

YORK

CITY OF YORK  
LOCAL PLAN  
Topic Paper TP1

Approach to defining York's Green Belt  
ADDENDUM - ANNEX 2  
March 2019





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## How to navigate this document

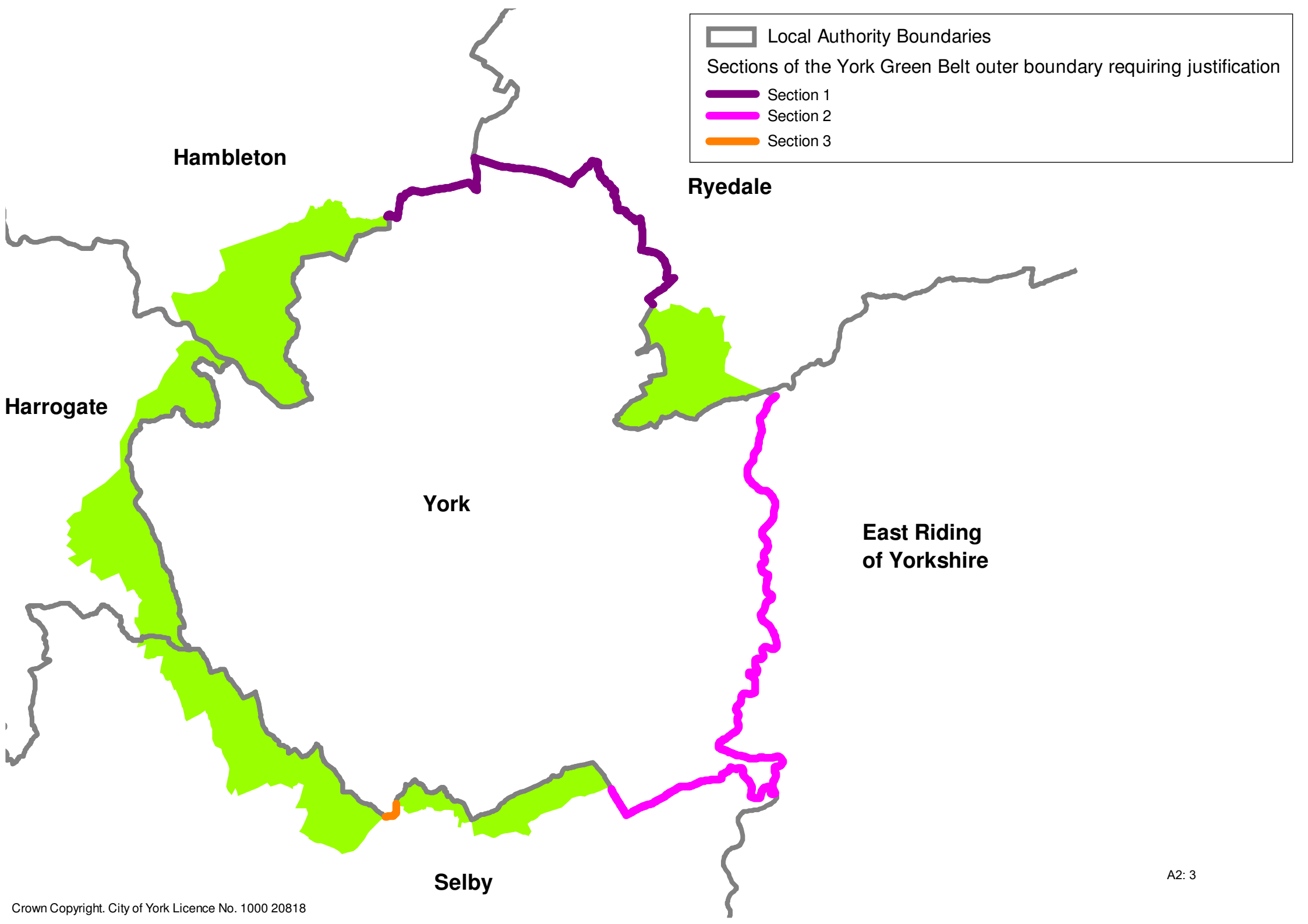
Content	Report Section	Applicable Annex
<b>The current status of York’s Green Belt</b>	Section 3: Policy Context	
<b>The Local Plan’s Strategic Approach to York’s Green Belt</b>	Section 4: York Local Plan Strategic Approach to the Green Belt	Annex 1: GIS map evidence to support Sections 4 and 5
<b>Defining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



