

YORK

CITY OF YORK
LOCAL PLAN
Topic Paper TP1

Approach to defining York's Green Belt
ADDENDUM - ANNEX 4
March 2019

Annex 4: Urban Areas in the General Extent of the Green Belt

HOW TO NAVIGATE THIS DOCUMENT.....	3
SUMMARY: ASSESSING THE OPEN CHARACTER OF URBAN AREAS AND THEIR CONTRIBUTION TO THE OPENNESS OF THE GREEN BELT	4
PART A: AREAS WHICH DO NOT CONTRIBUTE TO THE OPENNESS OF GREEN BELT.....	5
BISHOPTHORPE	6
COPMANTHORPE	8
DERWENT VALLEY INDUSTRIAL ESTATE	10
DUNNINGTON	12
EARSWICK.....	14
ELVINGTON	16
ELVINGTON AIRFIELD INDUSTRIAL ESTATE	18
ELVINGTON INDUSTRIAL ESTATE	20
HAXBY/ WIGGINTON	22
MCARTHUR GLEN DESIGNER OUTLET	24
MURTON INDUSTRIAL ESTATE/YORK AUCTION CENTRE	26
NORTHMINSTER BUSINESS PARK.....	28
RUFFORTH	30
SKELTON.....	32
STOCKTON-ON-THE-FOREST	34
STRENSALL	36
UPPER/NETHER POPPLETON.....	38
WHELDRAKE.....	41
PART B: AREAS WITH A HIGH DEGREE OF OPENNESS, THE CHARACTER OF WHICH MAKES AN IMPORTANT CONTRIBUTION TO THE GREEN BELT.....	43
ACASTER MALBIS.....	44
ASKHAM BRYAN	46
ASKHAM BRYAN COLLEGE	48
ASKHAM RICHARD	50
BULL COMMERCIAL CENTRE	52
CLIFTONGATE BUSINESS PARK.....	54
CLIFTON PARK HOSPITAL	56
DEIGHTON	58
HAZELBUSH FARM.....	60
HESLINGTON.....	62
HESSAY	64
HOLTBY	66
HOPGROVE LANE	68
HULL ROAD, EAST OF DERWENT VALLEY INDUSTRIAL ESTATE	70
KNAPTON	72
MIDDLETHORPE.....	74
MOUNT PLEASANT PARK HOME VILLAGE	76
MURTON	78
NABURN.....	80

Annex 4: Urban Areas in the General Extent of the Green Belt

NABURN SEWAGE WORKS	82
NORTH LANE	84
TOWTHORPE	86
TEMPLE LANE, COPMANTHORPE	88
YORK RACECOURSE	90

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"> Do they exist? What are they? 	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

Summary: Assessing the Open Character of Urban Areas and their Contribution to the Openness of the Green Belt

Section 6 (page 46) sets out that the description of the character of an area approaches the first part of paragraph 86 by considering the degree of openness, taking the following factors in to account:

- the density of built/residential development as a whole and how this differs (or not) across the area;
- the extent of developed land;
- the scale and form of development and how this changes (or not) across the area taking into account types of dwellings, plot sizes and building heights;
- the extent of open space or gaps in frontages;
- the distinction between areas of built-up character and surrounding open land; and
- the topography and the presence of trees and hedgerows.

The analysis then considers the second part of paragraph 86 within its description of the character of an area by assessing whether its open character contributes to the openness of the Green Belt, by taking these extra considerations into account:

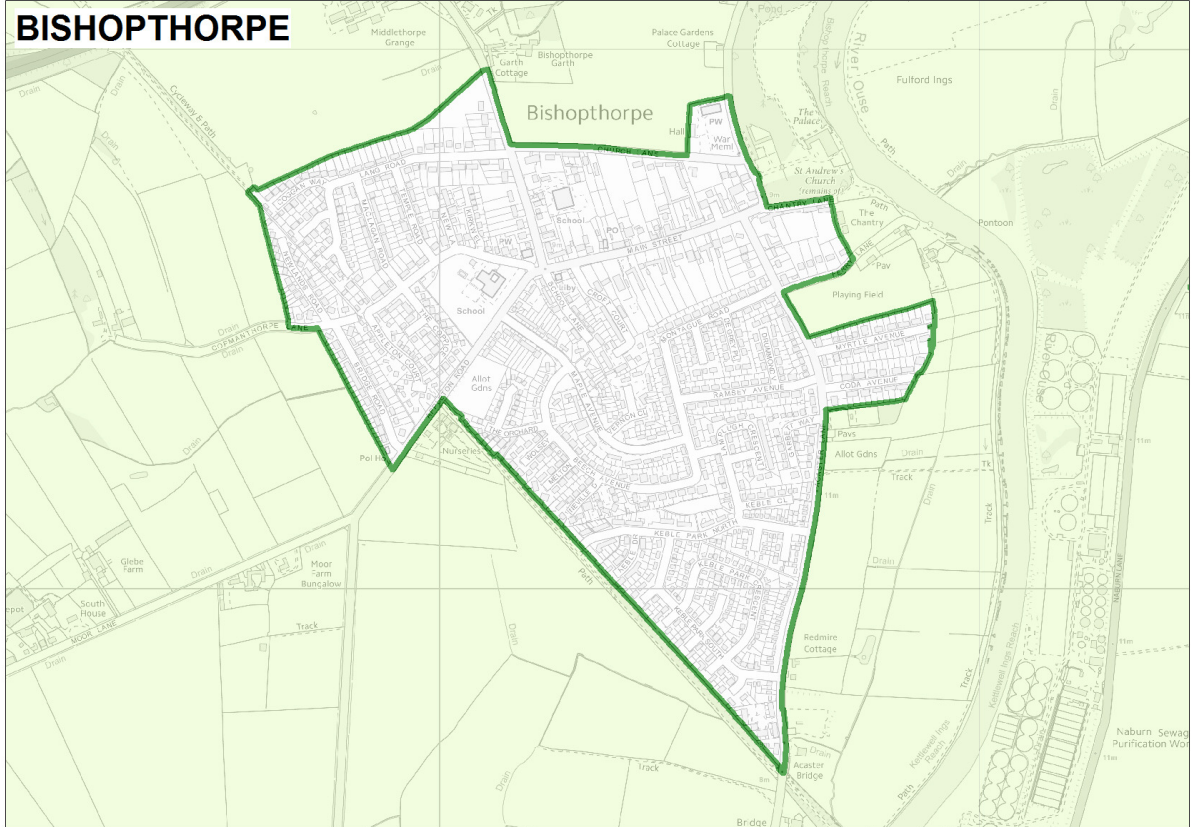
- the relationship between open or private amenity areas on the edge of or within a settlement and the surrounding Green Belt – for example whether or not open countryside, recreational or agricultural land is contiguous with open areas within the settlement;
- the open/rural aspect of dwellings/buildings within the area; and
- views into and out of the area along its periphery and whether views in/out are restricted and/or obscured.

Using the above, the following proformas conclude:

- **High Degree of Openness:**
This urban area exhibits an open character which makes an important contribution to the openness of Green Belt; land should be included within the Green Belt.
- **Low Degree of Openness:**
The character of the urban area does not contribute to the openness of Green Belt; land should be inset within the Green Belt.

Part A: Areas which do not contribute to the openness of Green Belt

Bishopthorpe

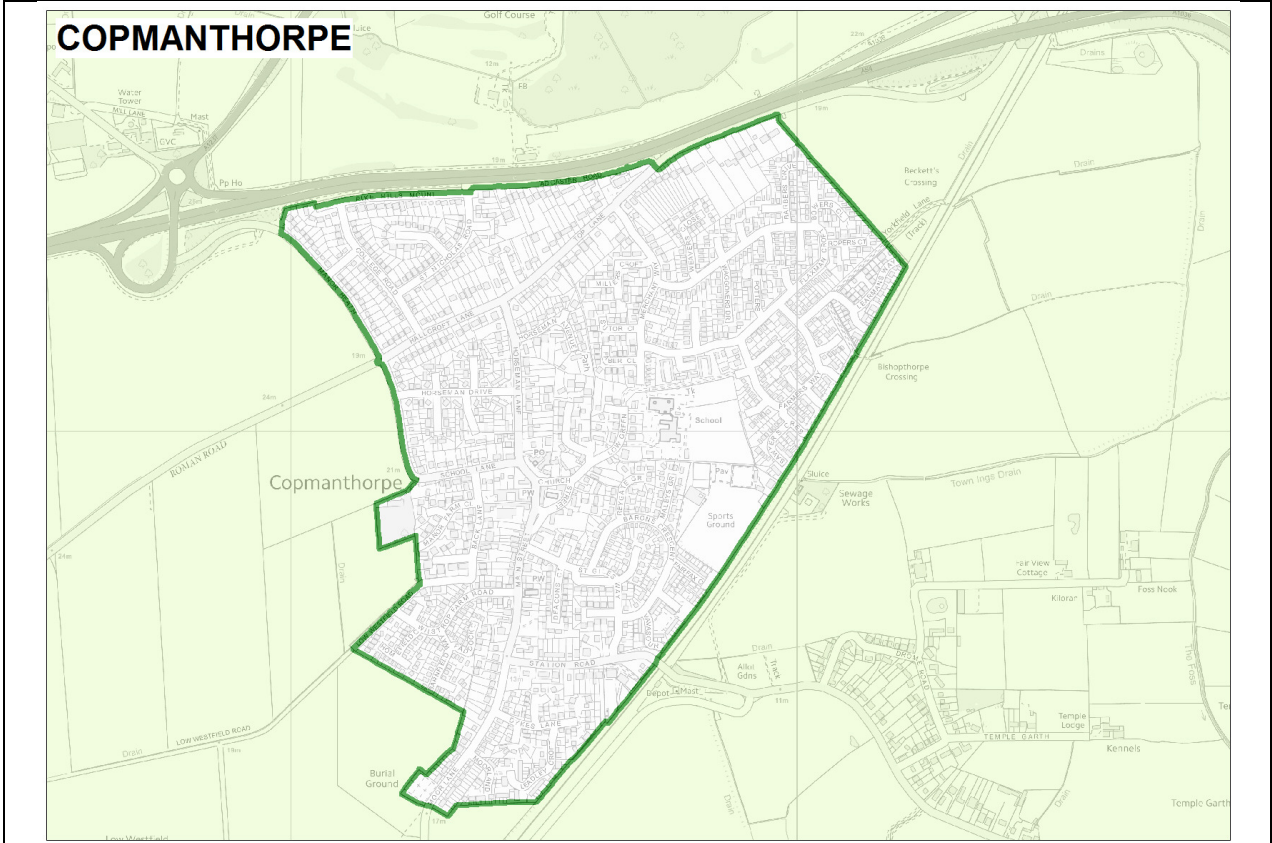


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Bishopthorpe

<p>Character of the area</p>	<p>For centuries Bishopthorpe was a hamlet centred around the Palace. Major expansion began in the 1930's, accelerating to treble the population in the last 30-40 years. The Palace Gardens, fields and The Garth retain an open landscape setting to the north of Bishopthorpe. Within this are two enclaves of valuable buildings: St Andrew's Church and Bishopthorpe Garth. Trees, especially along the northern fringes, screen the York by-pass. Main Street's historic form and character survives, based upon a typical medieval layout. Long narrow walled plots extend back from the street frontage, to North Lane (formerly "Black Lane") and the open fields beyond. On the south side, this open setting has been lost with "suburban" development.</p> <p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>In general, the Green Belt boundary around the village of Bishopthorpe follows road and property boundaries. There is a clear distinction between built and open; commonly, along the road boundaries housing abuts one side of the road, facing open agricultural land. At the entrance to the village on Sim Balk Lane the boundary follows the road, turning east to continue along Church Lane before following the boundary of St Andrews Parish Church round to join Bishopthorpe Road, and continuing along Chantry Lane. The boundary here reflects the open landscape setting to the north of Bishopthorpe. The Green Belt boundary turns south along the side boundaries of residential properties where it joins Ferry Lane travelling west. Here the boundary continues along the route of Acaster Lane before following the side and rear property boundaries of dwellings on Myrtle Avenue and Coda Avenue. The Green Belt boundary then picks up the route of Acaster Lane before turning north west to follow the cyclepath abutting residential development until it reaches Appleton Road. This boundary represents a clear distinct between built and open. The boundary follows Appleton Road, turning north to run along the rear property boundaries of Bridge Road, a short stretch of Copmanthorpe Lane before following rear boundaries of properties off Newlands Road, Coggan Way and Lang Road towards Sim Balk Lane.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Copmanthorpe

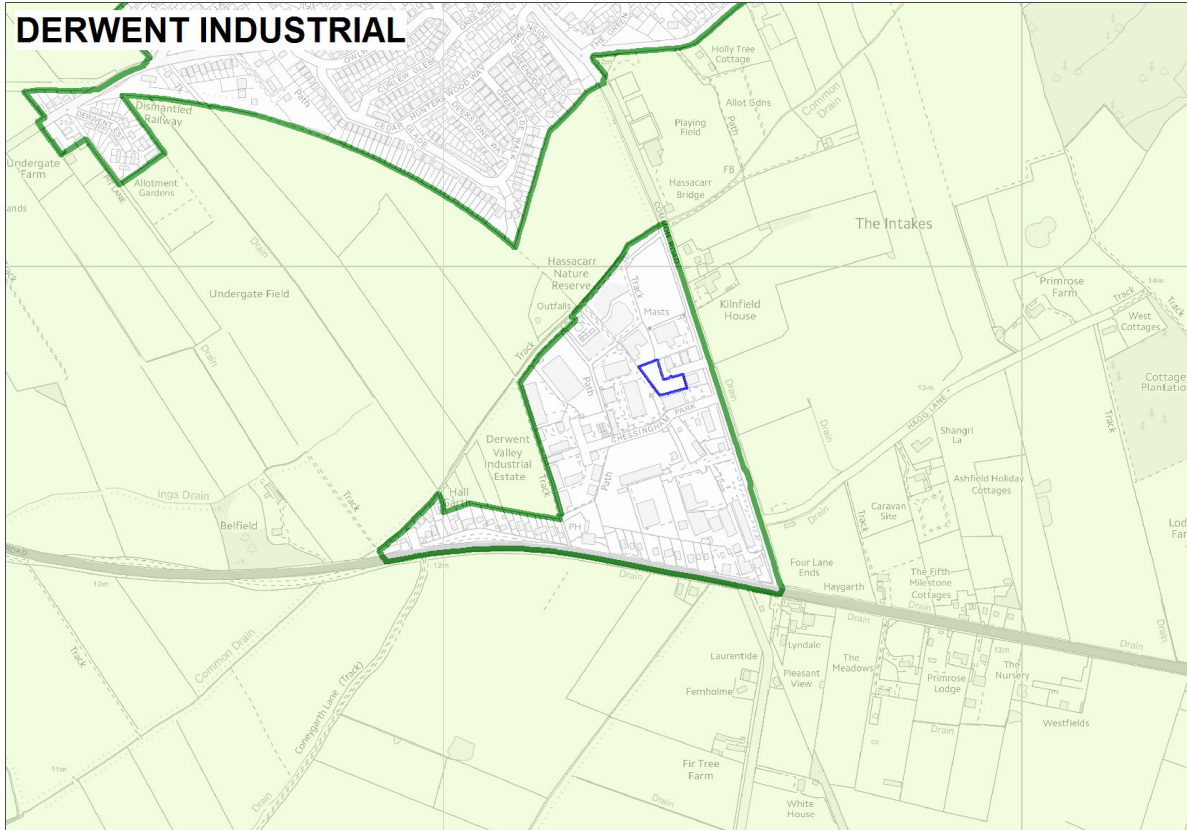


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Copmanthorpe

<p>Character of the area</p>	<p>Over the medieval period the settlement developed into an agricultural community. The area between the two original village streets, Main Street and Back Lane, was divided up into long thin burgage plots and later expanded west across Back Lane being worked as crofts and occupied by tenants. Many of the ancient field boundaries have survived. Small scale development took place in the Victorian period, most located in what is now the conservation area. The interwar years saw isolated ribbon development start along Top Lane from its junction with the A64 and it is from that period that the village changed from an agricultural community to a dormitory settlement for York. The village has a distinct landscape setting characterised mainly by large arable fields bounded by native hedgerows and trees. The exception to this open countryside setting is to the north beyond the A64 where the village is edged by tree belts and woodland.</p>
	<p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>The Green Belt boundary around Copmanthorpe reflects the open agricultural landscape setting of the village to the east, south and west, setting a clear distinction between built and open. The eastern boundary of Copmanthorpe follows the route of the East Coast Main Line which represents a recognisable boundary. The southern boundary follows the rear boundaries of properties on Leadley Croft and Moorland Gardens, before following the field boundary that represent a clear distinction between open agricultural land and the built up areas of the burial ground and properties of Moor Lane, and the properties on Barnfield Way and Homefield Close. The Green Belt boundary then follows the route of Low Westfield Road to the north east, before following the hedgerows and fenced rear property boundaries of Westfield Court and Manor Farm Close until it joins the route of Manor Heath to the northern most extent of residential development. The northern boundary of Copmanthorpe follows the route of the A64 before turning south east to follow rear property boundaries up to the railway line.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Derwent Valley Industrial Estate



