the site along a track. The eastern part of the site is currently in use as storage for agricultural machinery and to keep livestock.



## H38 - Land r/o Rufforth Primary School



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



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

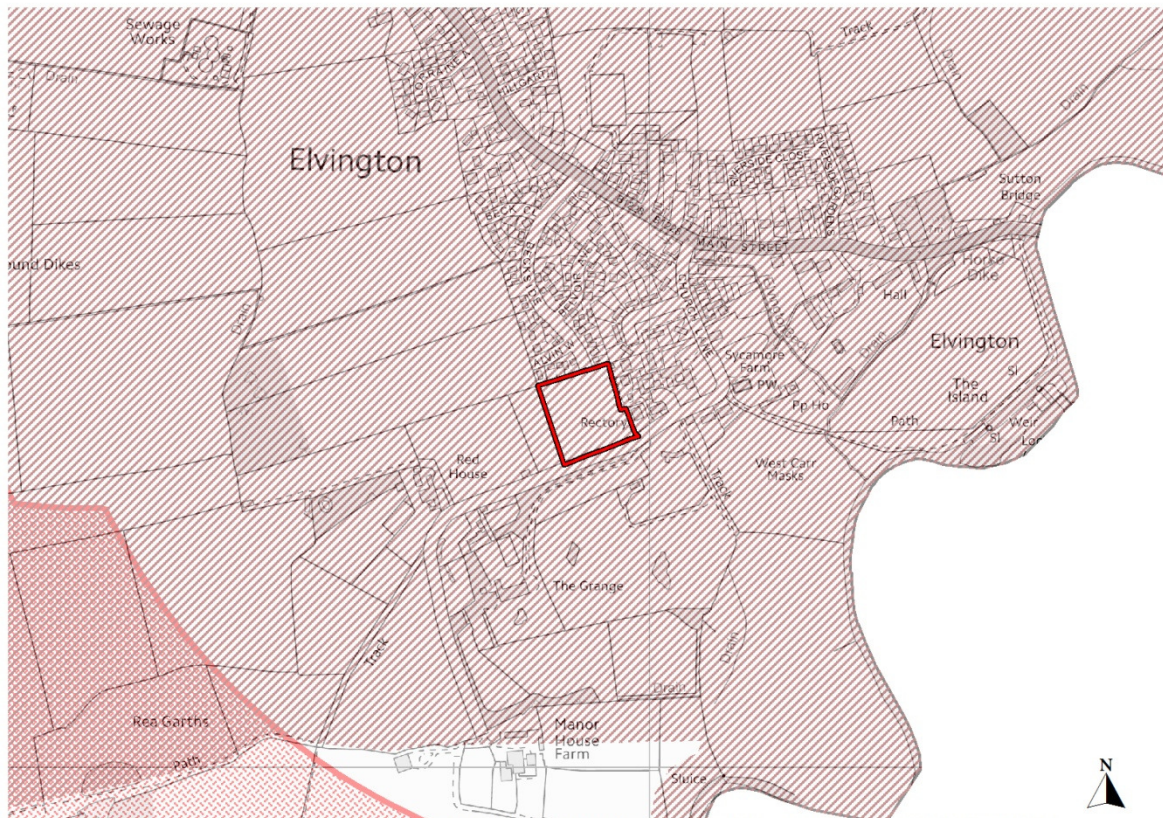


Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 0.99ha strategic site, delivering 33 dwellings</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is free of <u>fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which</p>

	minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	This site is located on the urban edge of Rufforth village to the north of the Primary school. The site forms a sustainable option when judged against the site selection criteria. The site is located within walking and cycling distance of village centre and is close to public transport routes.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>No Significant Harm</u>  The majority of the site provides access to 2 or more services, and in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>No Significant Harm</u>  The site contains no nature conservation designations.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>No Significant Harm</u>  The site does not sit within an area identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York.  There are no designated heritage assets within the site.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The site is clearly defined by recognisable and permanent features. The south western boundary follows the hedged and fenced extent of Rufforth Primary School playing fields. The boundary to the south and east follows a strong established tree line. To the north and the remainder of the western boundary the site adjoins residential property boundaries.