Local Authority Boundaries

Sections of the York Green Belt outer boundary requiring justification

- Section 1
- Section 2
- Section 3



Hambleton

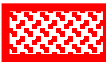


Ryedale

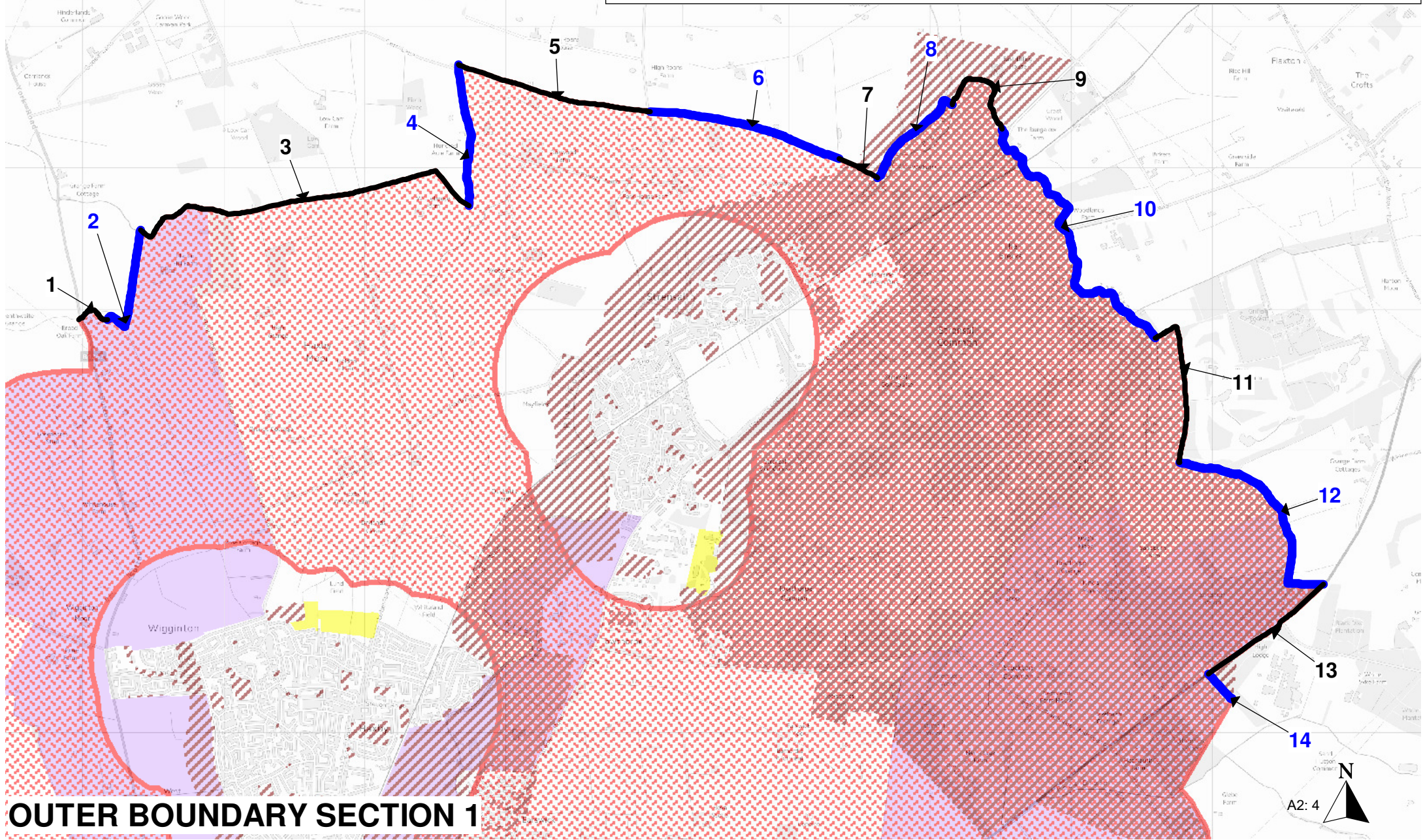
Harrogate

York

East Riding  
of Yorkshire

Selby

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



**OUTER BOUNDARY SECTION 1**





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



Strategic Openness			
<b>Openness</b>	Green Belt Appraisal	Adjacent to Extended Green Wedge (D1)	<p><b>Purposes 4 &amp; 2</b> - The boundary is important to the historic character and setting of York as it marks the northern edge of "Extended Green Wedge" (D1). This area is described as being important to retain the open approach, rural and historic setting of York adjacent to the B1363. Extended Green Wedges also play an important role in mainining the pattern of development and separation between settlements.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could consititute sprawl.</p> <p><b>Purpose 3</b> - The boundary is not within proximity of land designated as having nature conservation or public open space value</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>1</b>	Boundary Name: <b>Wigginton Road to field boundary behind Plowmans Yard (Industrial Estate)</b>
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Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 8 - Flat Diverse Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Views	In proximity to Key Long Distance view of Minster from Crayke	Open Space Typology	N/A
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>The proposed boundary itself is marked by a ditch; these historical features of the York Landscape evidence past attempts to drain the land for more productive agricultural use. They are associated with diverse hedgerows which remain as field boundaries and contribute the sense of countryside and access to wildlife.</p> <p>Immediately to the south of the proposed boundary is a former farm which has now changed to more modern industrial storage uses - Scattered farmsteads and halls are a feature of this landscape type historically and seeing these isolated location diversify in line with changing economies illustrate the evolution of the historic landscape. The fields further