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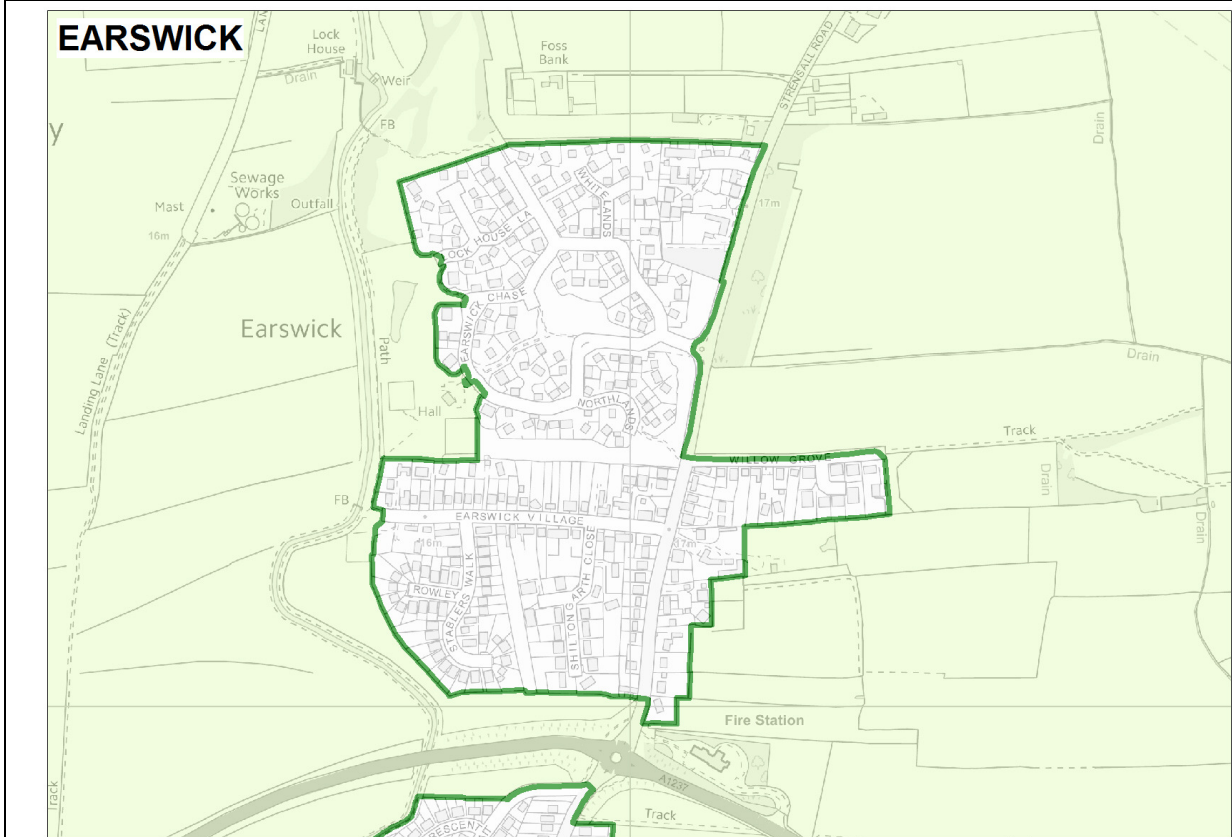
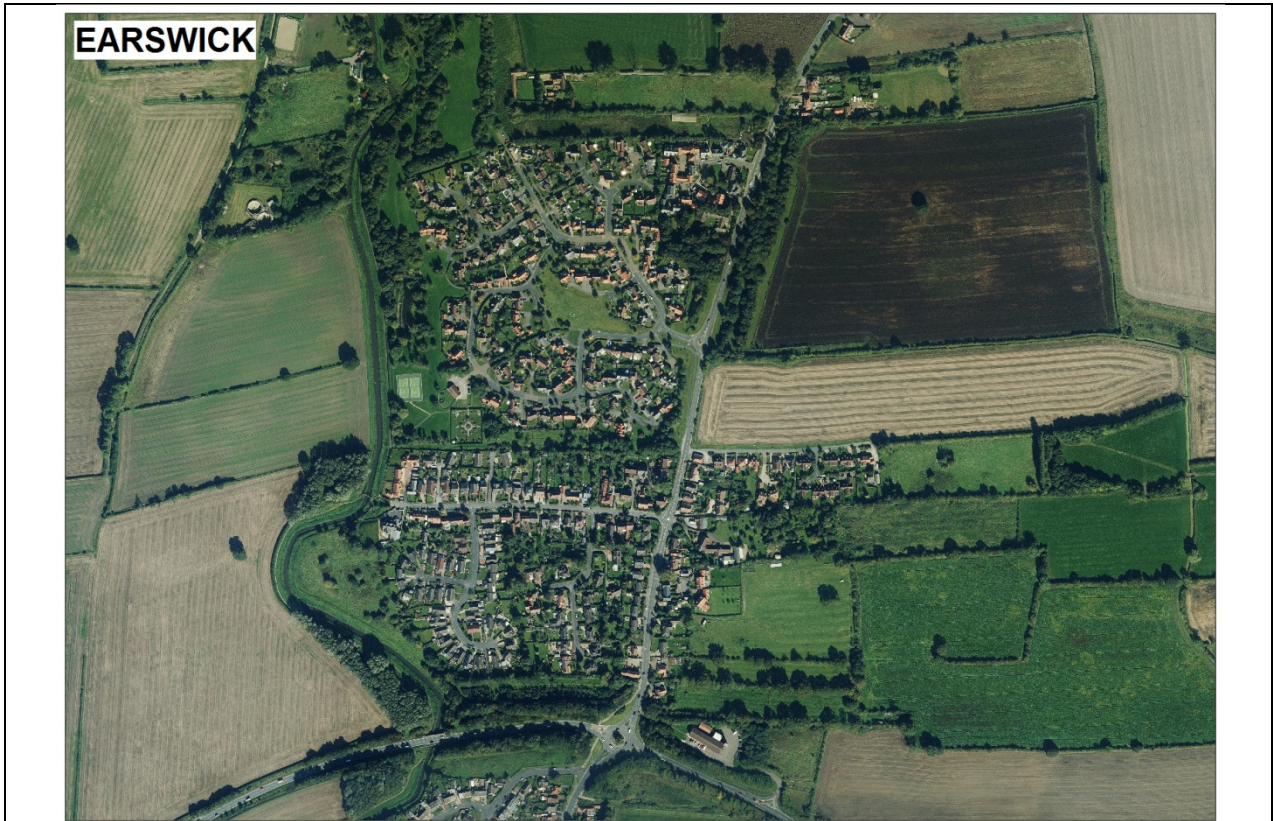
Derwent Valley Industrial Estate

Character of the area	Derwent Valley Industrial Estate lies to the south of Dunnington. It comprises the industrial estate itself and a number of properties on Hull Road.
	This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt
Detailed inner boundary	The eastern Green Belt boundary follows the route of Common Lane, continuing south along Hull Road. These roads have built development on one side and open agricultural fields on the other, acting as a clear boundary between built and open. The western boundary follows the walls, fences and hedgerows that form the rear boundaries of properties off Hull Road before following the boundary of the industrial estate up to Hassacarr Lane. The northern boundary of the site follows the route of Hassacarr Lane as the most defensible and permanent boundary.
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Dunnington

<p>Character of the area</p>	<p>Dunnington has become one of the larger villages in the City of York area, due to extensive suburban style development since the 1950's/60's. This has wrapped around the historic village centre, so that much of its original setting has been lost. During the second half of the 20th Century the village grew considerably, with development broadly contained within Intake Lane to the south and Eastfield Lane to the north. While of varied architectural styles, development is commonly detached and semi-detached (2 storey max) in small estates, with open plan front gardens a common feature. The Derwent Estate at the western entrance to the village retains a sense of openness set around its own communal greenspace. There are pockets of open space within the village, although in the main it is relatively comprehensively developed. However, in the most part, there is a clear distinction between the surrounding open character of agricultural/recreational land and the built-up character of the village itself.</p>
	<p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>In general, the Green Belt boundary around the village of Dunnington follows road, rail and fenced property boundaries. There is a clear distinction between built and open; commonly, along the road boundaries housing abuts one side of the road, facing open agricultural land. At the entrance to the village on York Road the boundary follows side and rear fenced property boundaries, following the line of the former Derwent Valley light railway, the continuing along York Road. The boundary moves north east to follow rear and side property boundaries of houses on Hunters Close, the fenced perimeter of Dunnington Primary School and Springbank Avenue, then south along Church Balk road and east along Eastfield Lane until the furthest extent of residential development before turning south along the rear property boundaries of Holly Tree Court and the Kerver estate. It follows the line of Intake Lane until it joins The Green/Common Road. The Village Green itself is excluded from the Green Belt and is instead protected as Open Space and within the Conservation Area designation. Crossing Common Road, the boundary again follows rear fenced property boundaries of Greenside Close/Walk, returning north west along the line of the former Derwent Valley light railway. The properties on the Derwent Estate are excluded from Green Belt, but allotments to the south are included, reflecting the open nature of land designated as open space. While the residential property on York Road is excluded from the Green Belt along with part of its curtilage, the warehousing/farm buildings to the south are included; the Green Belt boundary would normally be drawn to include the full curtilage of properties. In this case, the curtilage is extensive and includes farm buildings/warehousing with an agricultural feel close to the village perimeter. The Green Belt designation would help to retain this land as a part of the open countryside, itself part of the setting of the village</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Earswick

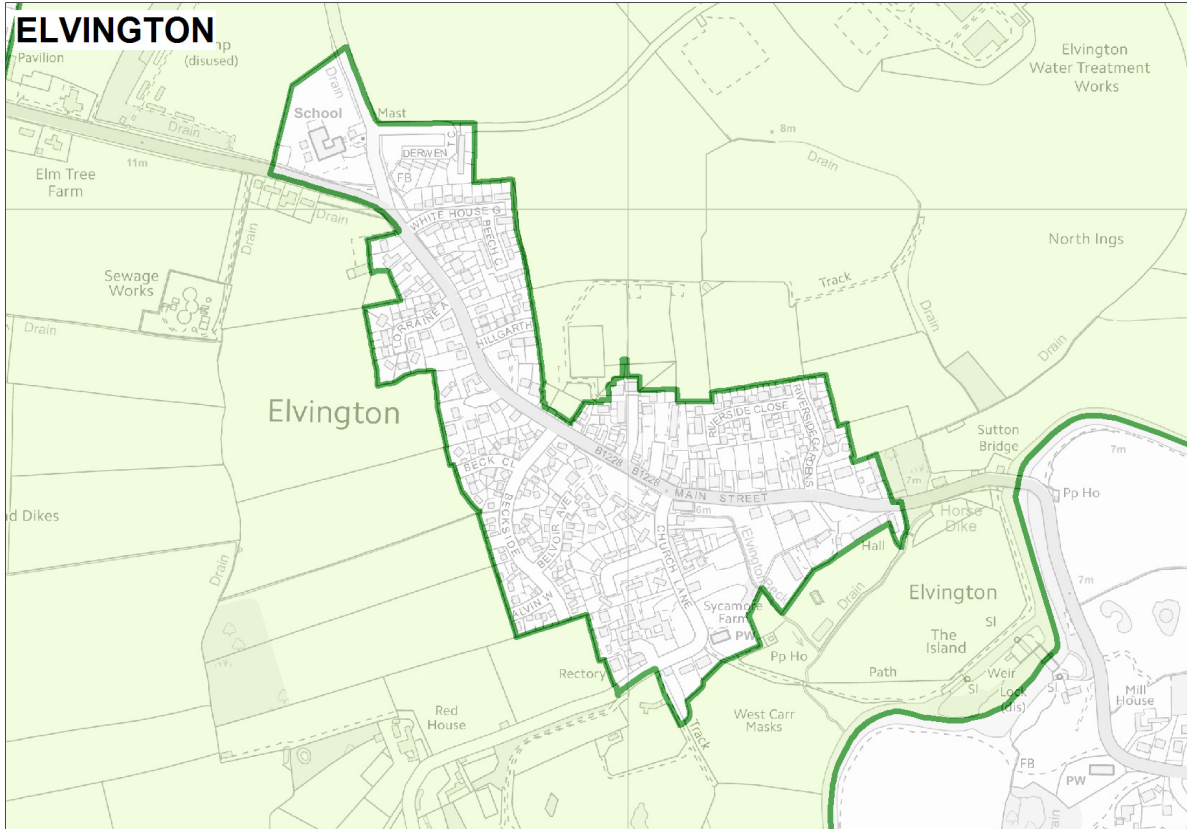


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Earswick

<p>Character of the area</p>	<p>The early and mid 20th Century saw Earswick remain an agricultural village, apart from several farms along the Strensall Road the majority of housing was still located on a ribbon of land off the main York to Strensall Road, leading down to the River Foss, known as The Village. The late 20th century saw the growth of Earswick with large number of homes built, including the construction of 125 homes on what is now the Fosslands Estate which almost doubled the size of the village. Due to its generally low-lying topography, the relatively open and rural landscape surrounding Earswick provides for open views across the surrounding countryside, including towards the city of York. The eastern boundary of the village offers a broad vista towards the historic Earswick Moor.</p> <p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>The Green Belt boundary around Earswick generally follows the rear boundaries of residential properties, offering a clear distinction between built and open. The village boundary to the south follows the fences and hedgerow of the rear boundaries of properties on Shilton Garth Close and Stablers Walk continuing round to the north along the rear boundaries of housing on Rowley Court and rear and side boundaries of properties on Earswick Village. The scented garden, village hall and tennis courts are included within the Green Belt as this designation would help to retain the more open nature of the land here. The Green Belt boundary continues to follow fences and hedgerows of rear property boundaries northwards, along the footpath to Lock House Lane before picking up property boundaries again along the northern boundary of the village. Foss Bank Kennels and Cattery are included in the Green Belt as this is detached from the main built up area of the village and therefore feels more open than built. The eastern boundary follows the route of Strensall Road, along Willow Grove and then again around the rear boundaries of properties until it joins Strensall Road again. The Green Belt boundary has been drawn to include the warehousing/farm buildings to the east of the village within the Green Belt. This development has an agricultural feel close to the village perimeter and the Green Belt designation will help to retain this land as part of the open countryside and protect the setting of the village.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Elvington

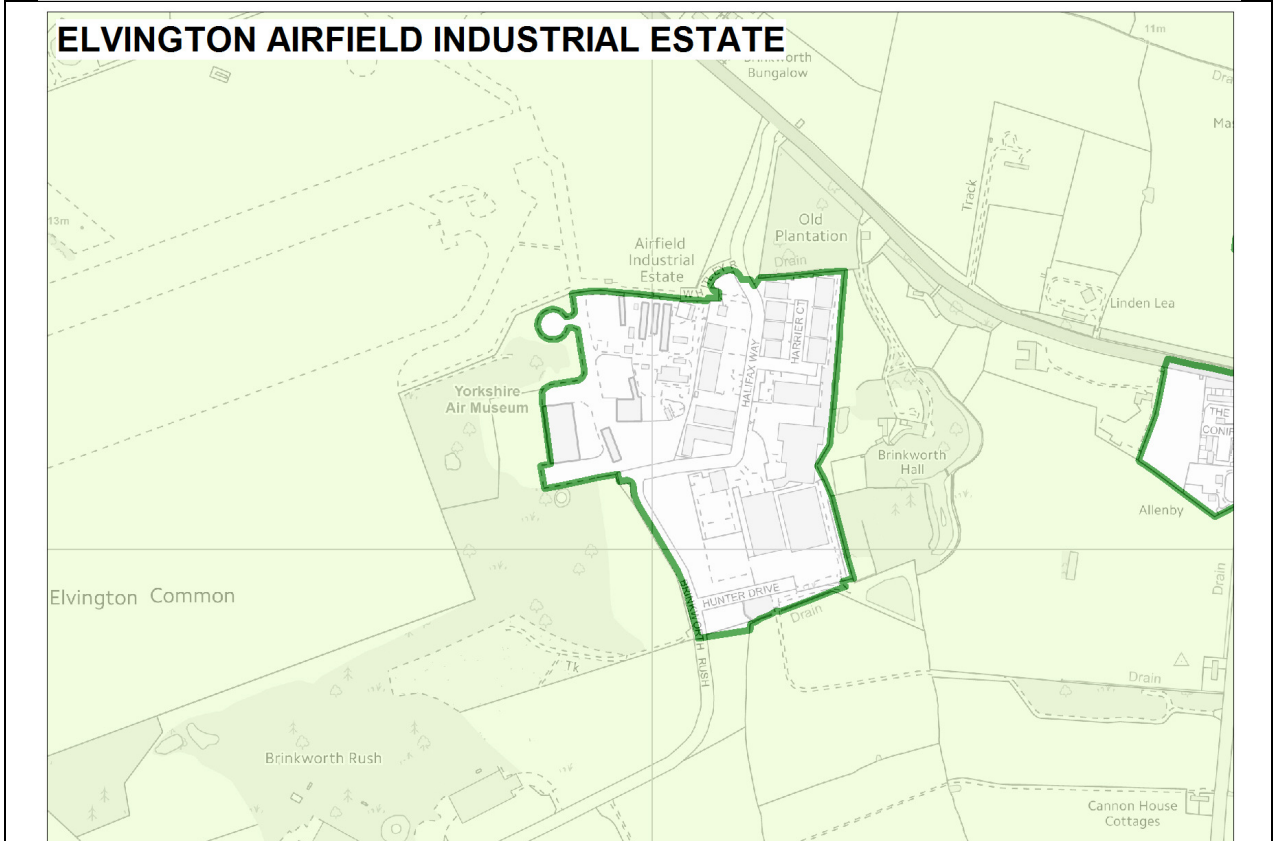


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Elvington

<p>Character of the area</p>	<p>The village is sited upon marginally higher land, back from the river. These subtle changes in topography influence the character of Elvington as seen today. The main elements of the character and appearance of the area are the street pattern, its relationship to topography and the attractive balance of low density development and more tightly knit groups of cottages, with no one element becoming dominant. The Village Green, with its many traditional elements is an attractive contrast to the linear character of the village's streets. Another main element of the character and appearance of the village is the pastoral qualities of the riverside meadows to the south of the village and their strong association with the overall character of the village. The well wooded setting of the village and its strongly rural character, with houses often set behind walls and hedges also contributed to the character of the village, alongside the attractive sequence of views within and around the village.</p>
	<p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>Beginning at the entrance to the village from Elvington Lane the Green Belt boundary follows the perimeter of Elvington Church of England Primary School and playing fields; bounded by a fence, hedgerows and trees. The Green Belt boundary then follows Dauby Lane and Derwent Close before running along the rear boundaries of properties along Derwent Close, White House Grove and Beech Close and the fenced side boundaries of properties in Hillgarth Court. The Green Belt boundary then follows the built up area off the B1228 (Main Street) where there is a clear distinction between built and open, and follows the rear and side boundaries of properties on Roxby Close, Blacksmiths Close, Riverside Close and Riverside Gardens. The boundary moves south over the B1228 following rear and side property boundaries and along the south of the village following well established hedgerows and tree planting, around Elvington Church and along the rear boundaries of properties on Church Lane and the southern most extent of built up residential development. The Green Belt boundary then follows the fenced rear and side boundaries of properties on Beckside, Alvin Walk and Lorraine Avenue northwards before following the rear boundaries of properties off the B1288 and finally joining the route of the B1288 to the entrance to the village. Here, along the western boundary of the village, residential development faces open agricultural land and displays a recognisable boundary between built and open.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Elvington Airfield Industrial Estate



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Elvington Airfield Industrial Estate

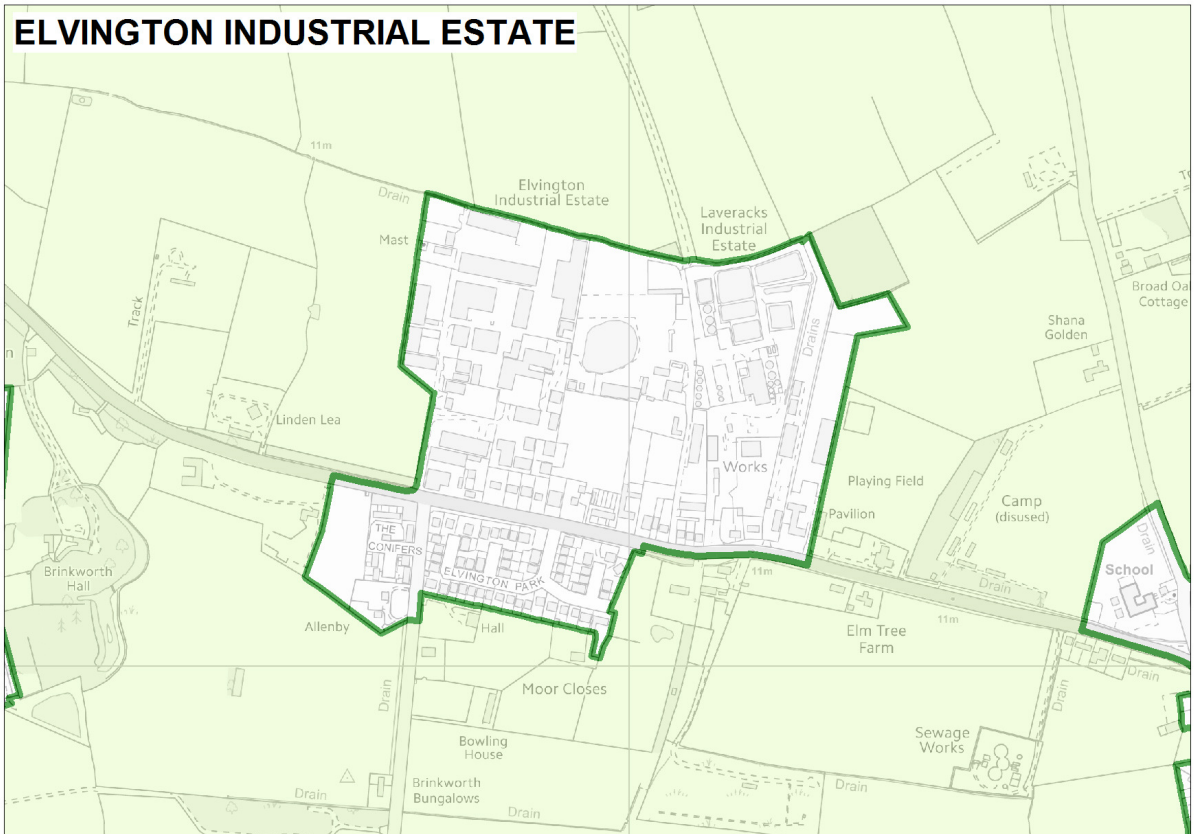
Character of the area	Elvington Airfield Industrial Estate comprises a high quality business environment with a range of modern industrial and business facilities, set amongst mature, natural landscaping. It also includes the Yorkshire Air Museum.
	This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt
Detailed inner boundary	The Green Belt boundary at Elvington Airfield Industrial Estate follows the perimeter of the estate, bounded by roads and the side and rear boundaries of industrial units. The western boundary from the south follows Brinkworth Rush before following the boundary of the built development of the Yorkshire Air Museum. There are some areas of overgrown hardstanding which is more open in nature and has been included in the Green Belt. The northern boundary follows the tarmaced road that joins Whitely Road before following the side and rear property boundaries on Harrier Court.
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Elvington Industrial Estate