## H39 - North of Church Lane, Elvington



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



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

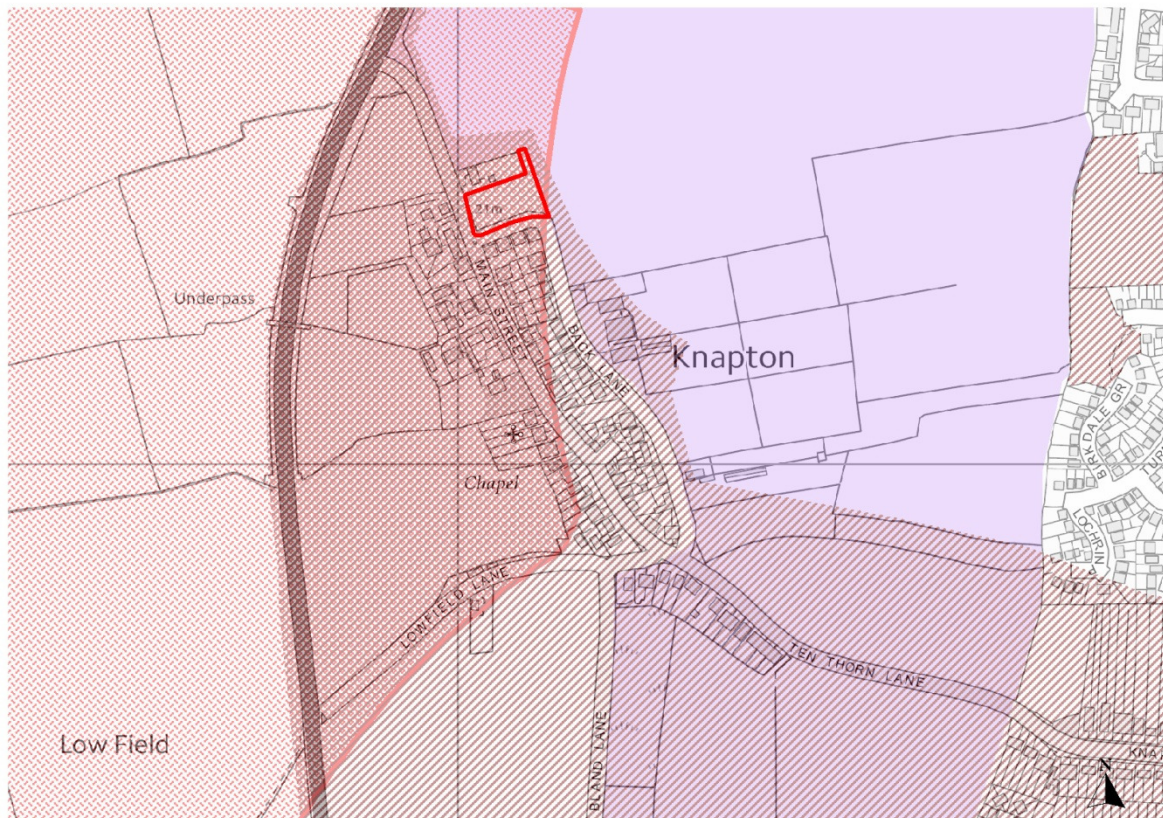


Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 0.92ha strategic site, delivering 32 dwellings</p> <p>Work to date indicates that the land is <u>controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.</u></p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which</p>

	minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	This site is located on the urban edge of Elvington village. The site forms a sustainable option when judged against the site selection criteria. The site is located within walking and cycling distance of Elvington village centre and is close to non-frequent public transport routes.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>No Significant Harm</u>  The majority of the site provides access to 2 or more services, and in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u>  There are no nature conservation designations on the site but the site is within proximity of the Lower Derwent Valley.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>No Significant Harm</u>  The site does not sit within an area identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York.  There are no designated heritage assets within the site
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The majority of the site is clearly defined by recognisable and permanent features. The southern boundary follows Church Lane and the line of an established SINC quality hedge, which should be retained. To the north and east the boundary follows rear residential property boundaries. The western boundary would require appropriate landscape treatment in order to define the western edge and reinforce a strong edge to the Green Belt.