ELVINGTON INDUSTRIAL ESTATE



ELVINGTON INDUSTRIAL ESTATE



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Elvington Industrial Estate

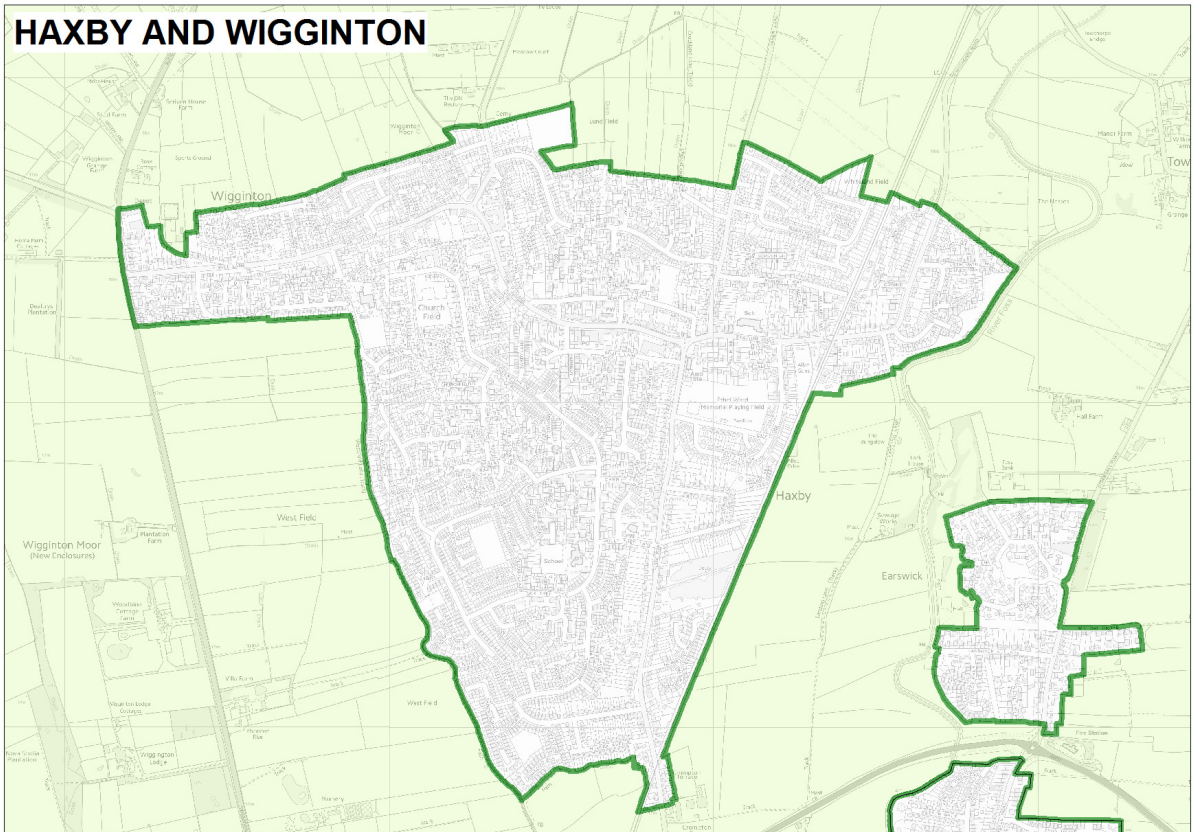
Character of the area	<p>Elvington Industrial Estate is a very large site, offering a wide range of facilities suitable for most industrial and commercial companies' needs. The industrial estate forms part of a secondary built up area of Elvington; covering a group of houses and the industrial park, on the outskirts of the village.</p>
	<p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
Detailed inner boundary	<p>The southern Green Belt boundary follows the route of Elvington Lane before running along the rear and side boundaries of properties on Elvington Park before turning south for a short time along Wheldrake Lane before crossing the road and following the contiguous recognisable hedgerow that runs along the field boundary to the rear of the Conifers and Jubilee Court before turning north along the tree belt and joining Elvington Lane Eastbound. From Elvington Lane the boundary turns northwards crossing over the road and following the hedgerows that edge the industrial estate on its western and northern boundary. This represents a clear boundary between the built up industrial estate and the open agricultural fields. Turning south the boundary follows hardstanding associated with industrial units as well as the side boundary of the units themselves, down to Elvington Lane.</p>
Strategic Permanence	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Haxby/ Wigginton

HAXBY AND WIGGINTON



HAXBY AND WIGGINTON



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Haxby/ Wigginton

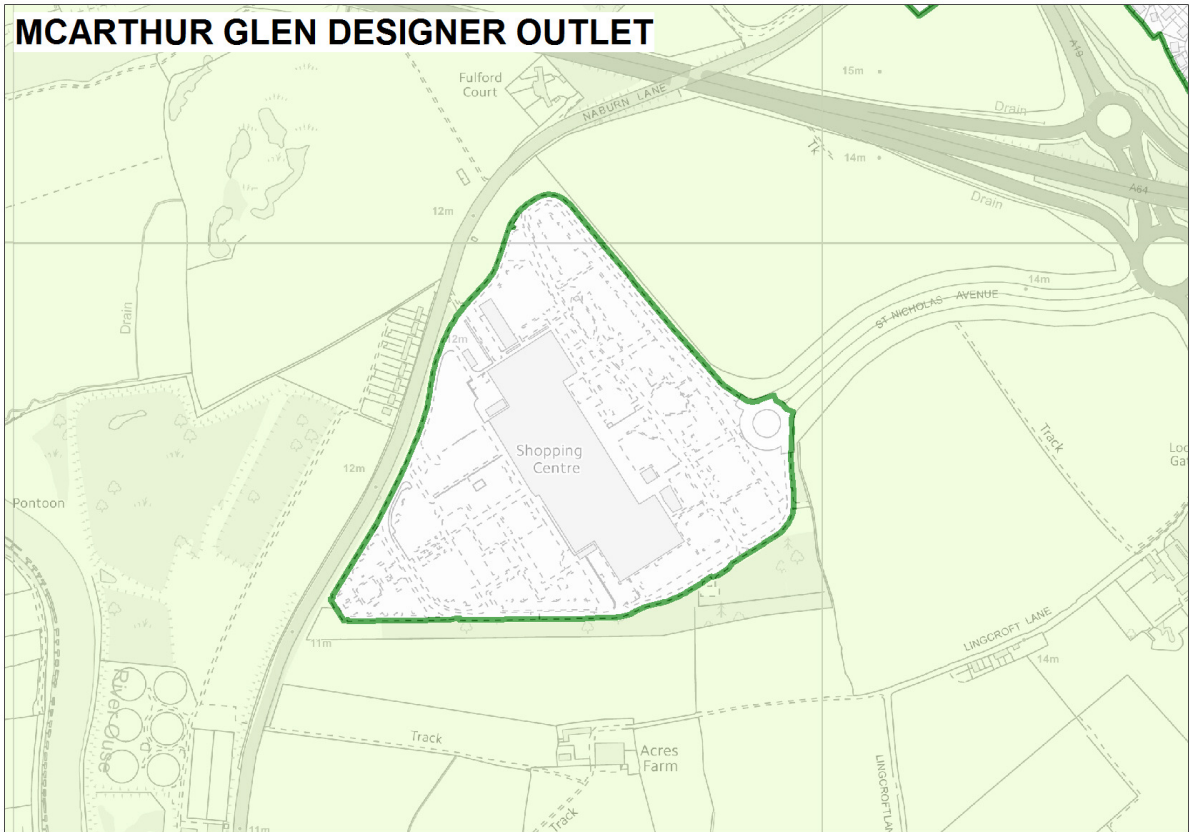
<p>Character of the area</p>	<p>Haxby and Wigginton are two villages, which as a result of extensive house building in the 1970s and 1980s have coalesced into one community, with no distinguishable boundary between the two in the built-up area. Though called the Village, Haxby’s main street today has more a market town atmosphere, being the thriving shopping centre for the surrounding population. The basic medieval plan form from which Haxby evolved still survives clearly, with North and South Lanes, but now encased by recent mainly housing development. These are an important historical link.</p>
	<p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>The Green Belt boundary around Haxby/Wigginton generally follows the easily identifiable boundaries of roads, the railway line, the River Foss and property boundaries. Starting at the entrance of the village to the south at Haxby Road boundary follows the rear property boundaries of Crompton Terrace. Whilst the properties off Crompton Terrace are excluded from the Green Belt, the farm buildings to the east are included. The curtilage of these farm buildings is extensive with an agricultural feel close to the village entrance. As such the greenbelt designation helps to retain this land as part of the open countryside, itself part of the setting of the village. Moving west, the Green Belt boundary follows rear property boundaries until it reaches Westfield Beck and Westfield Lane (track for the most part and then road) which provides a recognisable and defensible feature for the western boundary of the village. The Green Belt boundary then follows the rear of properties on Warmer Carr, Warmer Carr itself and well established hedgerow, before following the B1363 northwards. At the north eastern edge of the settlement isolated properties on Sutton Road, the playing fields, and land associated with Wigginton Petanque Club, Wigginton Tennis Club and Wigginton Squash and Social Club have been included within the Green Belt. These areas are more open in nature and are therefore considered to be important to the setting of the village. To the north of the village the Green Belt boundary follows rear property boundaries along Windsor Drive, around the boundary of the cemetery, briefly along the route of Usher Lane northwards, and then east along the rear boundaries of properties on Usher Park Road. The boundary continues along rear property boundaries, crossing over the railway line until you reach the rear boundaries of Netherwindings and the River Foss. Here, the eastern boundary of the village follows the recognisable boundary of the River Foss until it reaches Landing Lane. The Green Belt boundary then follows rear property boundaries until you reach the railway line, which forms a recognisable boundary southwards until you reach the main village entrance.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

McArthur Glen Designer Outlet

MCARTHUR GLEN DESIGNER OUTLET



MCARTHUR GLEN DESIGNER OUTLET



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McArthur Glen Designer Outlet

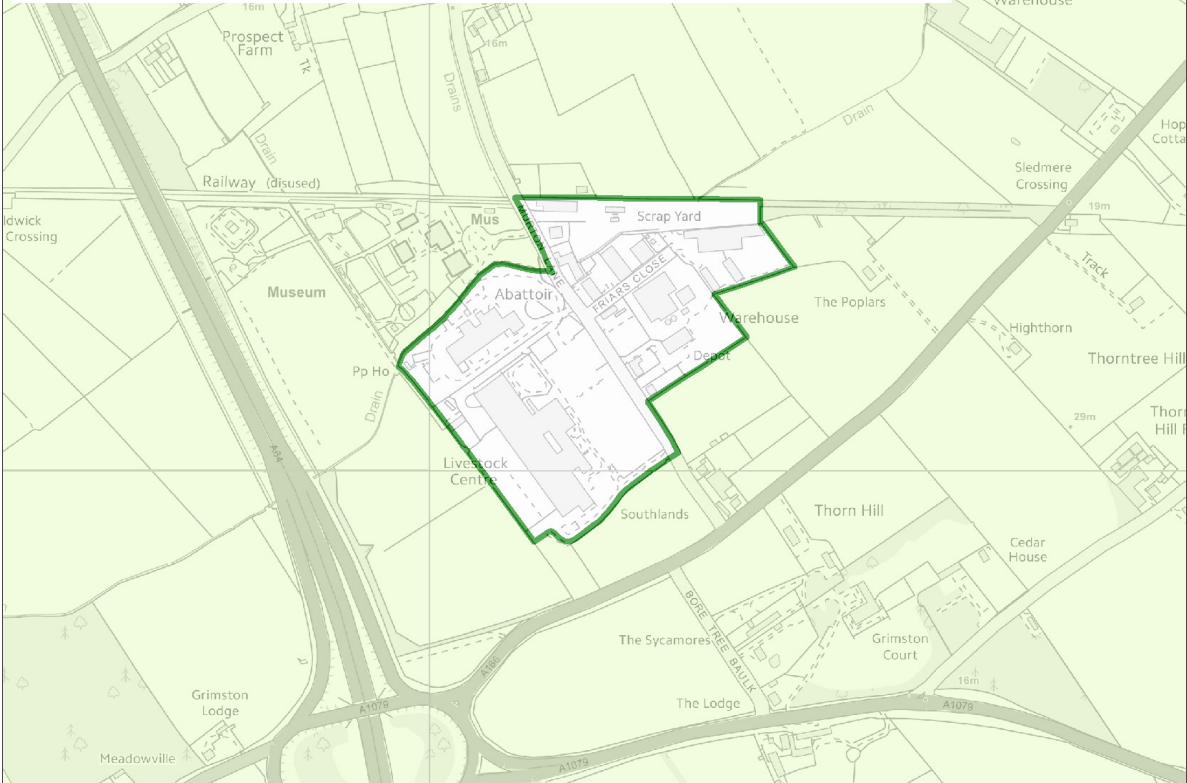
Character of the area	The McArthur Glen Designer Outlet provides a covered shopping centre within a landscaped setting with over 100 units. It provides a modern, purpose built shopping experience on the grounds of a former hospital.
	This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt
Detailed inner boundary	The designer outlet has clear and defensible boundaries in the form of the road system that runs around the outlet almost in its entirety, and the Park & Ride at the south western corner. These act as a clear boundary between the built up shopping centre, car parking areas and Park & Ride facilities, and the open agricultural fields to the north and east, and the tree belts to the south and west.
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Murton Industrial Estate/ York Auction Centre

MURTON INDUSTRIAL ESTATE/YORK AUCTION CENTRE



MURTON INDUSTRIAL ESTATE/YORK AUCTION CENTRE



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Murton Industrial Estate/York Auction Centre

Character of the area	Murton Lane Industrial Estate is a well established commercial location to the south of the Village. Many of the businesses are agriculturally related, including the York Livestock Centre, the Abattoir, Thompson's feed mill and the Yorkshire Museum of Farming. The area has a defined development envelope.
	This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt
Detailed inner boundary	The western boundary is drawn tightly along the built up area of the auction centre, lorry park and industrial units as defined by their rear and side industrial unit boundaries. The open fields associated with the auction centre remain in the Green Belt, as does development associated with the Yorkshire Museum of Farming and Derwent Valley Light Railway which are noticeably more open in nature when compared to the built up industrial estate. The Green Belt boundary runs briefly north up Murton Lane before turning east along the route of the disused railway. The eastern Green Belt boundary follows the hedgerows and trees that form the side and rear boundaries of the industrial units.
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Northminster Business Park

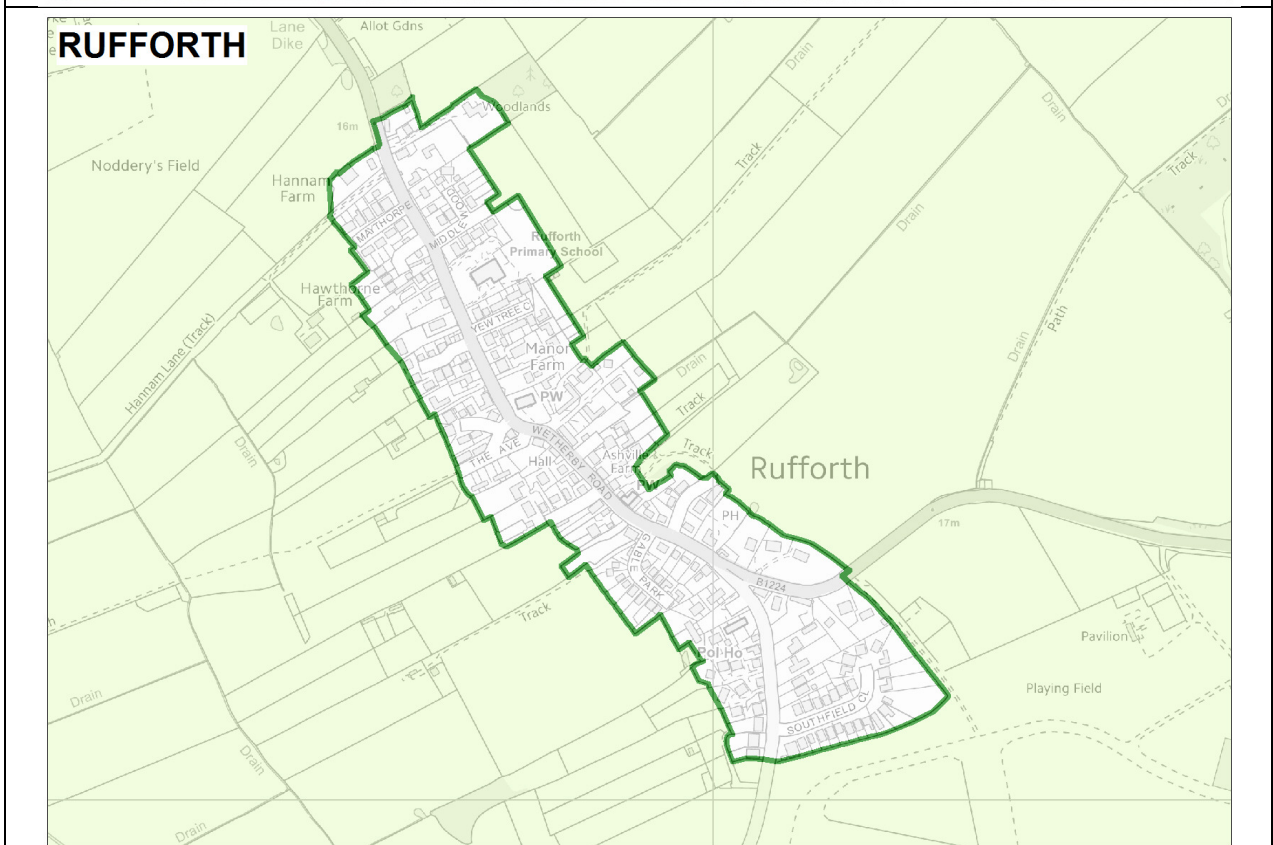


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Northminster Business Park

Character of the area	Northminster Business Park is a gated business park, comprised of large industrial units
	This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt
Detailed inner boundary	The Green Belt boundary follows security fencing and mature hedgerows and tree planting. This represents a clear defensible boundary indicating of the built up nature of the large industrial units that make up the business park, and the open nature of the surrounding agricultural fields.
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Rufforth

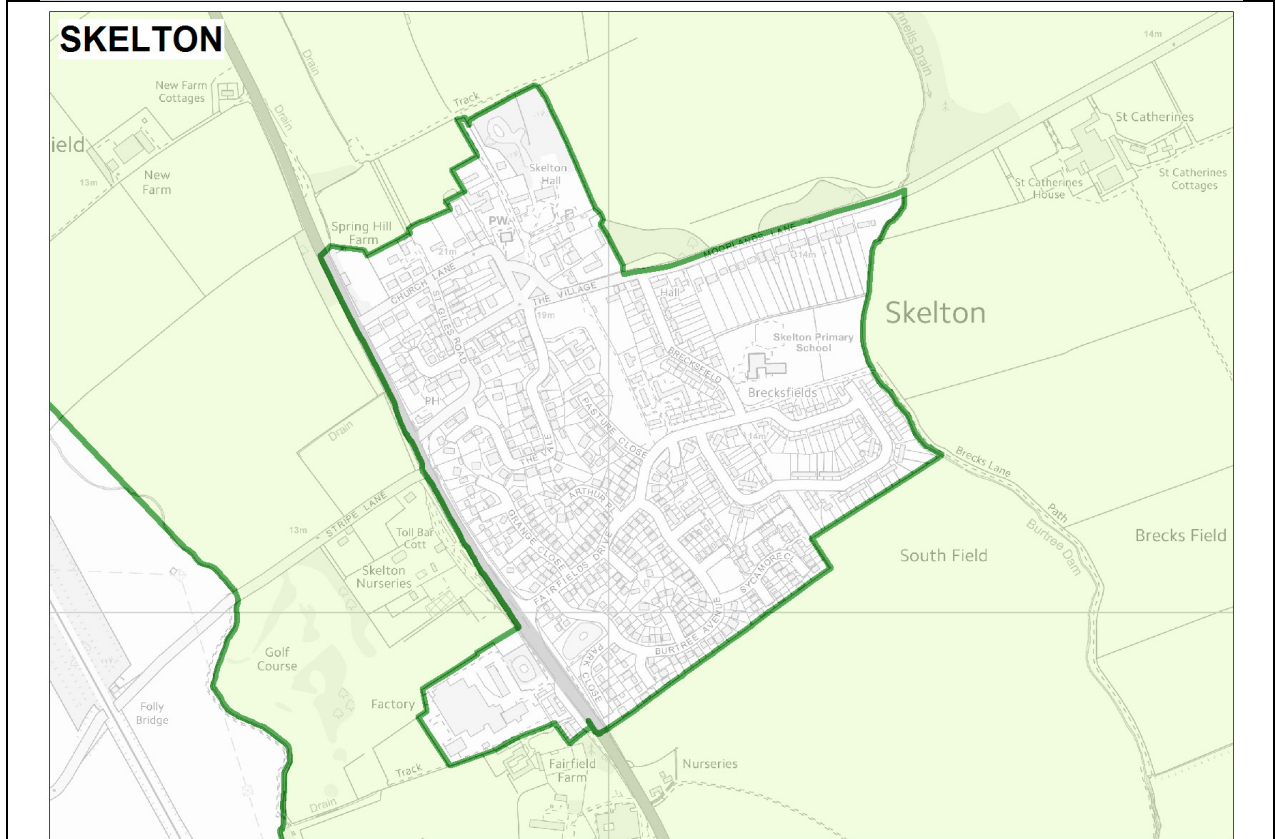


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Rufforth

<p>Character of the area</p>	<p>Rufforth is a ribbon development surrounded by mostly flat, open, agricultural land with many large fields. In contrast, small strip fields, once attached to individual small-holdings, remain apparent behind the village properties. Its boundaries are clearly defined at the south eastern end by playing fields and the burial ground and at the north west by the allotments. Although the land is flat the open aspect allows more distant views including the White Horse at Kilburn about 20 miles away.</p> <p>Rufforth has developed from a line of cottages and small-holdings into the linear village it is today. Gaps between the original houses on either side of the B1224 have been filled in with newer houses. Small housing developments in farm yards and paddocks, once adjacent to the road, have created a number of culs-de-sac. Open countryside can be glimpsed between the houses.</p> <p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>The Green Belt boundary around Rufforth generally follows the easily identifiable side and rear boundaries of residential curtilages off Wetherby Road. The northern boundary follows the side and rear boundaries of properties within the main built up area to the south of the allotments. The allotments and isolated property are included in the Green Belt as they have a higher degree of openness. The boundary continues to follow property boundaries of Middlewood Close and includes Rufforth Primary School and playing fields within the village boundary; here the Green Belt follows the trees that edge the playing fields which result in this semi open area having a stronger relationship with the built area of the school. The Green Belt boundary continues south east to follow property boundaries of Yew Tree Close, The Ridings, Milestone Avenue, the Tankard Inn Public House and new house building at the entrance to the village from the B1224. The Green Belt boundary crosses over the road and continues south east along property rear boundaries turning west along the south of the village boundary to follow the hedgerows and trees that bound properties off Southfield Close. Crossing over Bradley Lane and turning north the Green Belt boundary follows rear boundaries of residential properties on Bradley Lane. Isolated farm buildings here are included in the Green Belt given their more open character. It continues north along the rear boundaries of properties on Bradley Crescent, Gable Park, Victoria Farm Close all the way to the main built area at the northern entrance of the village on the B1224. This includes the farm buildings which are in close proximity to residential properties on Wetherby Road and therefore from part of the built up area.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Skelton



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Skelton

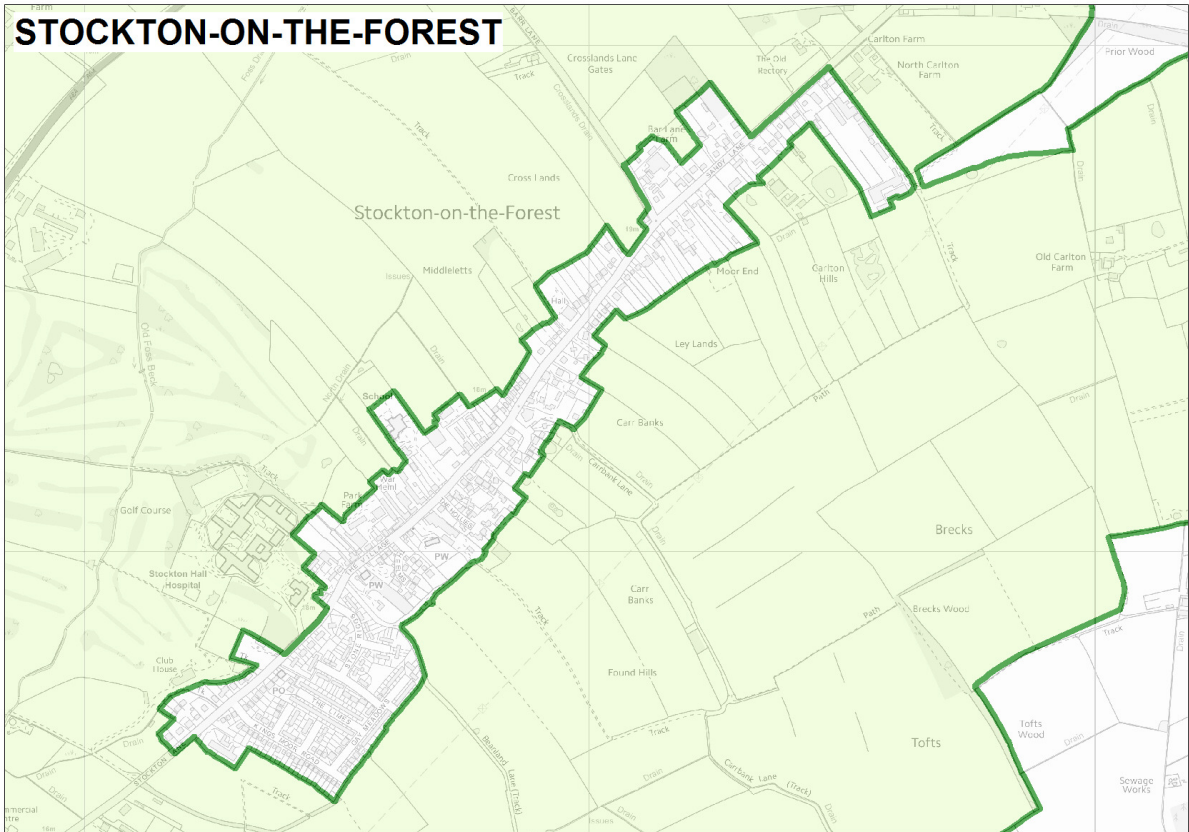
<p>Character of the area</p>	<p>A combination of interesting topography and street pattern, varied building forms and a well-treed setting give Skelton its attractive, distinctly rural character. The route of the A19 divides the historic, larger and mainly residential side of the village on the east from the mainly commercial development along its western edge. Since the 1950s the population expanded rapidly, through the Brecksfield estate built along a new circular road which doubled the size of the village. This was followed by several smaller developments and the building on the old Grange Estate. The line of bungalows and houses along Moorlands Road retain the best features and stand as good examples of housing development in the mid 1900s, well set back from the road and with long back gardens which merge into the football field making a valuable contribution to the environment in this part of the village. The newer village beyond has, to an extent, maintains the traditional village harmony and sense of scale. Across the A19, on its western edge, there are isolated dwellings, but the predominant features are the commercial undertakings established during the second part of the last century. On three sides and to the west of the A19 the village looks out to the agriculture and countryside. Long vistas, unfold on all sides from the relative high ground and stretch for many miles across fields and copses, including to the south to a key view of York Minster.</p> <p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>The Green Belt boundary around Skelton generally follows the easily identifiable boundaries of roads and property boundaries which ensure a recognisable boundary that clearly delineates between built and open; much of the development in the village faces out on to open agricultural land. From the southern entrance to the village on Shipton Road the Green Belt boundary moves to the east following the hedgerows of the field boundary and fenced rear and side boundaries of properties on Park Close, The Rowans, Burtree Avenue, Sycamore Close and Brecksfield. The eastern boundary follows the hedgerows and trees along Burtree Dam up to Moorlands Road where the boundary turns west following the route of Moorlands Road. The boundary continue north following the rear and side property boundaries off The Village and The Ryde until the dense tree planting at the northern most extent of the village, where the boundary turns west following rear boundaries of properties along The Green and Church Lane until it reaches the A19, where the Green Belt boundary follows the road southbound until the former Del Monte factory site which has been excluded from the Green Belt given recent planning approval for residential development which will not maintain the openness of the area.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Stockton-on-the-Forest

STOCKTON-ON-THE-FOREST



STOCKTON-ON-THE-FOREST



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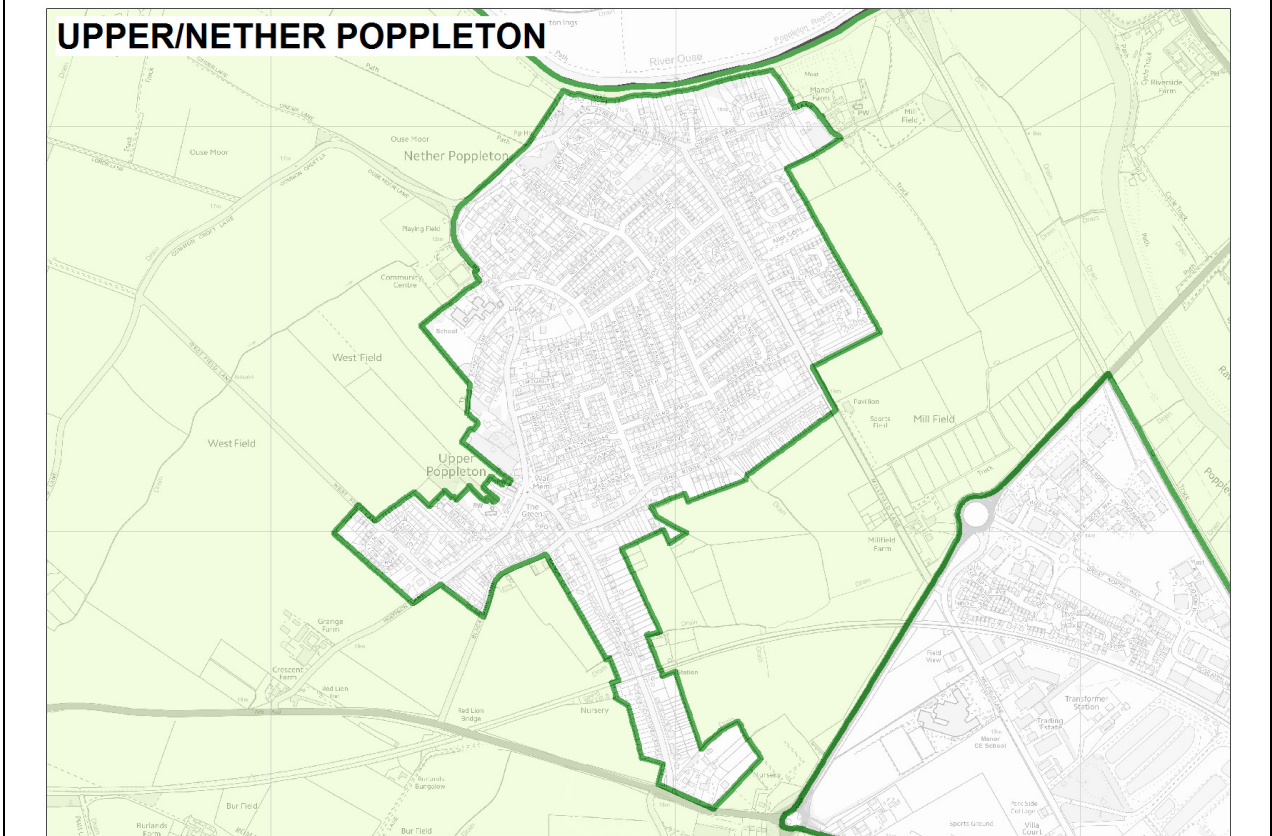
Stockton-on-the-Forest

<p>Character of the area</p>	<p>The village street of Stockton-on-the-Forest has been extended by recent suburban housing in the form of ‘ribbon’ development. However the historic core of the village remains largely intact: in particular the traditional layout of long narrow plots extending back from the street frontage; and notably the relationship between paddocks and outbuildings at the outer edges of the village, and the open countryside beyond. From that countryside the village is tucked amongst its trees and hedges, and retains a very rural setting. Several tracks lead from village street, through remaining paddocks or alongside existing or former farm buildings, and out into the countryside. The Village Street is composed mostly from detached houses and cottages, dating from the early 18c onwards. There has been some recent infill development of a neutral character, but overall the street retains a rural quality. Between the buildings are occasional glimpses out to the open countryside framed by the walls and outbuildings extending down the long narrow plots.</p>
	<p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>In general the Green Belt boundary around Stockton-on-the-Forest follows the recognisable features of rear property boundaries, bounded by fences, hedgerows and trees, offering a clear distinction between built and open. At the entrance to the village from the west the boundary follows The Village before turning south along the side and rear boundaries of properties on Woodland Park and rear boundaries of properties on Kings Moor Road, continuing east along the rear boundaries of properties on Gay Meadows and Stone Riggs. The Green Belt boundary then follows the route of Beanland Lane before continuing east along the rear boundaries of properties on The Elms and Trinity Meadows, continuing along the rear boundary of Holy Trinity Church and cemetery, and rear property boundaries off The Hollies, Cleveland Gardens and Holly Tree Garth. The boundary continues to follow rear boundaries of properties off Sandy Lane before reaching its most easterly extent at the commercial buildings where the Green Belt boundary follows the boundary round to Sandy Lane, travelling along its route to the west before picking up rear boundaries of properties of housing on Sandy Lane to the north, including farm buildings off Barr Lane, before continuing west along the rear boundaries of properties on The Village. Stockton on the Forest Primary School is excluded from the Green Belt as a clear built area, its playing fields do not have a strong boundary and as such do not have a strong relationship with the built up area and as therefore included in the Green Belt. The northern Green Belt boundary then continues west along property boundaries along The Village and Poplars Court. Stockton Hall Hospital is included in the Green Belt given that it is detached in the main from the village footprint.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Strensall

<p>Character of the area</p>	<p>Strensall is a typical linear street village. Interestingly. The acquisition of Strensall Common as a military training ground in the late 19th Century influenced the Strensall area. Strensall remained an agricultural village until well into the 20th Century, though it also had a brick and tile works, and the Tannery. The heart of the Village has an attractive and informal mixture of well-proportioned 18th Century and 19th Century detached houses and vernacular cottages. The more traditional areas of the Village demonstrate a sense of continuity of character. The boundaries of properties along The Village are boundaries that existed in the medieval period. Adjoining the River Foss, Strensall has retained its traditional outer edge. The line of Church Lane is important historically, though 'suburbanisation' of its character has resulted from infill development. The link to the past remains the sudden view of open landscape beyond the trees of St Mary's Churchyard contrasted with the small scale enclaves of buildings going through to Church View. This helps retain a valuable rural quality. Trees are also important to the setting of the Manor House.</p>
	<p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>The western and northern Green Belt boundary around Strensall largely follows the recognisable feature of the River Foss. An exception to this is at North Lane where the boundary abuts the recent housing development at the Tannery. Providing a clear distinction between built and open. The boundary moves to the east following rear property boundaries, continuing along Brecks Lane and south following the front and rear property boundaries of Lords Moor Lane, including the club house and car parking area of The York Golf Club. The isolated property to the south of the golf club is included within the Green Belt owing to it being detached from the built up club house and car park and being more open in nature. Crossing the railway line moving west the boundary follows rear property boundaries, crossing back over the railway line, down Moor Lane where the boundary then follows rear and side property boundaries before picking up the route of Ox Carr Lane which forms a defensible boundary down to the entrance of the village at Strensall Services on Strensall Road. Development to the south east of Strensall is more open, given the low density buildings with large areas of open space. The majority of the properties in this part of the village have a rural aspect. As such this area has been included within the Green Belt. The boundary continues to the west towards the River Foss following rear property boundaries. In following the recognisable feature of the River Foss to the west and north and road and property boundaries to the east and south an identifiable boundary is set around Strensall providing a clear distinction between built and open.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Upper/Nether Poppleton



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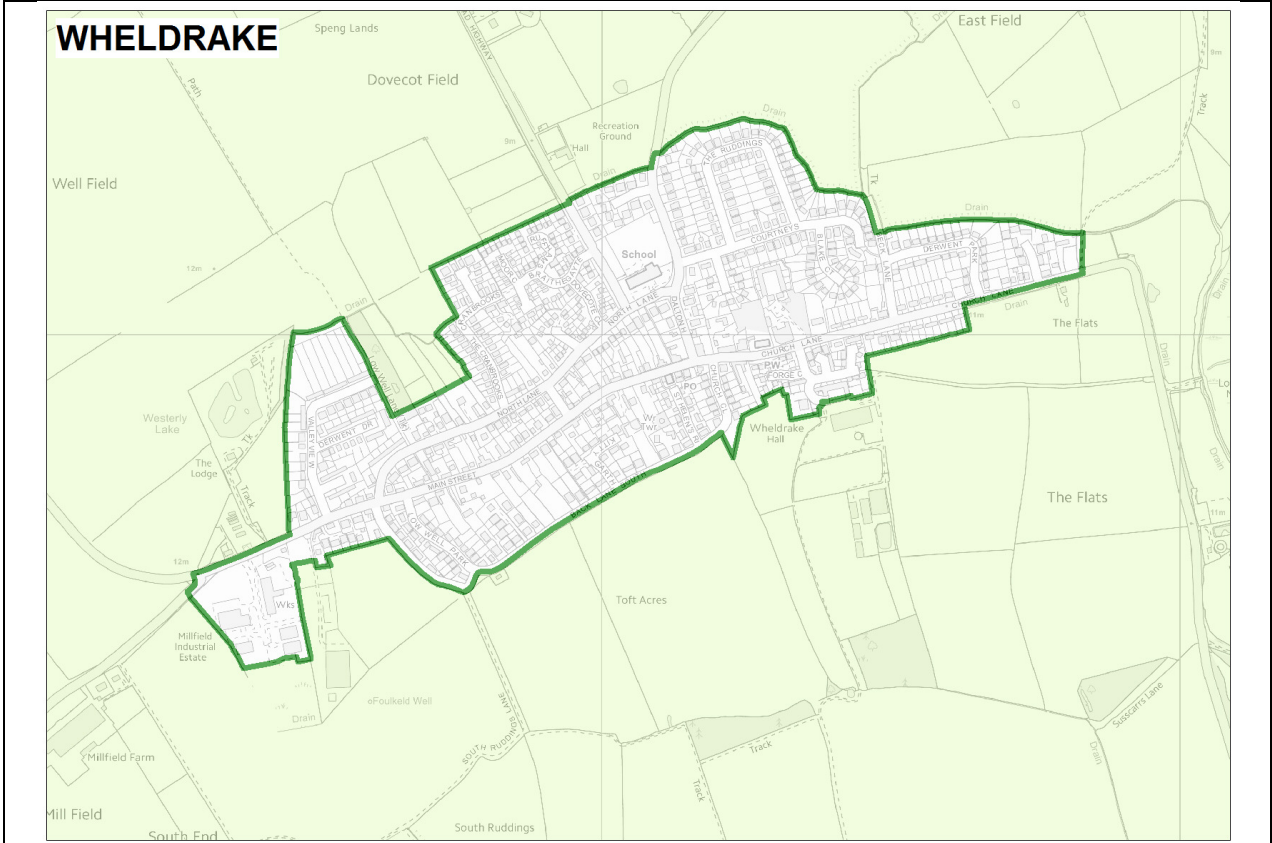
Upper/Nether Poppleton