## H53 – Land at Knapton Village



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



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

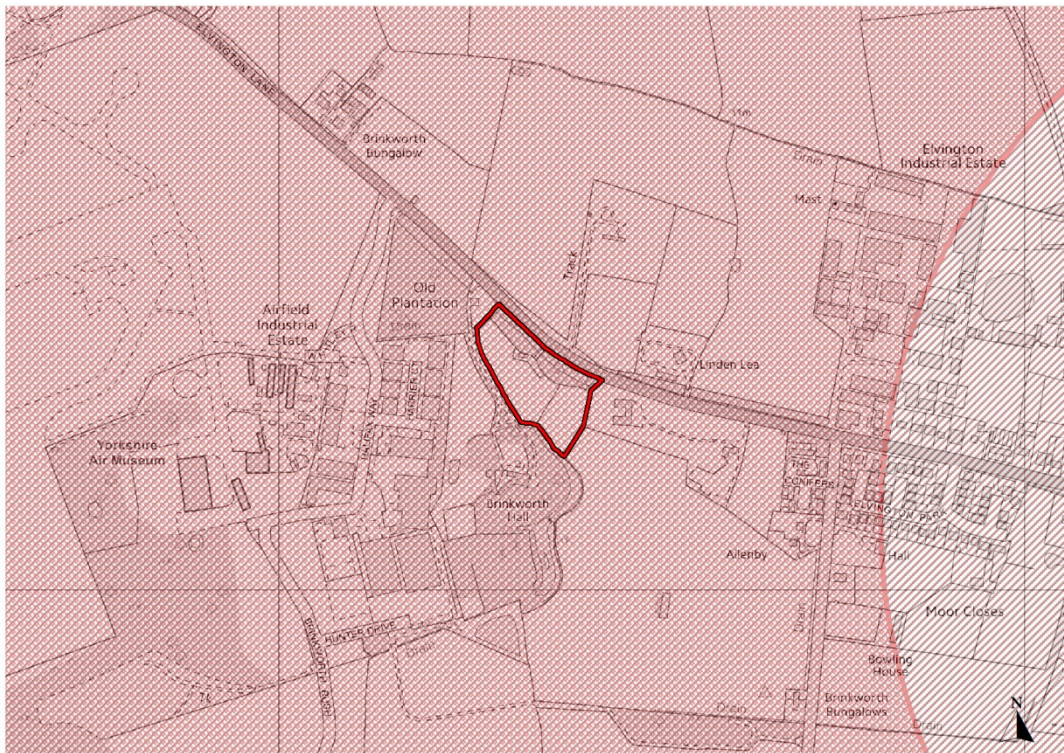


Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 0.33 ha general site, delivering 4 dwellings</p> <p>Work to date indicates that the land is <u>controlled by willing landowners, meets the Council's site selection criteria relating to land constraints and accessibility of services and transport, and is free of fundamental constraints to delivery.</u></p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt</p>

	following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	This site is located in Knapton village and represents an infill site. The site forms a sustainable option when judged against the site selection criteria. The site has access to public transport routes.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>Minor Harm</u>  The site does not have access 2 or more services but in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area as it infills a gap in the village.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u>  The site contains no nature conservation designations but is located with a green infrastructure corridor.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>No Significant Harm</u>  The site does not sit within an area identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land to the north adjacent to the site is recognised to be important for preventing coalescence as set out in approach to the greenbelt.  There are no designated heritage assets within the site.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The site is clearly defined by recognisable and permanent features. The site is represented by a hedged field boundary all the way round with bordering existing dwellings to the north an bounded by Back Lane to the South and Main Street to the west.

## SP1 - The Stables, Elvington



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



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



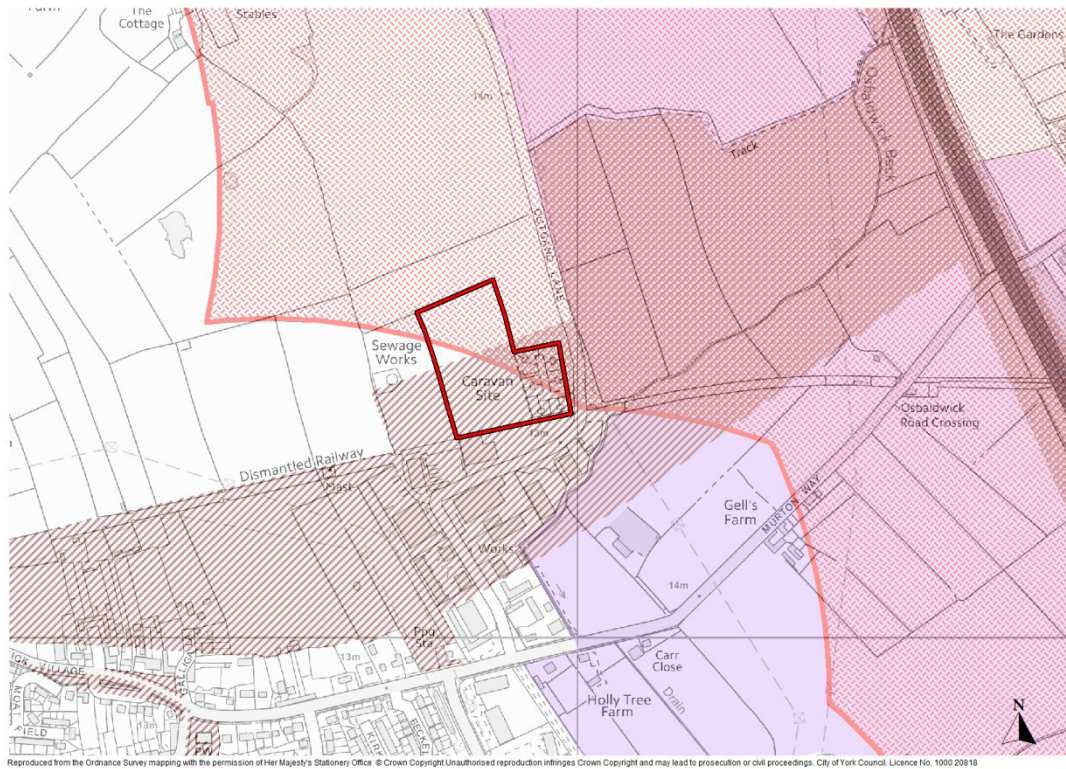
Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes allocating 3 plots in order to meet the needs of Travelling Showpeople that meet the planning definition.</p> <p>Work to date indicates that the land is <u>controlled by willing landowners</u>, meets the Council's site selection criteria relating to <u>land constraints and accessibility of services and transport</u>, and is free of <u>fundamental constraints to delivery</u>.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which</p>

	minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of development</b>	The site is peripheral to the village of Elvington. The site has been the subject of a time-limited application (granted on appeal) for change of use of buildings and part land to provide a site for travelling showpeople's use for one family (10/02082/FUL, extended 16/1443/FUL)). The location close to Elvington and to the road network for travelling is advantageous.
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>No Significant Harm</u>  The majority of the site sits beyond access to 2 or more services, but its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u>  Development would result in a loss of openness and encroachment into the countryside. The site sits within a defined area of Nature Conservation interest, specifically a District level Green Corridor. The historic landscape provides the City and its outlying villages with its rural setting. As a spatial principle, Green Corridors help to provide a framework within which only appropriate, managed development could take place. Impact will be dependent on the nature of development but, given the small scale of the proposed allocation impact is likely to be minor.  The Airfield development and the Elvington Estate have already had a significant adverse impact on the character of the wider surroundings. There may be some additional impact on the road frontage, which could be mitigated through screening.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>No Significant Harm</u>  The site does not sit within an area identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York.  There are no designated heritage assets within the site.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The majority of the site is clearly defined by recognisable and permanent features. The northern boundary follows Elvington Lane (B1228). Boundaries to the north west and south east follow hedged, tree lined field boundaries. The southern/south western boundary runs alongside the line of the access road to the adjacent Brinkworth Hall, which is in residential use.