<p>Character of the area</p>	<p>Nether and Upper Poppleton consists of two old village cores which have effectively coalesced to form one community as a result of modern housing developments between the two. Nether Poppleton’s historic village core centres around St Everilda's Church and Manor Farm, Church Lane and Main Street. There is a genuinely rural character around Manor Farm, the Cartshed, the Tithe Barn and St Everilda's Church, and their historic association with the origins of the village. The continuity of Church Lane and Main Street, linking areas of historic and rural character through a series of curves and changes in level, revealing a sequence of key views adds to the character and appearance of the area. Trees and cobbled and grass verges unify areas of different character. There is also a traditional relationship between Nether Poppleton and the river, with the cluster of historic buildings, keeping a sense of identity to the village, counteracting the extensive "hinterland" of suburban development that has taken place. Upper Poppleton’s historic core embraces the approaches along Hodgson Lane and Main Street, the adjacent buildings/land, open spaces and areas of woodland and both Greens. The rural village quality of the Green, with its individual triangular shape and open aspect contributes to the character and appearance of the area, alongside the green wedge behind Model Farm, abutting the surgery and in front of Field House creating a unique open space in the centre of the village. There is also an attractive group of vernacular buildings, sufficient to create a cohesive overall character, and a valuable focal point in a community that has undergone extensive suburban expansion.</p>
	<p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>Beginning at the entrance to the village at the junction of the A59 and Station Road, the village’s western Green Belt boundary follows the rear property boundaries of Station Road, along Manor Close and turning west, along the route of Black Dike Lane. It then follows the field boundary where it abuts rear property boundaries, north along Hodgson Lane before following the field boundary around to the east. The allotments to the rear of Beech Grove, the cemetery and well established trees are included within the Green Belt as these areas are more open in nature and contribute to the setting of the village. The Green Belt boundary here continues along rear property boundaries of Beech Grove, the church, farm buildings, Poppleton Methodist Church and east along the boundary of properties on The Green. The boundary then follows the recognisable feature of mature trees, round to the track to the west of School Lane before following the playing fields and the Poppleton Ousebank Primary School, both of which are bounded by a strong line of trees. The Green Belt boundary continues north east along the route of Main Street before following the line of trees up to the River Ouse. Poppleton Lawn Tennis Club and the Poppleton Centre to the north east of the village are included in the Green Belt as this area is considered more open in nature. The northern Green Belt boundary of Nether Poppleton follows the River Ouse to the east where the boundary turns south along the side boundary of a residential property before following the route of Church Lane and turning west along the field boundary which abuts the rear property boundaries off Church Lane, Hillcrest Avenue and Millfield Gardens. Following the route of Millfield Lane briefly, the Green Belt boundary picks up the field boundary which abuts the rear property boundaries of Long Ridge Lane and Station Road, before crossing over the railway line southwards, continuing to follow the recognisable rear boundaries of properties on Station Road, including the extended gardens of those residential properties that at the southern most</p>

Upper/Nether Poppleton

	extension of the village before the A59.
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Wheldrake



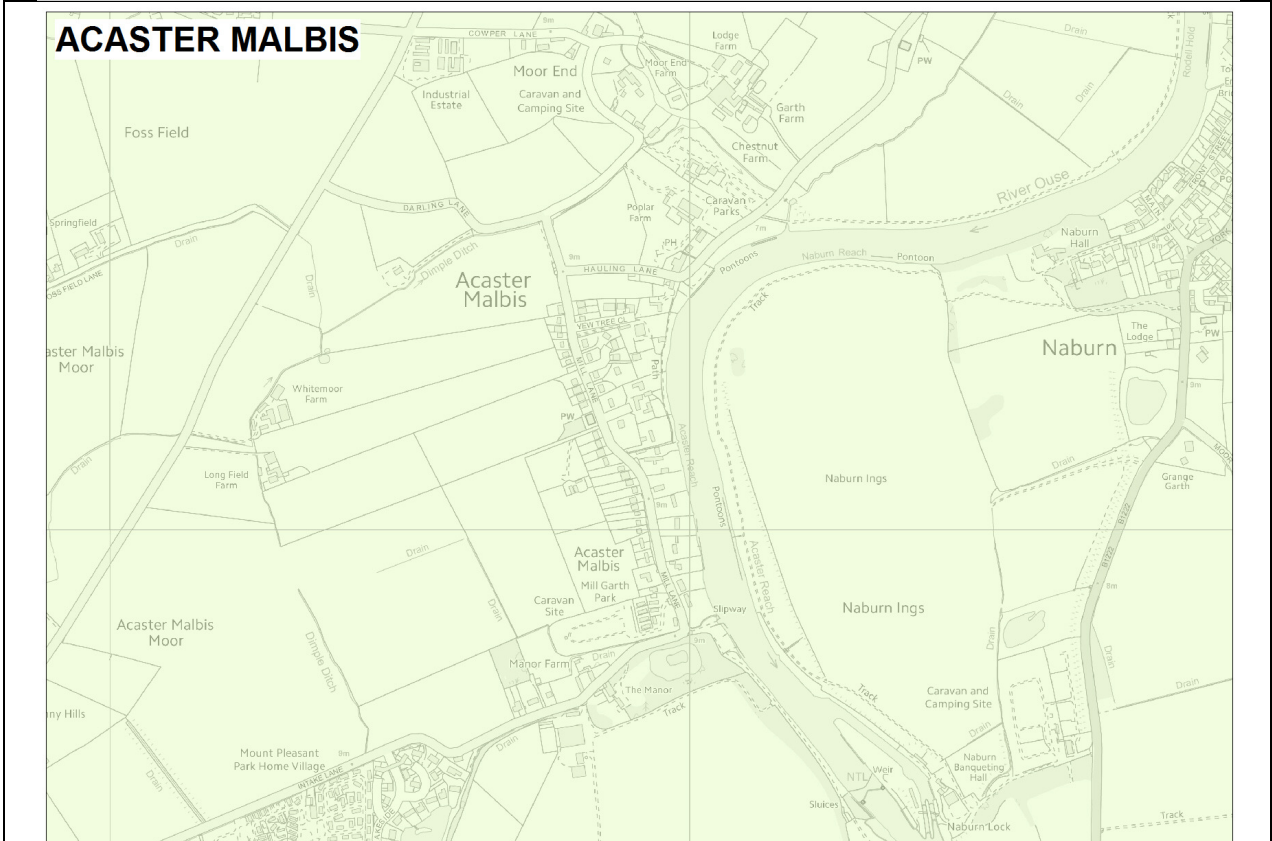
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Wheldrake

<p>Character of the area</p>	<p>Wheldrake retains the strongly rural, pastoral character of a linear village founded in agriculture. It exhibits a classic medieval village “toft and croft” layout. Its legacy of historic buildings and the qualities of its streetscape also generate a distinct sense of place, of arrival from the isolated countryside. The medieval form and layout of the village survive, with long narrow plots of land extending to the “back lanes”, North Lane and South Back Lane. The latter retains its open setting beyond, but residential development now comes right up to much of North Lane, though important historical links still exist such as Broad Highway. The rich legacy of historic buildings and local vernacular details, creating with the street pattern a distinct sense of place is a key element of the character and appearance of the area.</p> <p>This urban area exhibits a low degree of openness, and does not contribute to the openness of Green Belt. Therefore it is recommended not to keep this land permanently open but to inset it within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>In general, the Green Belt boundary around the village of Wheldrake follows road and property boundaries. Along the southern edge of the village the Green Belt boundary follows the line of Back Lane South which has housing abutting one side of the road facing open agricultural land. The boundary continues to the east following rear property boundaries before following Church Lane and then heading north, following rear property boundaries round to the west of houses on Blue Slates Close, Derwent Park, Courtneys, The Ruddings, Gerengales Lane and the Broadlands as a recognisable boundary providing a clear distinction between built and open agricultural land. The Green Belt boundary continues west along the side property boundary of houses on Broad Highway and rear property boundaries of houses on Ruffhams Close, Moor Close and The Cranbrooks. It then dips south along the property boundaries of The Cranbrooks before heading west again following the rear property boundaries of houses on North Lane before following the tree lined route of Low Well Lane (Track) following the dense tree belt round to the west before following the rear property boundaries of houses on Valley View. Here, at the entrance to the village, the Green Belt boundary follows Main Street to the west to the junction with Wheldrake Lane, before continuing south around the recognisable boundary of Millfield Industrial Estate and the rear boundaries of properties on Millfield Court and Dykeland Close.</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Part B: Areas with a high degree of openness, the character of which makes an important contribution to the Green Belt

Acaster Malbis



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Acaster Malbis

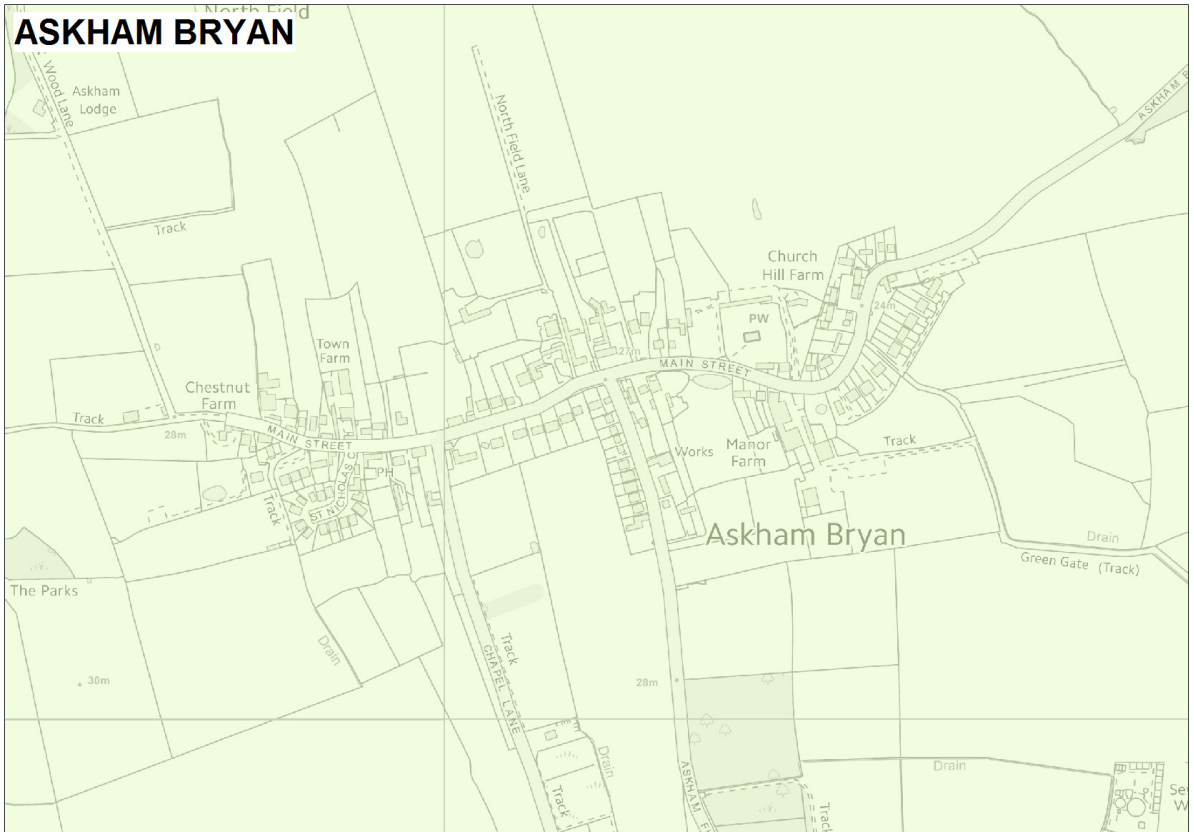
Character of the area	<p>Acaster Malbis is a traditional linear village. It is surrounded by open agricultural fields to the north, west and south and bounded by the River Ouse to the east. The majority of the properties in the village have an open, rural aspect. To the south west of the village is Mount Pleasant Park Home Village where the static caravans are informally laid out within a mature landscaping surrounding, with generous distances separating and without formally laid out curtilages. As such the park home development maintains an open character. This is the same for the residential Lakeside development, where properties have large gardens which add to the open nature of this area.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt</p>
Detailed inner boundary	N/A
Strategic Permanence	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Askham Bryan

ASKHAM BRYAN



ASKHAM BRYAN



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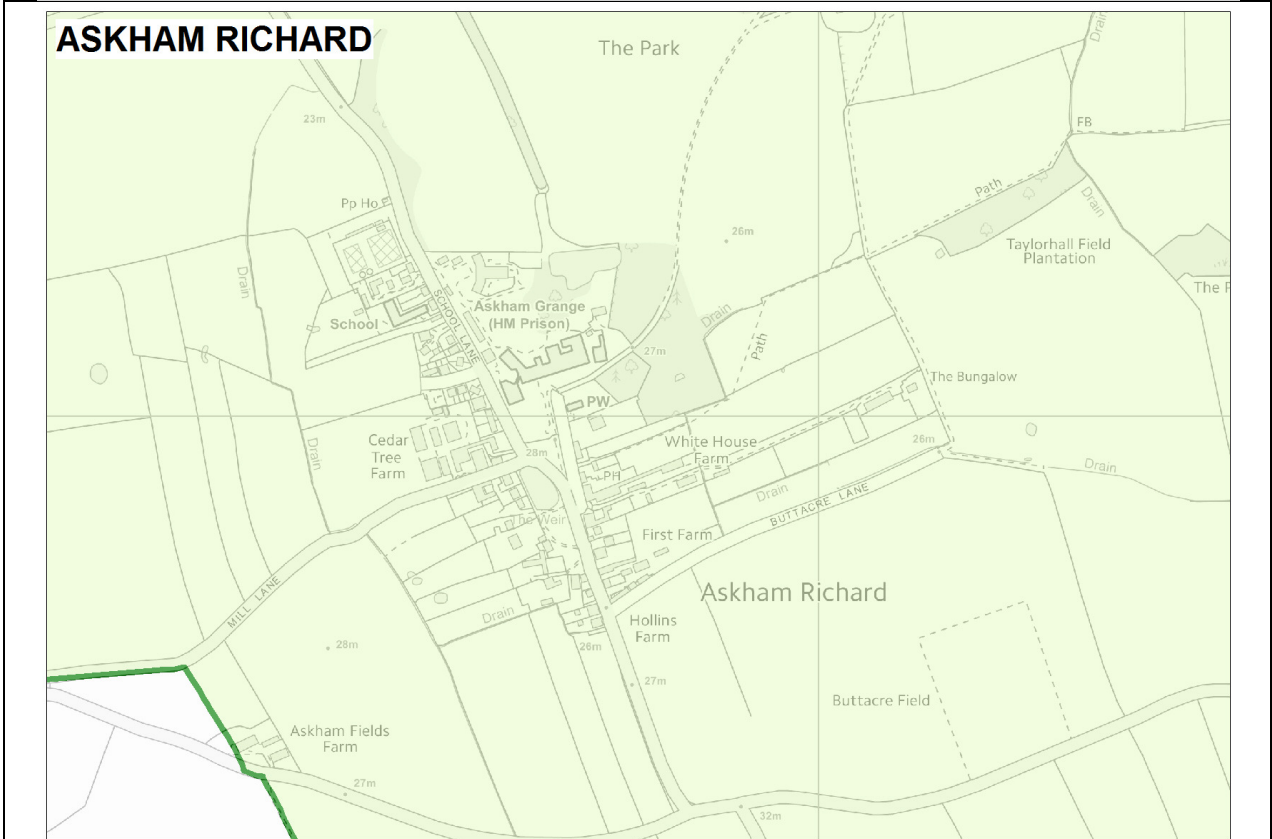
Askham Bryan

Character of the area	The rural setting of Askham Bryan largely survives, with open countryside coming up to the informal, irregularly shaped outer edges of the village that evolved naturally from the traditional pattern of plot boundaries. The well-landscaped character of Main Street frontage; houses being set-back amongst trees, with front boundary walls, hedges and fences, and grassed verges, maintains a sense of continuity with the surrounding open agricultural fields. This open field setting of the village is one of the main elements of the character and appearance of Askham Bryan.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Askham Bryan College

Character of the area	Located to the south of Askham Bryan village, set back from the A64, the development of Askham Bryan College is surrounded by open agricultural fields and there are large areas of open space within the college which add to its open nature and rural feel.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Askham Richard



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Askham Richard

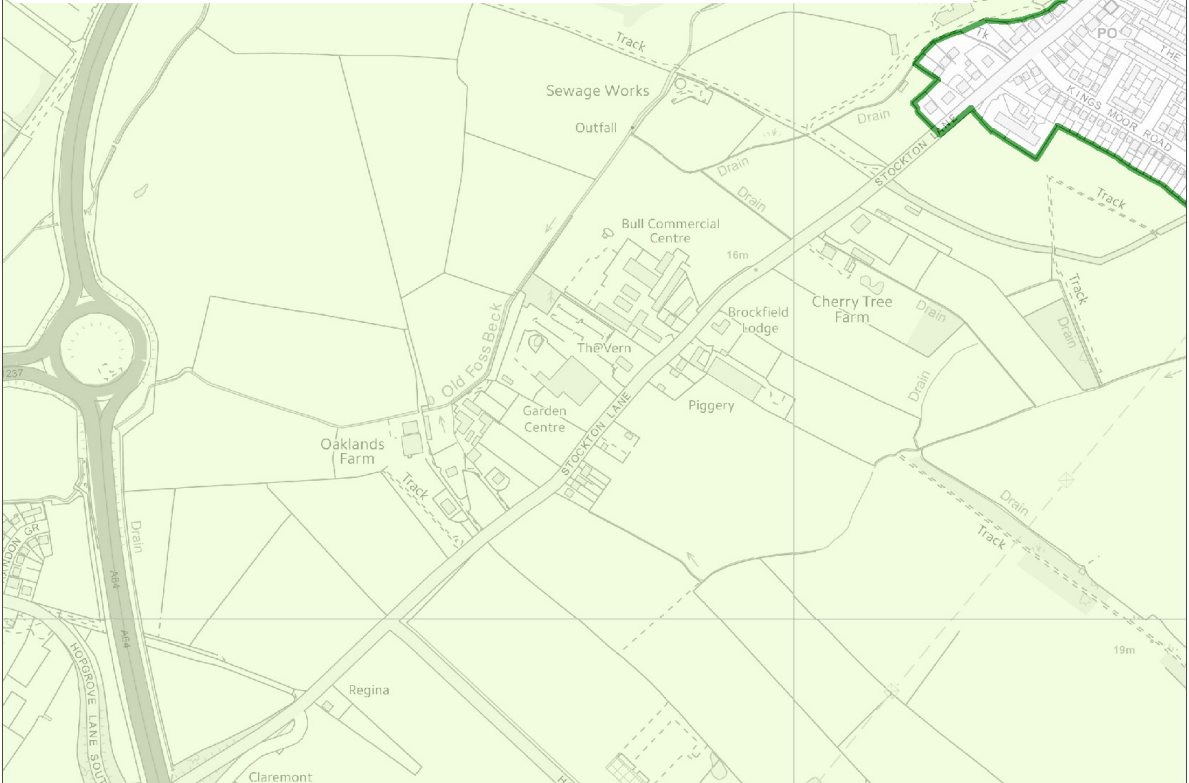
Character of the area	<p>The whole of the village was designated a conservation area in 1975, reflecting its unity of character. This unity is notably because of the traditional relationship between the village envelope and its agricultural landscaped setting which remains largely intact. Recent development has been modest and appears as a natural evolution of the village. There is an interesting contrast between the open, almost infinite, quality of the landscape outside the village and its protected, internal space of the elongated green within. Uninterrupted views out of the village over adjacent countryside are a special feature of the village. The green gives the centre of the village its feeling of space notwithstanding the relatively high density of building within the village envelope.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt</p>
Detailed inner boundary	N/A
Strategic Permanence	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Bull Commercial Centre