## Policy H5 – Gypsies and Travellers - Outgang Lane, Osbaldwick



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



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

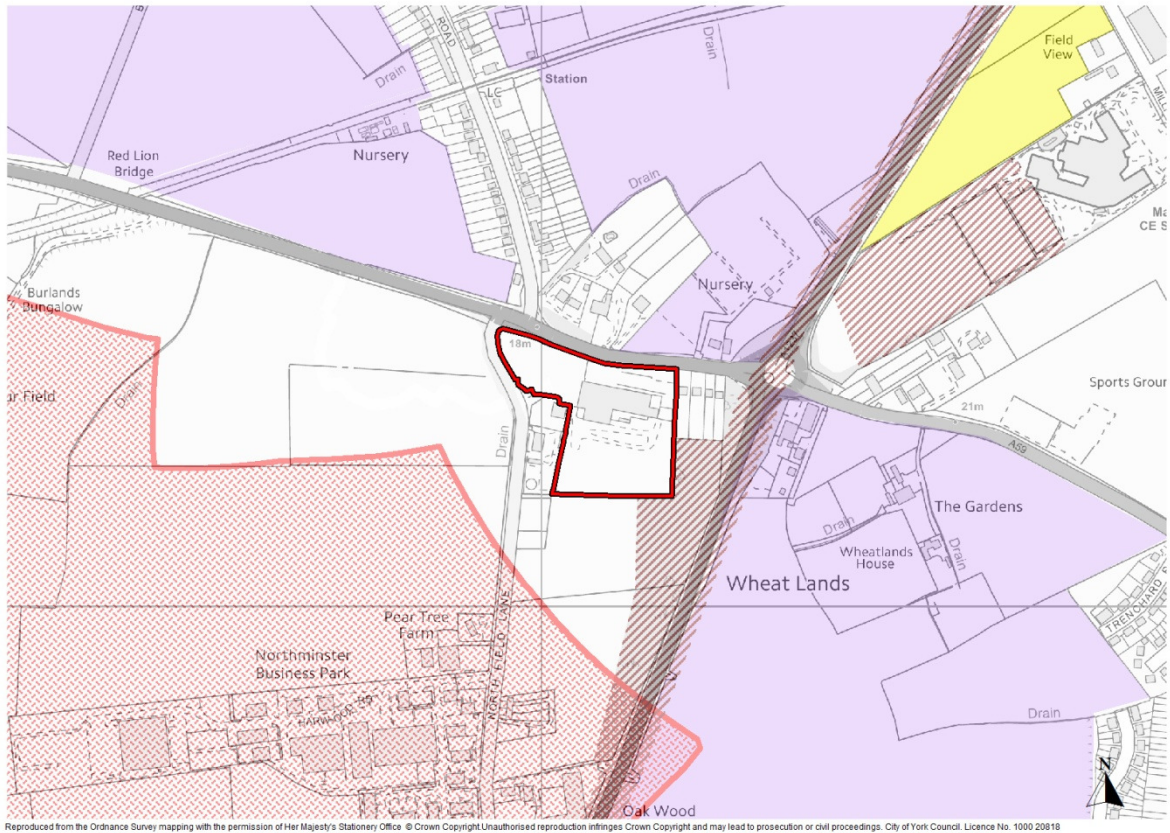


Areas protecting Special Character and Setting (including coalescence)

<b>Site overview</b>	This site represents an extension to the existing Gypsy and Traveller site at Osbaldwick to provide an additional 6 pitches.
<b>Exceptional Circumstances</b>	The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote sustainable patterns of</b>	The site is identified as a suitable location for gypsies and travellers as set out in the Gypsy and Traveller Accommodation Assessment (2017)

<b>development</b>	
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>Minor Harm</u>  The site predominantly does not have access to 2 or more services, but in any case its development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	<u>N/a</u>
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Minor Harm</u>  The site is predominantly located within a district green corridor identified nature conservation and openspace.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>Minor Harm</u>  The site does not sit within an area identified by " <i>The Approach to the Green Belt Appraisal</i> " (2003, and its subsequent updates) as important in preserving the setting and special character of York. Land to the east comprises land important for maintaining the rural setting of York and has prominent views towards the Minster predominantly experienced from the A64.  There are no designated heritage assets within the site.  The HIA identifies that this site is unlikely to have an impact on York's landscape and setting.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	NA
<b>Detailed boundary issues</b>	The site sits within the general extent of the York Green Belt. The site is broadly contained by recognisable and permanent landscape features. The eastern boundary follows the extent of the caravan park southwards until the line of the former railway which it follows up to and including the adjacent field boundary before turning northwards along the hedge line/tree's field boundary around the extend of the field to rejoin the north extent of the caravan site.