BULL COMMERCIAL CENTRE & DEANS GARDEN CENTRE



BULL COMMERCIAL CENTRE & DEANS GARDEN CENTRE



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Bull Commercial Centre

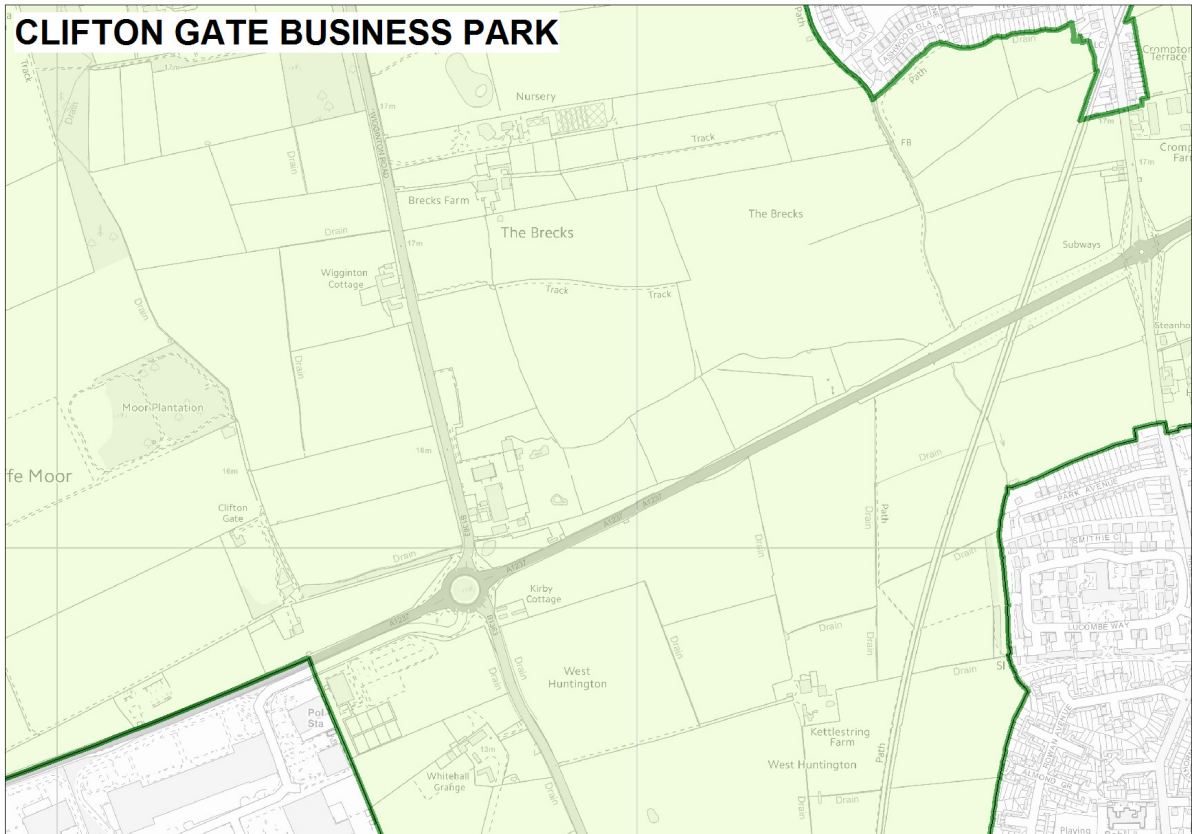
Character of the area	Bull Commercial Centre offers large light-industrial warehouses to smaller workshops and studio offices and is located to the west of Stockton-on-the-forest. It is detached from the main village and is a low density development surrounded by open agricultural fields giving the centre a rural feel.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Cliftongate Business Park

CLIFTON GATE BUSINESS PARK



CLIFTON GATE BUSINESS PARK

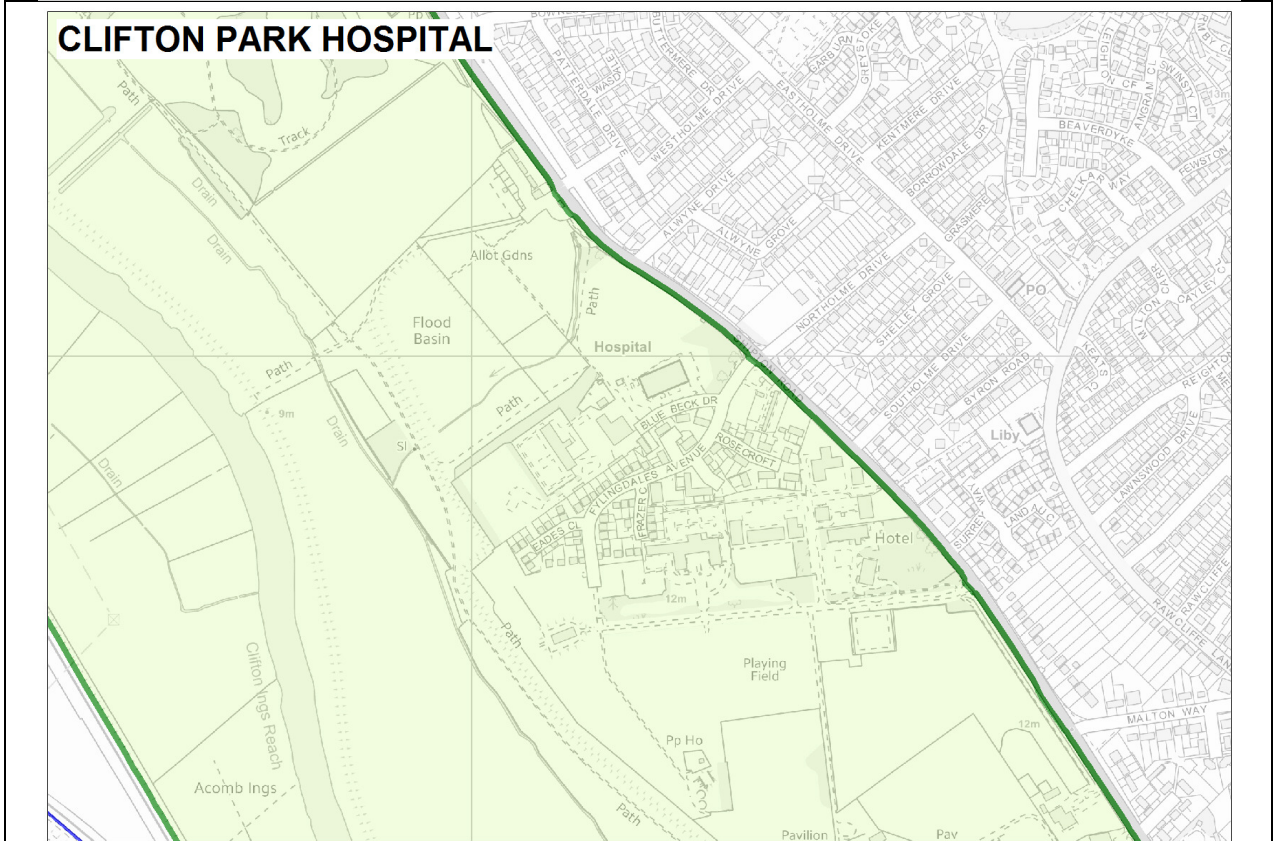


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Cliftongate Business Park

Character of the area	Clifton Gate Business Park is a low density development, surrounded by open aricultural fields giving the centre a rural feel.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Clifton Park Hospital

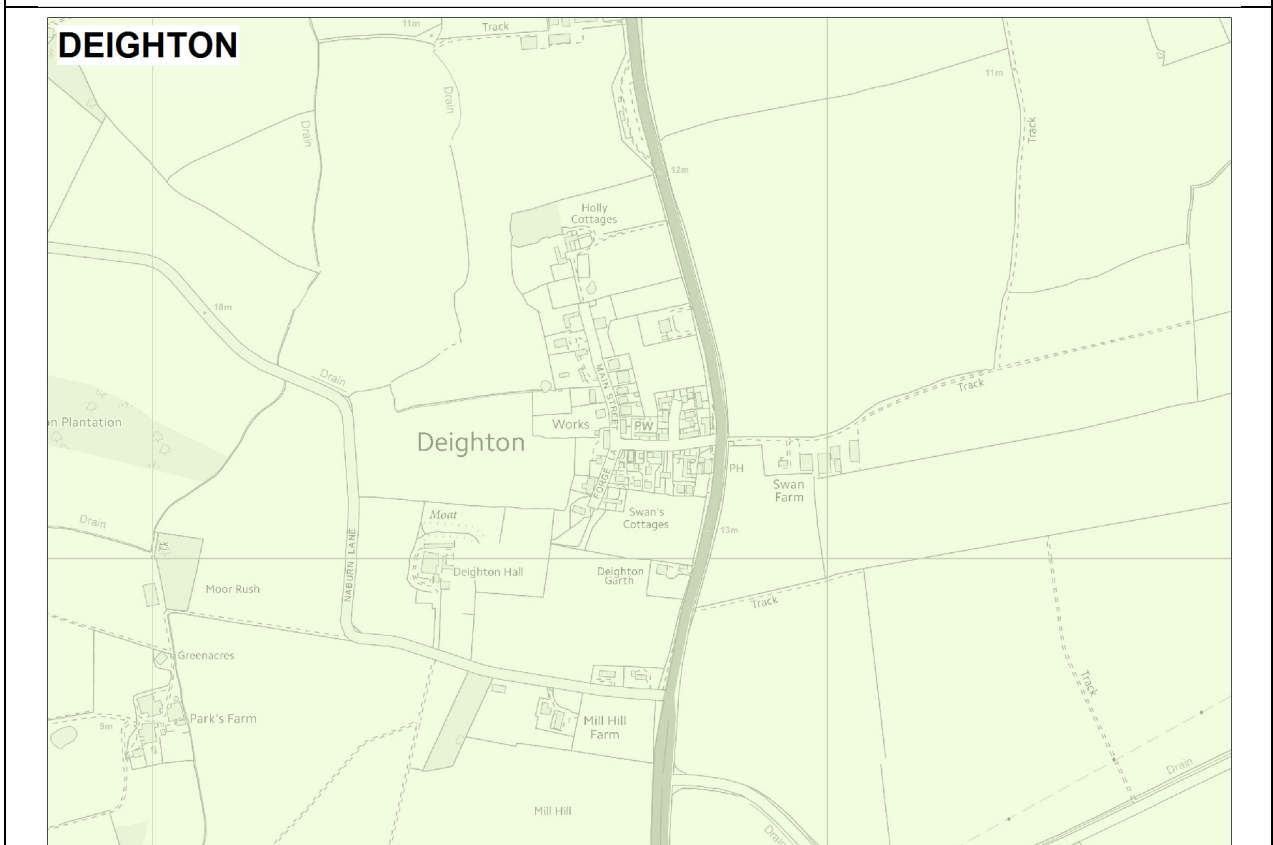


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Clifton Park Hospital

Character of the area	<p>The Clifton Park Hospital area includes Clifton Park Business Park which offers high specification business accommodation within mature landscaped grounds. The majority of occupants of the business park and residents in low density properties to the north have a rural aspect. The landscaped grounds, large gardens and grassed verges add to the open nature. To the north of the residential development is Clifton Hospital which also has a rural aspect and is set within landscaped grounds giving the development an open nature. This area is detached from the main urban area, being separated by the strong and recognisable boundary of the A19 carriageway.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt</p>
Detailed inner boundary	N/A
Strategic Permanence	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Deighton

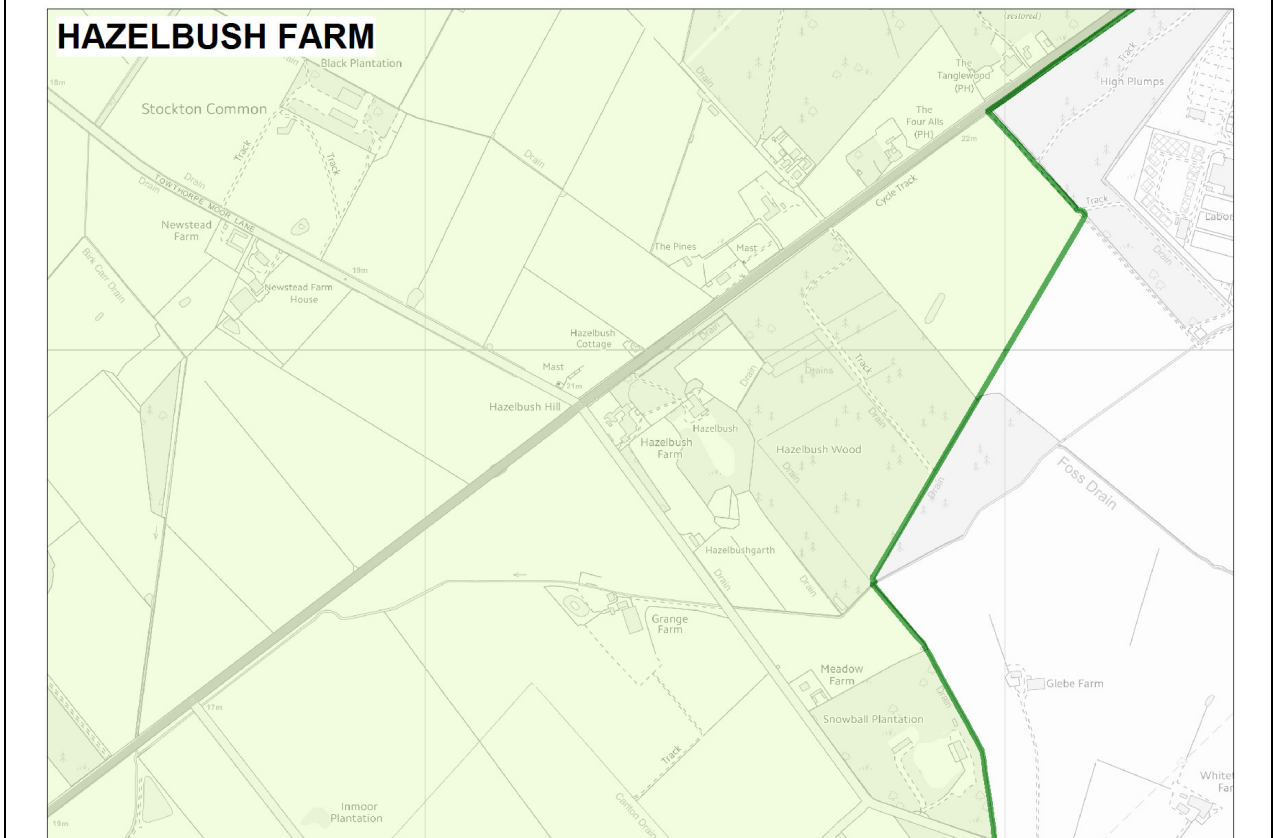


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Deighton

Character of the area	Deighton is a small village surrounded by open agricultural fields. The majority of the properties in the village have a rural aspect.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Hazelbush Farm

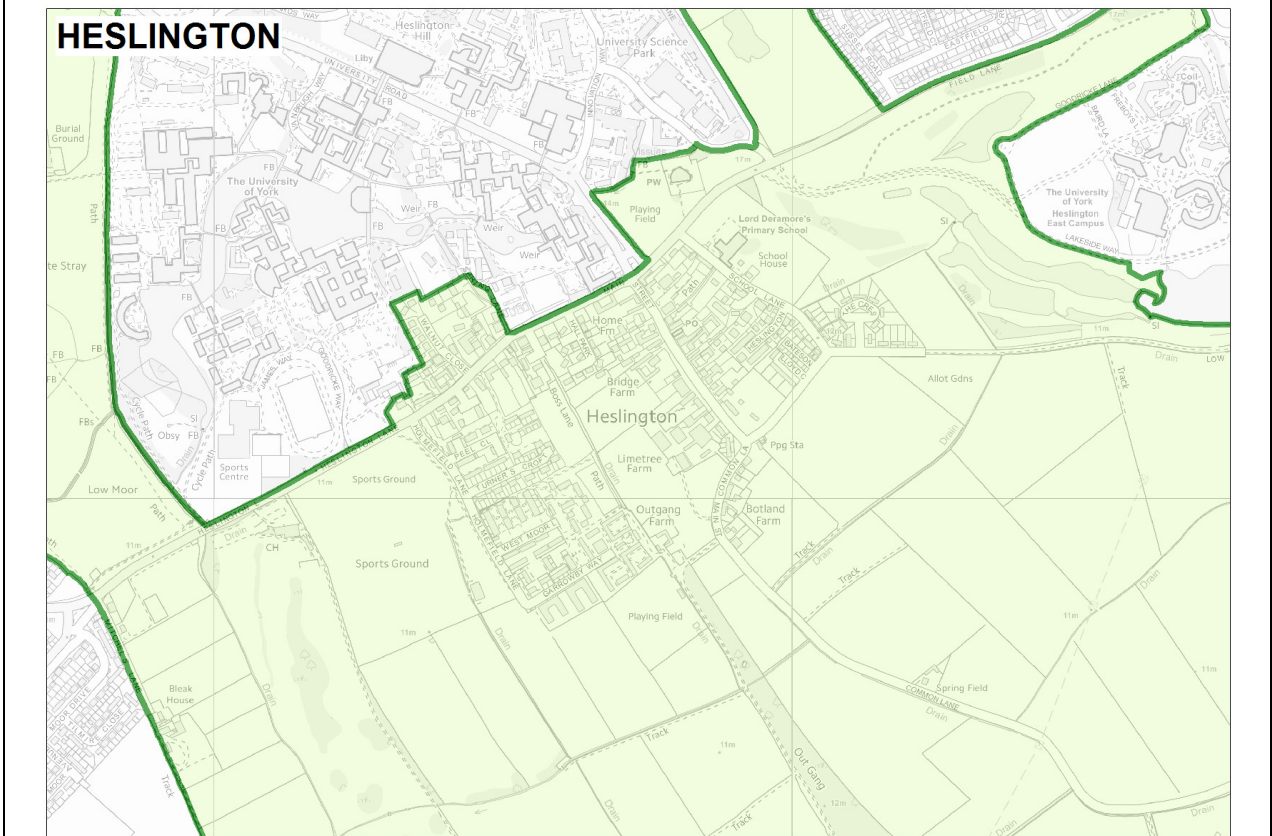


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Hazelbush Farm

Character of the area	Hazelbush Farm is a cluster of isolated, low density development at the crossroads of the A64, Common Lane and Towthorpe Moor Lane. There is a storage yard, associated buildings and area of hardstanding as well as disparate farm buildings. Despite the built development, this area has a predominantly rural feel and open nature.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Heslington