## E16 - Poppleton Garden Centre



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



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

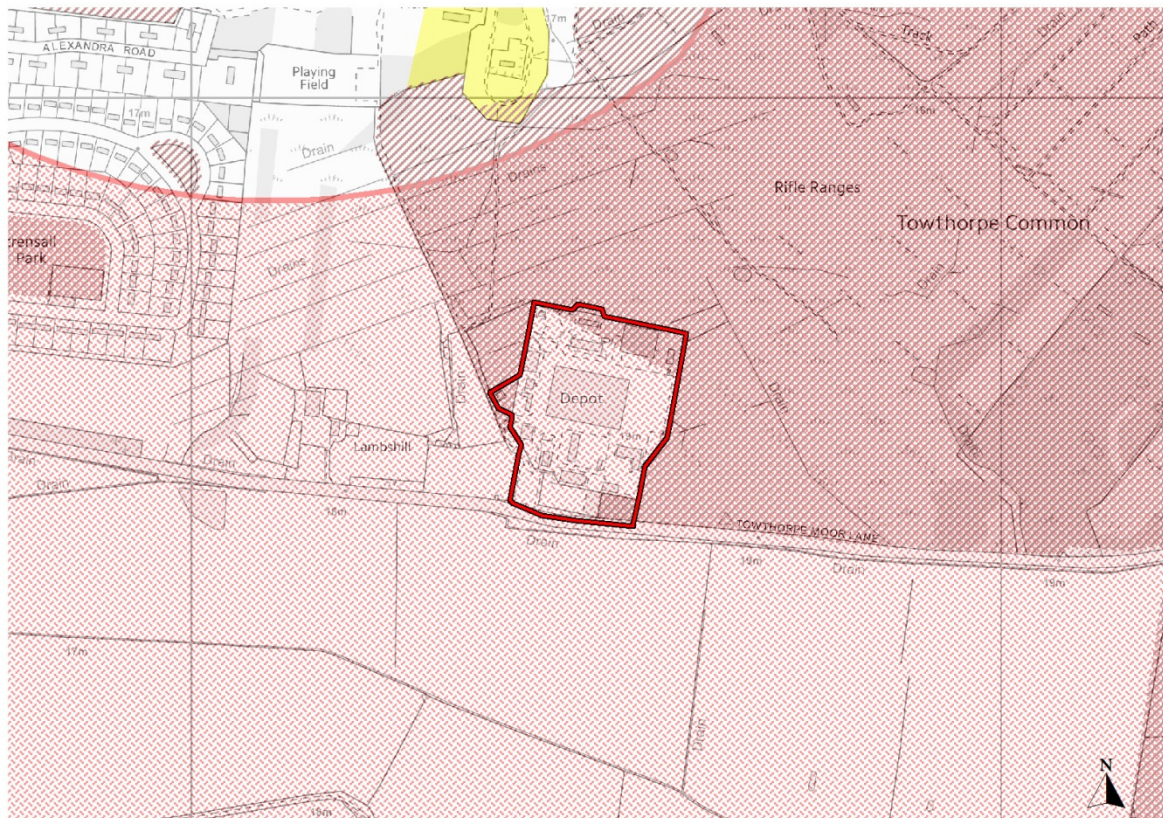


Areas protecting Special Character and Setting (including coalescence)

<p><b>Site overview</b></p>	<p>The 2018 Submitted Plan proposes 2.8ha strategic site, delivering around 9,240sqm floorspace for a range of 'B' uses.</p>
<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.</p>

<b>Impact on the need to promote sustainable patterns of development</b>	The site forms a sustainable option when judged against the site selection criteria. The site is adjacent to Poppleton Bar Park and Ride site, offering a frequent bus service to York City Centre. The site has pedestrian access to services in Poppleton village via the signalised crossing on A59/Northfield Lane junction. The site forms a sustainable option when judged against established economic criteria (ref Employment Land Review 2016, amended 2017).
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>No Significant Effects</u>  Development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>No Significant Effects</u>  The site contains no nature conservation designations, although it is adjacent to Wheatland Community Woodland, an established natural/semi-natural open space.  The HIA records no significant effects on landscape or setting.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>No Significant Effects</u>  The site does not sit within an area identified by “ <i>The Approach to the Green Belt Appraisal</i> ” (2003, and its subsequent updates) as important in preserving the setting and special character of York.  The HIA records no significant effects on landscape or setting.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The majority of the site is clearly defined by recognisable and permanent features. The site is bounded to the north by A59. The boundary continues on the western edge along Northfield Lane before following the existing residential and commercial uses. The southern and eastern boundaries follow an established tree line; the latter is in part adjacent to Wheatland Community Woodland.