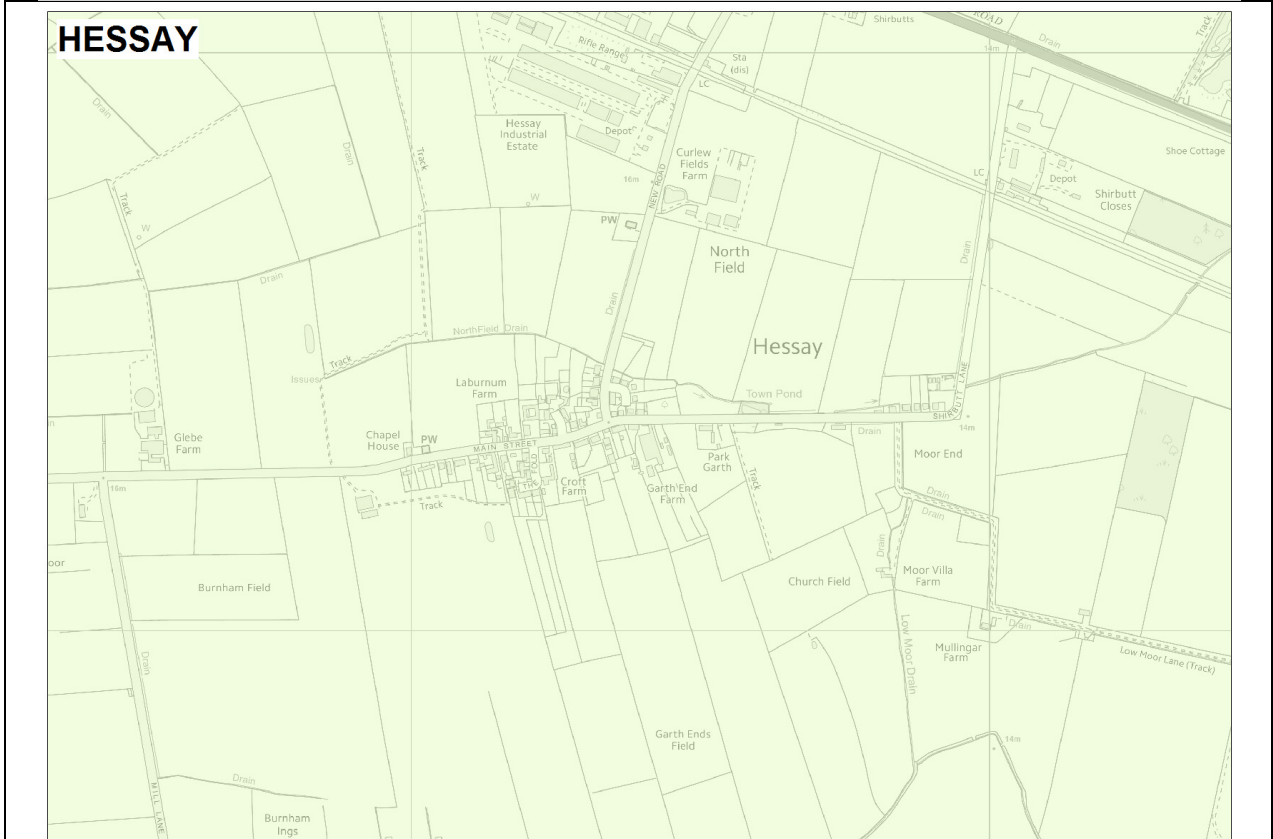


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Heslington

Character of the area	<p>Heslington has retained its village identity and rural charm because it has largely maintained its visual and physical setting and has avoided being submerged by suburban high-volume house building. The green and open spaces both in and around Heslington serve to retain and enhance the rural aspect of the Village and maintain the vestiges of its medieval plan. They continue the relationship between the outlying farms and the one farm that remains in the Village itself. The grass verges throughout the Village (particularly those seen on entering from the Fulford direction) add to the rural feel of the village, alongside the large gardens of many of the houses in the Village which add to its open nature.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt</p>
Detailed inner boundary	N/A
Strategic Permanence	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Hessay



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Hessay

Character of the area	<p>The village of Hessay is a small-scale linear village surrounded by agricultural fields. The majority of the properties in the village have a rural aspect. It has an open setting within the vale of York. As a result of this openness a number of recognisable landmarks can be seen. To the East, York Minster is visible from New Road. To the West, RAF Menwith Hill is visible. And to the North, the Kilburn White Horse and Bilsdale Television mast.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt</p>
Detailed inner boundary	N/A
Strategic Permanence	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Holtby

Character of the area	<p>Holtby is an example of a traditional Vale of York village which has maintained its historical character. The development of the village originally followed a linear pattern, one house deep on each side of the principal thoroughfare, Main Street. Development remains low density with the majority of properties having large gardens which add to the Village's open nature. Many of the open areas within the village are continuous with the surrounding open agricultural land which brings the open countryside into the heart of the village.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt</p>
Detailed inner boundary	<p>N/A</p>
Strategic Permanence	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Hopgrove Lane



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Hopgrove Lane

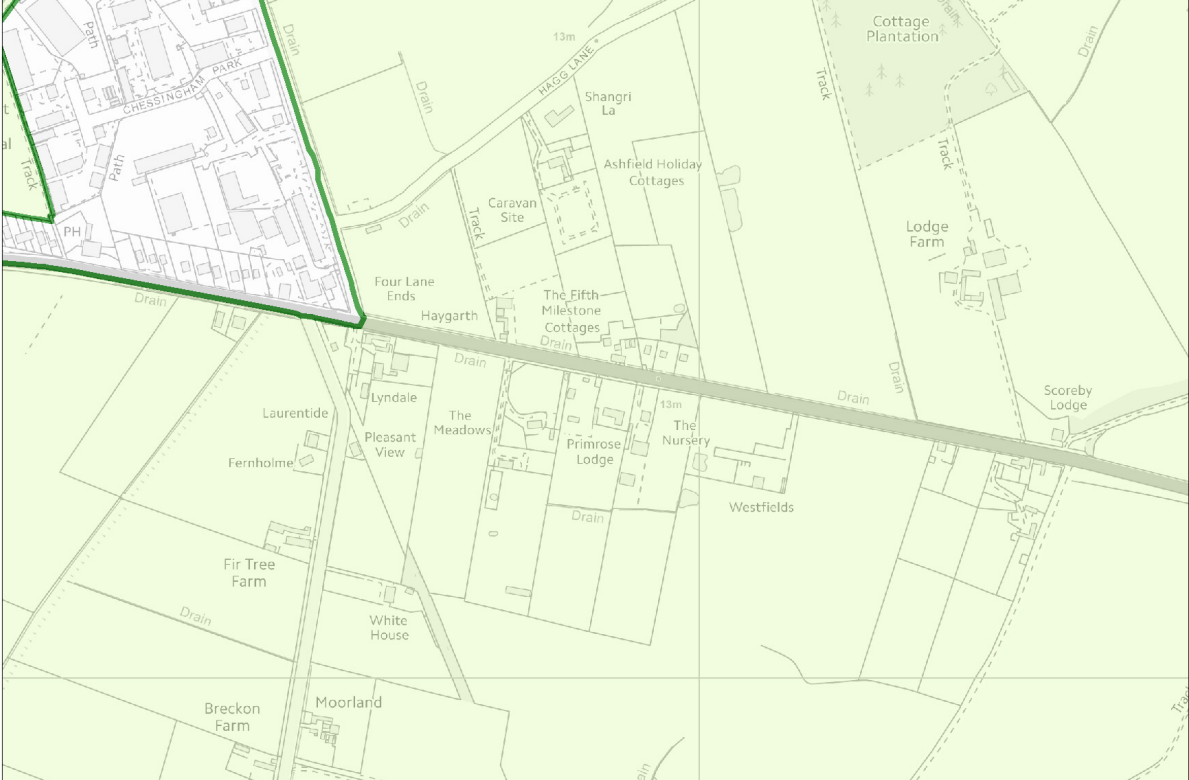
Character of the area	Hopgrove Lane comprises primarily linear, low density residential development surrounded by open agricultural fields; as such residents have a rural aspect. Properties have large gardens which add to the open nature of this area.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Hull Road, East of Derwent Valley Industrial Estate

HULL ROAD, EAST OF DERWENT VALLEY INDUSTRIAL ESTATE



HULL ROAD, EAST OF DERWENT VALLEY INDUSTRIAL ESTATE

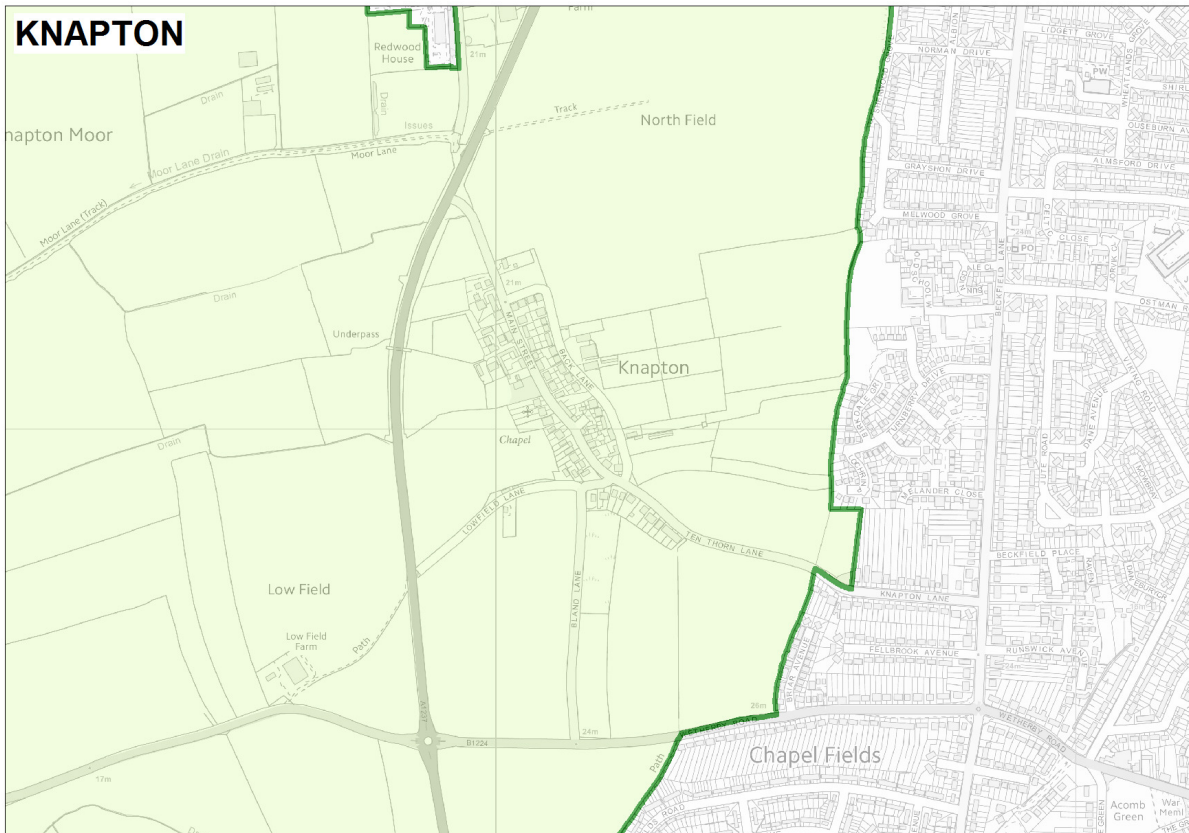


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Hull Road, East of Derwent Valley Industrial Estate

Character of the area	This area is a cluster of isolated properties, surrounded by open agricultural fields. Residents have a rural aspect. The area has a low density of built development and an open nature.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Knapton

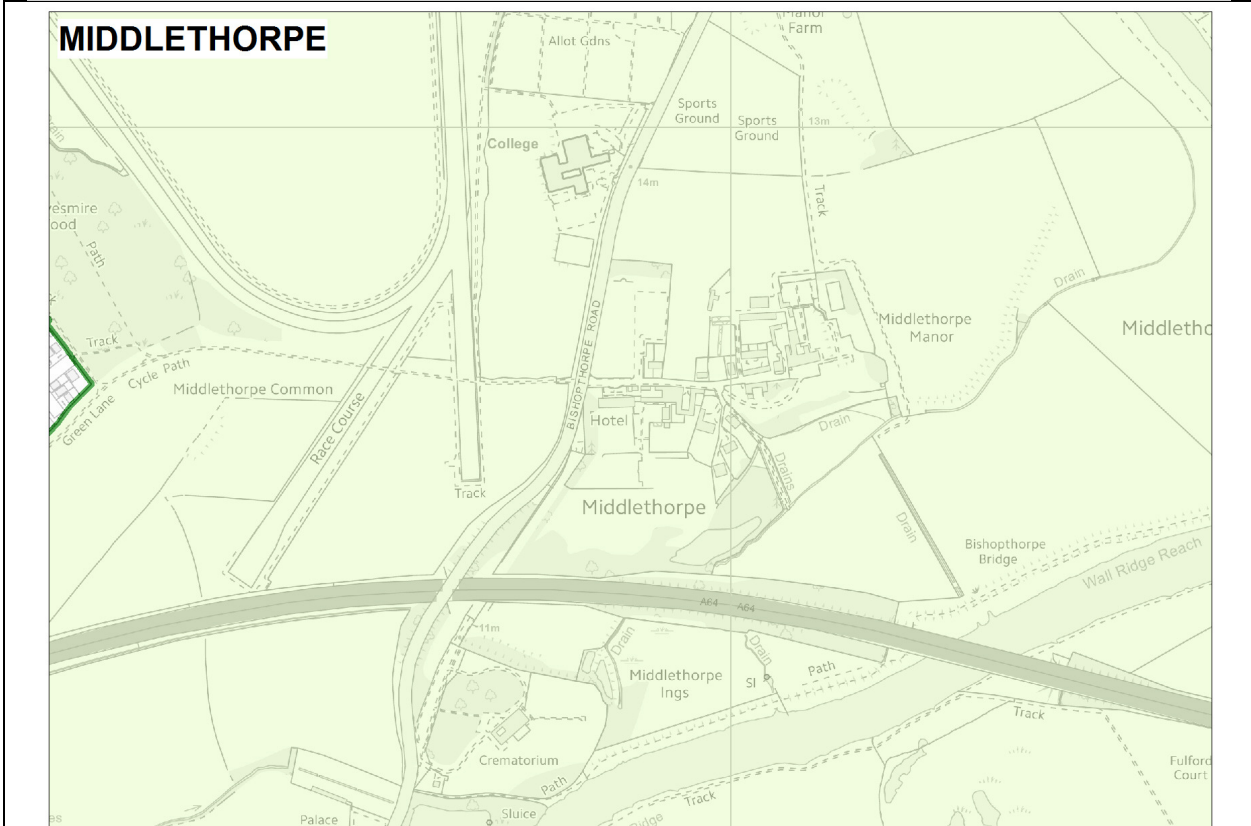


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Knapton

Character of the area	<p>Within Knapton almost all the houses are spaciouly set within gardens or courts. Despite the proximity of the City of York, the surrounding countryside has helped Knapton maintain the appearance of a rural village. The majority of residents have a rural aspect and the grass verges along the main street add to the rural feel of the village. The open views from the village provide one of its most valued assets; of significance are the views from Back Lane and along Ten Thorn Lane, with the tree lined fields stretching to the boundary with the city of York; and the area towards the north of the Village.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt</p>
Detailed inner boundary	N/A
Strategic Permanence	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Middlethorpe

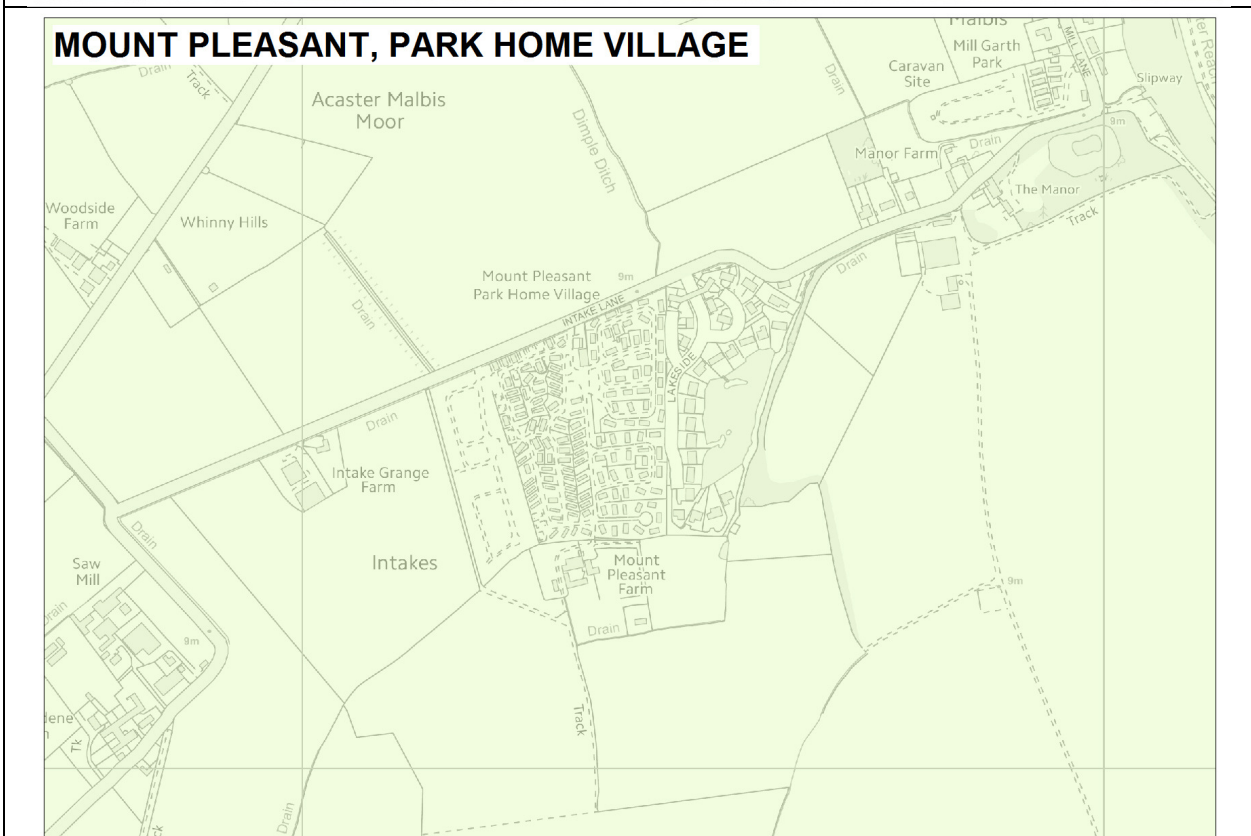


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Middlethorpe

Character of the area	Located to the east of Bishopthorpe Road, Middlethorpe comprises a hotel and mainly residential properties with large gardens. It is surrounded by open agricultural fields, with residents having a rural aspect. Grass verges throughout the village add to the rural feel of the village.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Mount Pleasant Park Home Village



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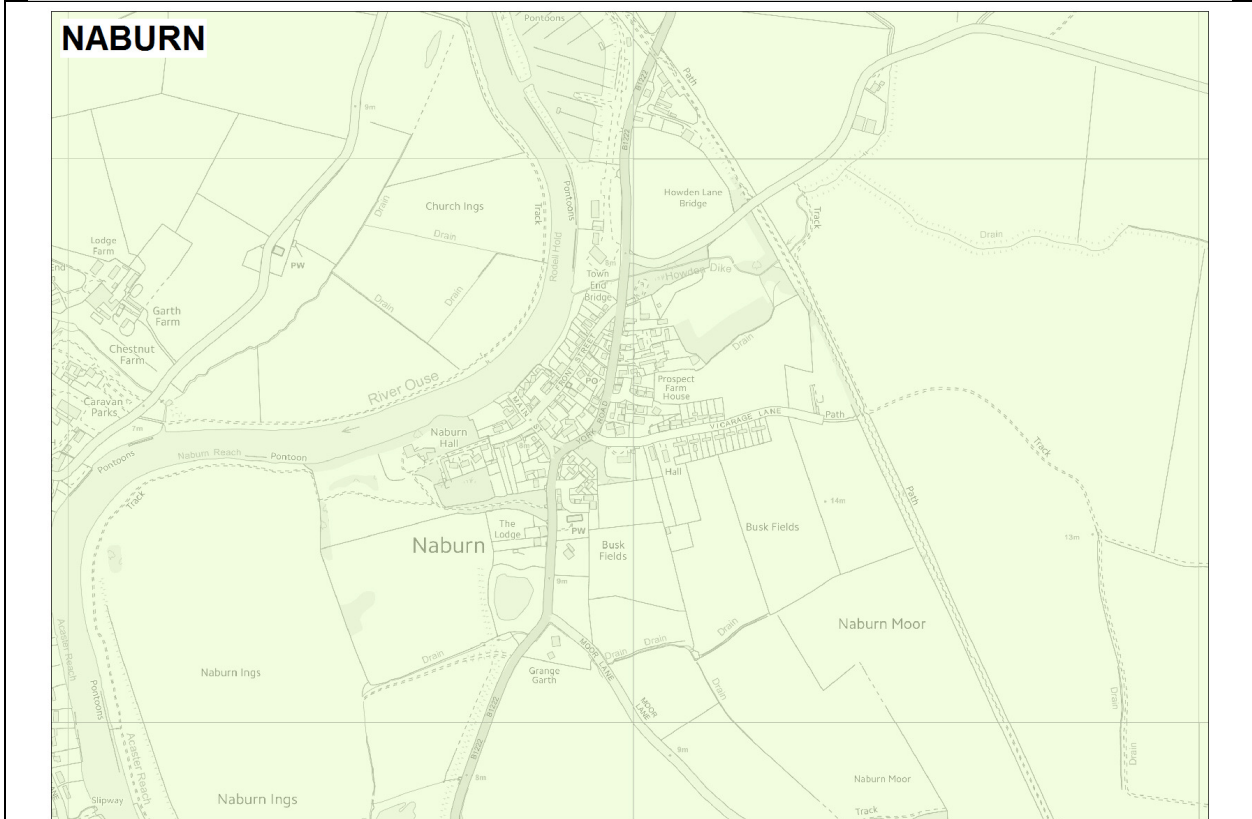
Mount Pleasant Park Home Village

Character of the area	Located to the south west of Acaster Malbis, Mount Pleasant Park Home Village comprises static caravans which are informally laid out within a mature landscaping surrounding. There are generous distances separating the caravans, without formally laid out curtilages. As such the park home development maintains an open character.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Murton

Character of the area	<p>Murton is a typical Vale of York village with a linear layout that is nonetheless individual and distinct and presents a traditional and rural character. The open fields either side and opposite of Murton Chapel helps bring the open countryside into the heart of the village and to maintain it's small-scale. Murton's close relationship with the surrounding countryside is one of the main elements of the character and appearance of the village.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt</p>
Detailed inner boundary	N/A
Strategic Permanence	<p>The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.</p>

Naburn

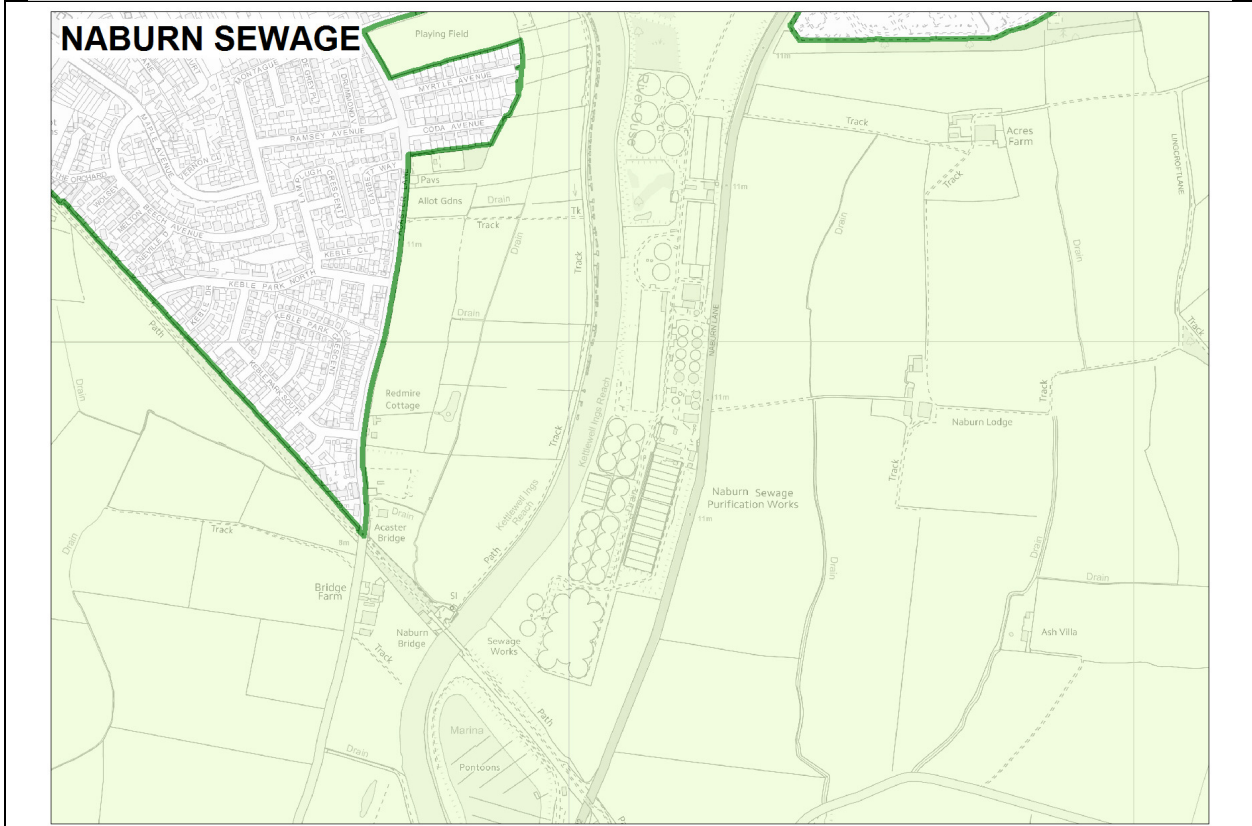


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Naburn

Character of the area	Naburn remains set in a largely rural landscape surrounded by open country and farming land with leisure facilities developed along the river. Grass verges throughout the village, add to the rural feel of the village, alongside the large gardens of many of the houses which add to its open nature.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Naburn Sewage Works

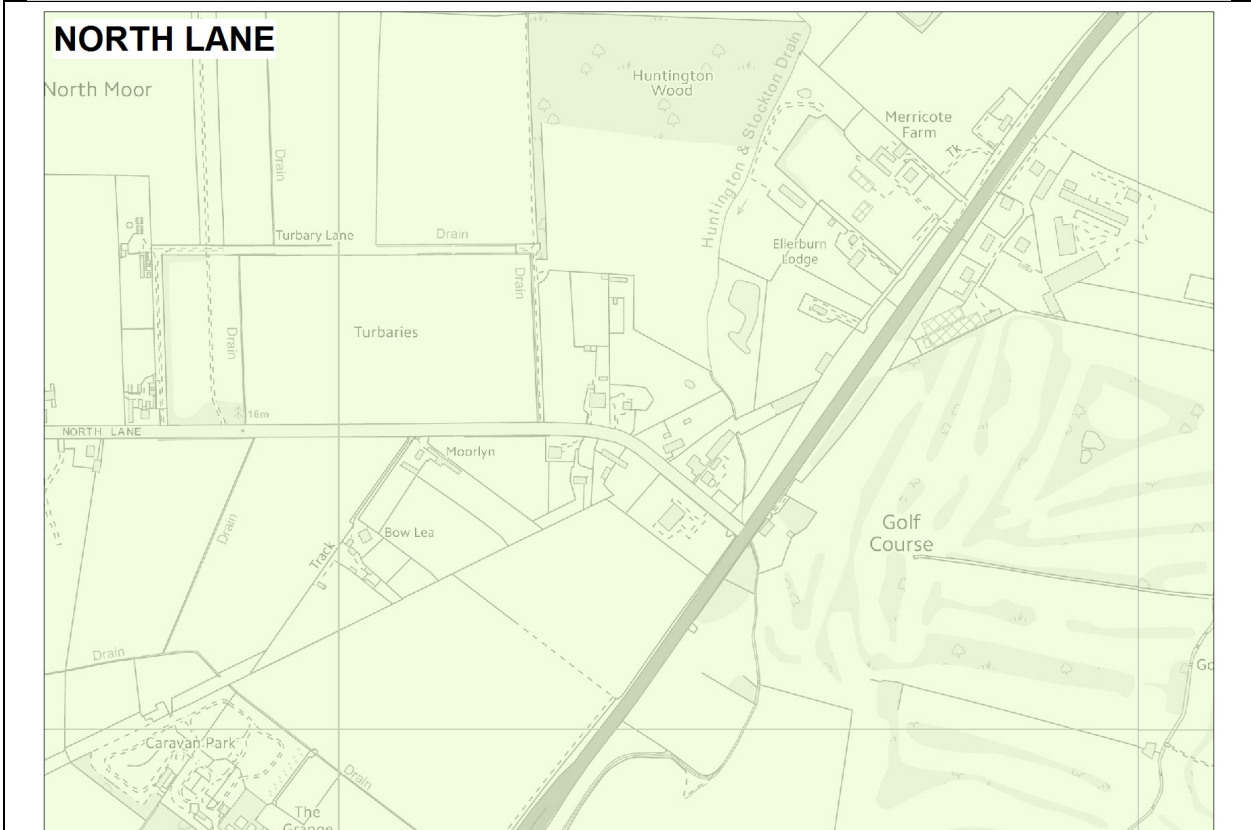


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Naburn Sewage Works

Character of the area	Naburn Sewage Works lies within the open countryside. Whilst the works include large areas of hardstanding and built development there are large areas of openness between which add to the open character of the development.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

North Lane

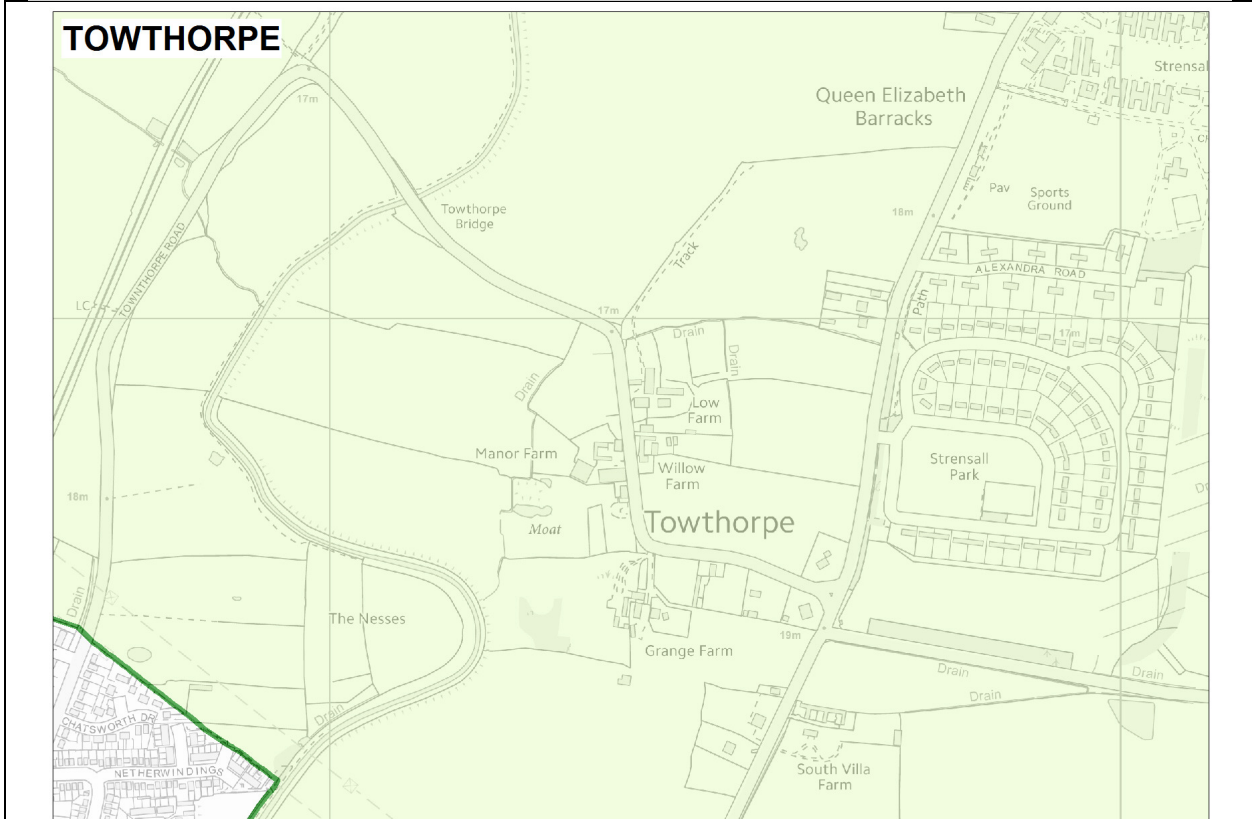


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North Lane

Character of the area	Development off North Lane to the east of the A64 comprises residential properties and several business uses, including a garden centre and antiques restoration. Built development here is low density and residential properties are set within large gardens. Surrounded by open agricultural fields residents have a rural aspect. Grass verges along North Lane itself add to the open character.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Towthorpe

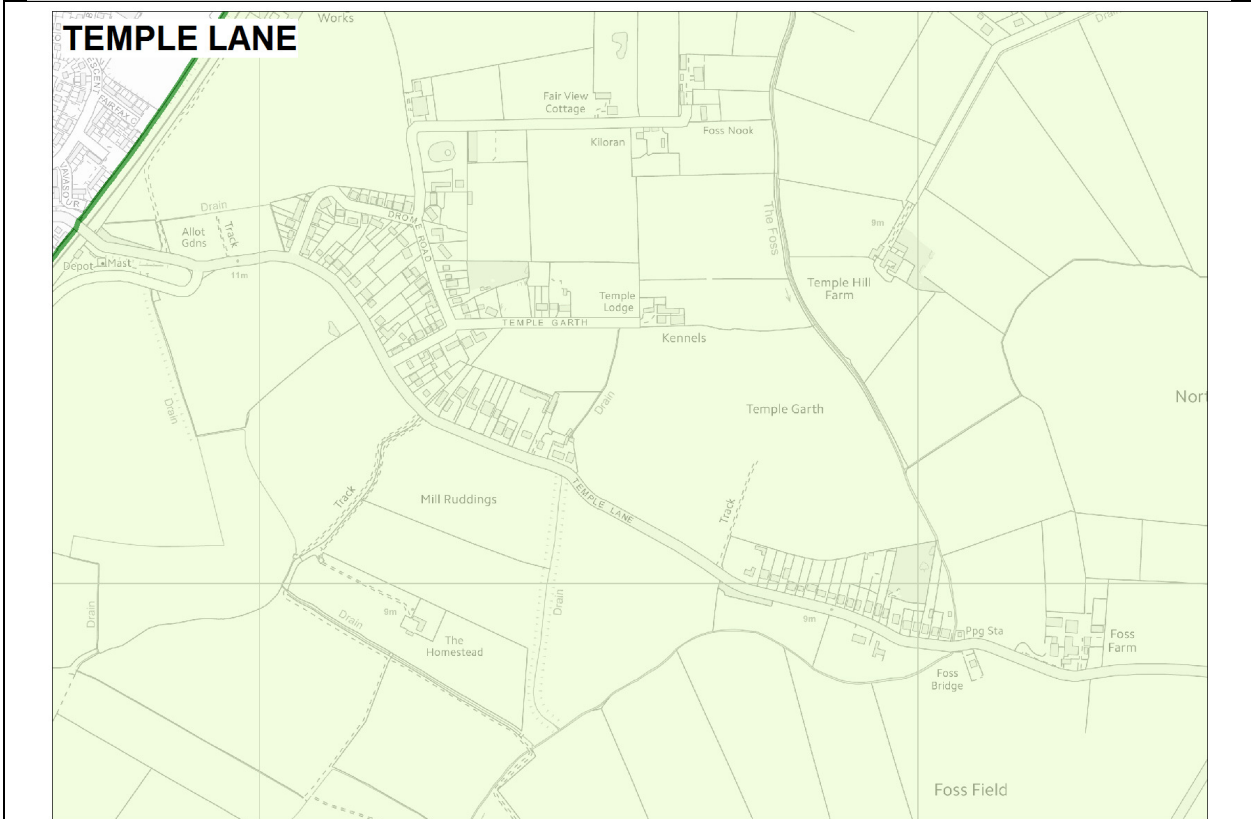


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Towthorpe

Character of the area	Towthorpe Village is an unchanged group of farm buildings in their countryside setting. The area has a distinctive countryside character, reminiscent of the rural parts of the Vale of York The grass verges throughout the Village add to the rural feel, alongside the large gardens of many of the houses which add to its open nature.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

Temple Lane, Copmanthorpe

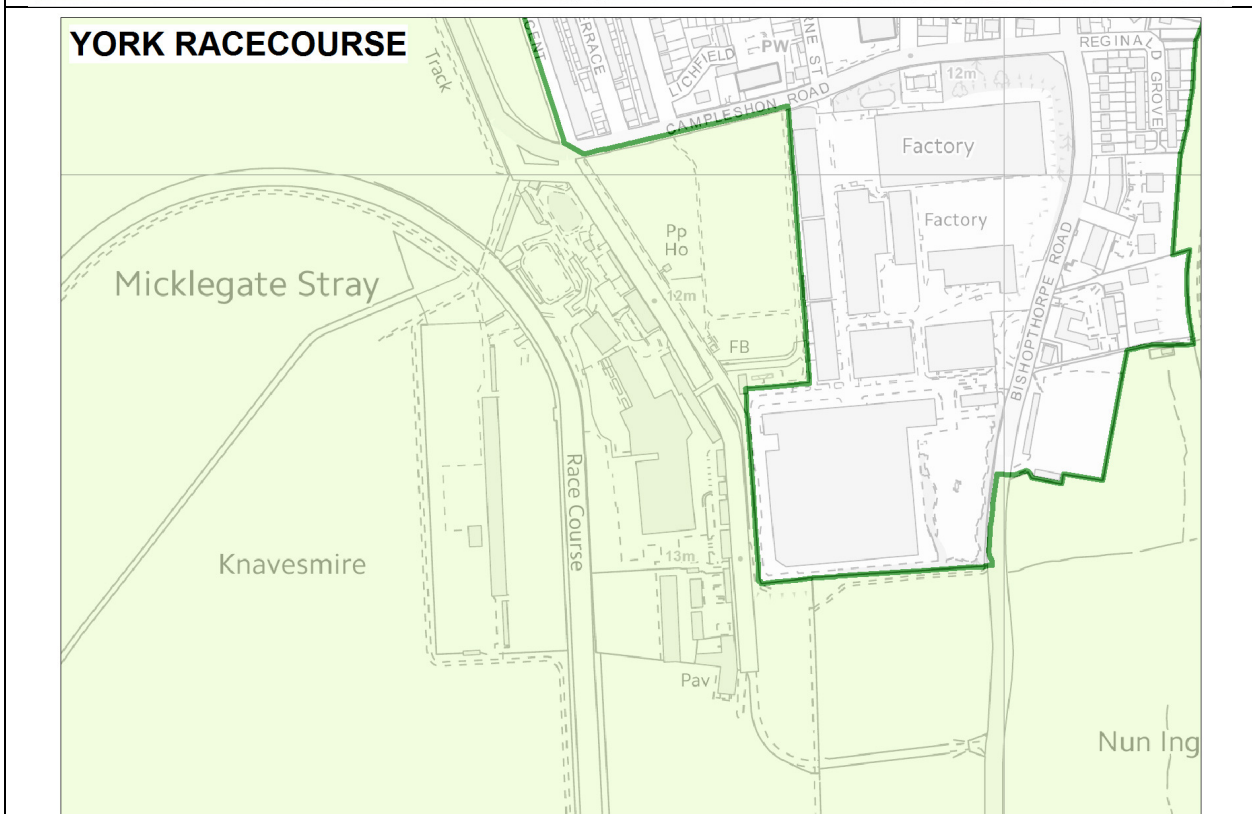


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Temple Lane, Copmanthorpe

Character of the area	A relatively small number of houses, surrounded by open agricultural fields lie to the east of the Copmanthorpe main village, separated by the railway line. This effectively divides the village into two parts. The properties off Temple Lane in the main have a rural aspect. The low density development with large gardens results in extensive gaps between development which provides a high degree of openness providing an open nature to this area.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.

York Racecourse



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York Racecourse

Character of the area	The landscape at York Racecourse is open with good long views both into and out of the Racecourse and Terry’s Factory Conservation Area. Looking from Tadcaster Road, the racecourse buildings cluster in one corner of the Knavesmire, which has the appearance of a large urban parkland. The built environment associated with the racecourse is of special importance within the conservation area because of its parkland setting ((that is the racecourse and the stray). The buildings here therefore have a strong association with the surrounding open space.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended to be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green belt is determined by its ability to endure over the lifetime of the Plan and beyond. The boundary illustrated and discussed on this proforma represents a position in advance of considering exceptional circumstances for the release of Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the Green Belt, the impact and change to the boundary is considered in Annex 5.