## E18 - Towthorpe Lines, Strensall



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



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

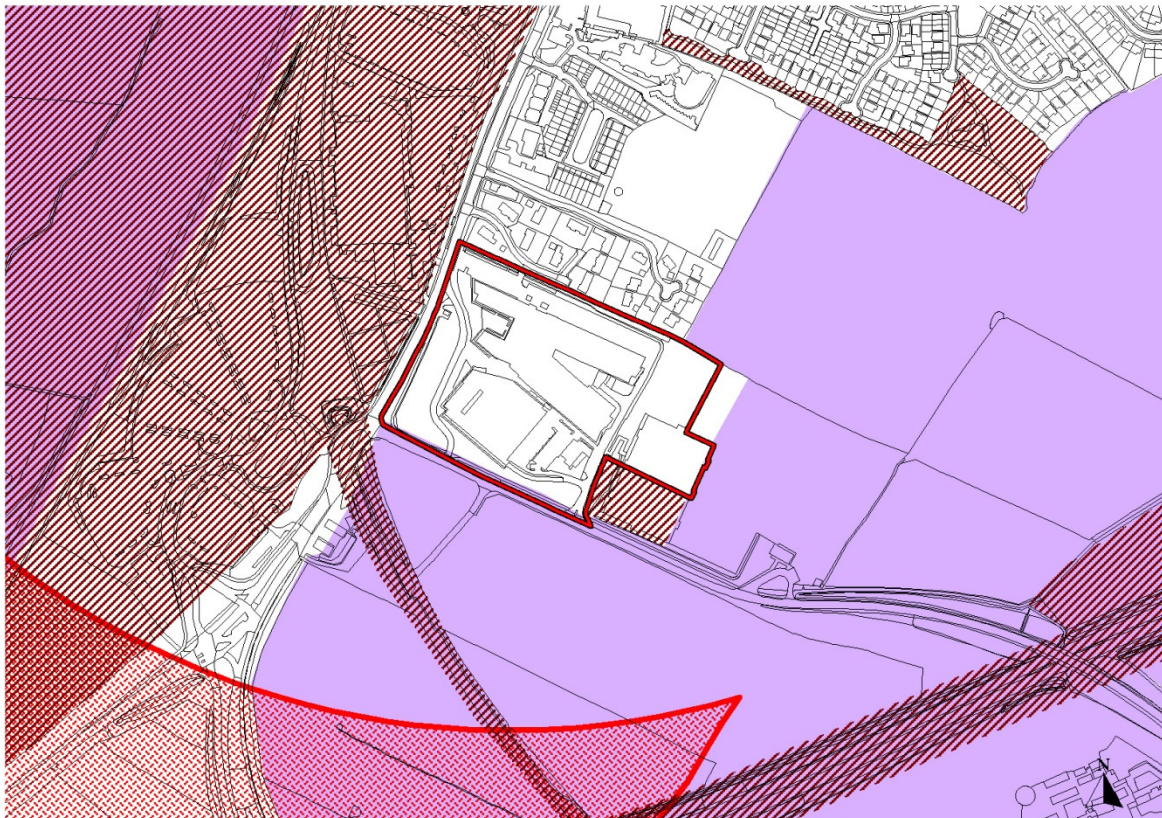


Areas protecting Special Character and Setting (including coalescence)

<b>Site overview</b>	The 2018 Submitted Plan proposes 4ha strategic site, delivering around 13,200sqm floorspace for a range of 'B' uses.
<b>Exceptional Circumstances</b>	The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside the Green Belt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Green Belt following an extensive exercise to identify suitable sites which minimise harm on York's environmental assets and the purposes of the Green Belt.
<b>Impact on the need to promote</b>	This is a standalone site in proximity of Strensall village. The site forms a sustainable option when judged against the site selection

<b>sustainable patterns of development</b>	methodology and established economic criteria (ref Employment Land Review 2016, amended 2017).
<b>Purpose 1</b> <b>Checking unrestricted sprawl</b>	<u>No Significant Effects</u>  The site does not have access to 2 or more services but is for employment use. Development could not reasonably be described as contributing to the unrestricted sprawl of a large built up area.
<b>Purpose 2</b> <b>Preventing neighbouring towns from merging</b>	N/A
<b>Purpose 3</b> <b>Safeguarding the countryside from encroachment</b>	<u>Significant Harm</u>  The site contains no nature conservation designations, although Strensall Common Special Area of Conservation and SSSI are part of the wider context of the site.  The HIA records likely significant harm to landscape and setting in the locale from developing the site. Towthorpe Lines is experienced from Towthorpe Moor Lane, which is a rural road. Although there is existing built development on the site, it is set back from the road and is of isolated, functional character. A change in scale of development would change the character of the lane, impacting on the context of Strensall village and on the character of Green Belt.
<b>Purpose 4</b> <b>Preserving the setting and specialist character of historic towns</b>	<u>No Significant Effects</u>  The site does not sit within an area identified by “ <i>The Approach to the Green Belt Appraisal</i> ” (2003, and its subsequent updates) as important in preserving the setting and special character of York.
<b>Purpose 5</b> <b>Assisting urban regeneration</b>	N/A
<b>Detailed boundary issues</b>	The site’s southern boundary abuts Towthorpe Moor Lane. The remainder of the boundary is fenced and treed, distinguishing between previously developed land and the otherwise open landscape.

## Policy ED6 - York College



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



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



Areas protecting Special Character and Setting (including coalescence)

### Site overview

The 2018 submitted Local Plan supports the continued expansion of York College and allocates land to the south east of the current building for further expansion of the teaching, administration and research operations. This expansion land is currently occupied by two fenced sports pitches and open grass sports pitches.

On the submitted plan the expansion site seeks to limit future development to the south to the current building line to maintain openness on approach. There is already a single storey nursery building and car park in front of the main building off the Sim Balk Lane frontage, but these are not overbearing due to their relatively low height. The proposed line therefore follows the half way line of the existing larger sports pitch parallel to Sim Balk Lane. To the eastern edge of the expansion land, the proposed line on the submitted plan then extended beyond the boundaries of the fenced pitches, and linked up to the northern field boundaries to the rear of the Grove. This did not follow any physical boundary on the ground. The plan attached above is an amendment to this boundary – see detailed boundary issues and Annex 6 for further details.

<p><b>Exceptional Circumstances</b></p>	<p>The Council has concluded that exceptional circumstances exist (Section 7 of the report). Changes to the general extent of the York Green Belt are required to meet the development needs for housing, employment and education, which cannot be solely provided for in urban areas or villages (outside of the greenbelt) or by other means. It is recognised that an undersupply of homes or employment land would exacerbate housing affordability issues, increase unsustainable commuting patterns and adversely impact on building a strong, competitive economy. This site is allocated to help meet the overall needs of the city within the general extent of the Greenbelt following an extensive exercise to identify suitable sites which minimise harm on York’s environmental assets and the purposes of the Green Belt.</p>
<p><b>Impact on the need to promote sustainable patterns of development</b></p>	<p>The site is an urban extension adjacent to the existing York College. The site is close to public transport routes along Tadcaster Road. There is also a Park &amp; Ride site offering a frequent bus route and supermarket located opposite the college.</p>
<p><b>Purpose 1</b></p> <p><b>Checking unrestricted sprawl</b></p>	<p><u>Minor Harm</u></p> <p>The area of the site provides access to 2 or more services. The south eastern edge of the site lies within an Area Preventing Coalescence (G3) in the ‘<i>Approach to the Green Belt Appraisal</i>’ (2003, and its subsequent updates), but the north western edge is outside this area.</p>
<p><b>Purpose 2</b></p> <p><b>Preventing neighbouring towns from merging</b></p>	<p><u>No Harm/Minor Harm</u></p> <p>The site sits partially within an area identified by ‘<i>The Approach to the Green Belt Appraisal</i>’ (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Area Preventing Coalescence between the outer edge of the urban area of York and Bishopthorpe village is important in order to retain the separation of settlements with a separate identity and physical character, and retain the pattern of York’s villages within a rural setting. Development of the part of this site which lies in the Area Preventing Coalescence may have a detrimental impact on the separation between the urban fringe and Bishopthorpe by reducing the gap between the main urban area of York and Bishopthorpe.</p>
<p><b>Purpose 3</b></p> <p><b>Safeguarding the countryside from encroachment</b></p>	<p><u>Minor Harm</u></p> <p>The site sits outside designated nature conservation areas, but adjacent to open space (grass pitches associated with the College).</p> <p>The site is located in a low lying area, and consequently, it is prominent when viewed from surrounding higher land, notably from the A64 (viewed through the trees lining the A64), near the A1036 interchange, further east from the A64, to the east of the Sim Balk Lane flyover, the A1036 near London Bridge Services and the adjacent A64 slip road and also the Sim Balk Lane fly over – the bold, modern design of the new college building adds to the prominence of the college development.</p>



<p><b>Purpose 4</b></p> <p><b>Preserving the setting and specialist character of historic towns</b></p>	<p><u>Minor Harm</u></p> <p>The site sits partially within an area identified by ‘<i>The Approach to the Green Belt Appraisal</i>’ (2003, and its subsequent updates) as important in preserving the setting and special character of York. The Area Preventing Coalescence between the outer edge of the urban area of York and Bishopthorpe village is important in order to retain the separation of settlements with a separate identity and physical character, and retain the pattern of York’s villages within a rural setting. Development of the part of this site which lies in the Area Preventing Coalescence may have a detrimental impact on the separation between the urban fringe and Bishopthorpe by reducing the gap between the main urban area of York and Bishopthorpe.</p> <p>There are no designated heritage assets within the site, and it is not within close proximity of any conservation area. However, the College site lies within an area of landscape features (archaeology), as outlined in the Dringhouses and Tadcaster Road Historic Environment Characterisation Area Appraisal.</p>
<p><b>Purpose 5</b></p> <p><b>Assisting urban regeneration</b></p>	<p>N/A</p>
<p><b>Detailed boundary issues</b></p>	<p>The site is currently not defined by recognisable and permanent features, especially on the south eastern side. However, given the need for the College to be allowed to have some expansion provision to meet the longer term needs of the education facility, it is accepted that a degree of flexibility should be permitted in terms of provision of land for expansion, whilst still allowing for the protection of the green belt in that area.</p> <p>It is therefore suggested that the Green Belt boundary could be re-aligned to cut through the middle of the larger enclosed Outdoor pitches (as currently shown on the 2018 Policies Map to ensure no greater impact of the building frontage on Sim Balk Lane), then closely follow the eastern boundary of the larger enclosed Outdoor pitches and the eastern boundary of the smaller enclosed pitches, before meeting the south eastern boundary of the back gardens of properties on The Grove. This would allow for some expansion of the College facilities, whilst aligning as much as possible with existing physical boundaries.</p>