south of broad oak farm are medium sized regular fields with straight hedge boundaries with their origins in the Post Medieval period- 1756 AD to 1759 AD which have experienced very little change and therefore maintain significant legibility to the historic landscape. In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. While the fields immediately to the north are of a similar age, style and legibility it is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.</p>		<p>There is a small area of built development to the south of the proposed boundary, in the location of Broad Oak Farm which has developed to offer some industrial style/storage facilities, these are acceptable agricultural uses within the Green Belt and the nature is not that of dense built up urbanisation which would need to be excluded from the Green Belt. The land further south of this is open in nature and mainly in agricultural use with geometric field patterns except where ditches create variation. The land is flat diverse arable farmland and contains diverse hedgerows and ditches with a strong presence of hedgerow trees which give the countryside a sense of maturity, wildlife value and enclosure. The land is part of the open countryside around the city of York and contributes to its setting along with the setting of individual which make up the wider landscape. The vegetated ditches in this area are important in maintaining the wildlife diversity and support wetland flora. While the B1363 represents a negative human influence this is minimised by the hedgerows which border it and the glimpses of the city in its wider context. While the modern industrial style buildings are a negative influence on the area, these are localised and need to be managed, there are also overhead power lines and telegraph poles which are visually intrusive and break up the landscape character but do not as yet dominate it, the area maintains an overall feeling of rural tranquility with a lack of large areas of dense urbanising development.</p>	
<p><b>Evidence shows that land to the south of the proposed boundary should be kept open in order to preserve the historic character and setting of the historic City of York, prevent sprawl and assist in safeguarding the countryside from encroachment.</b></p>				

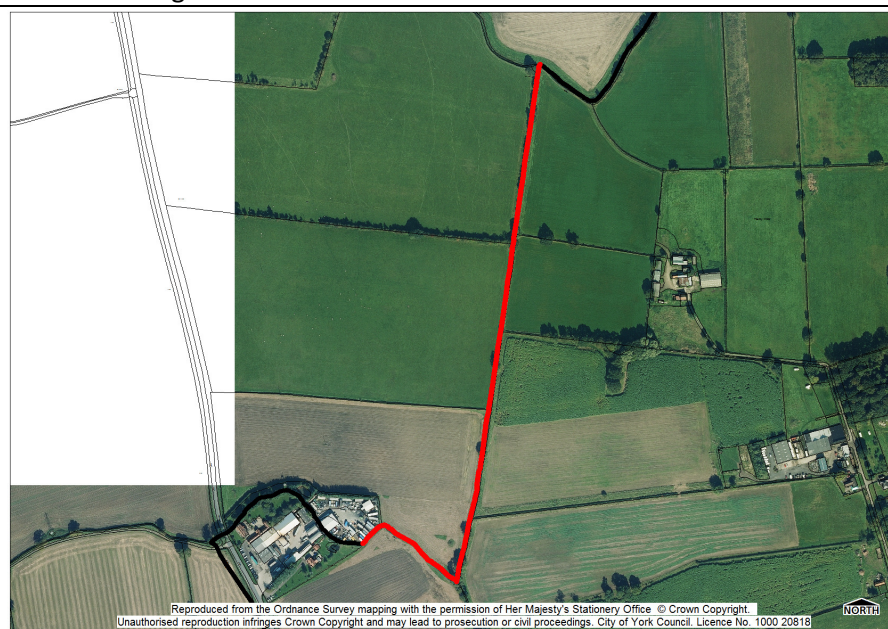
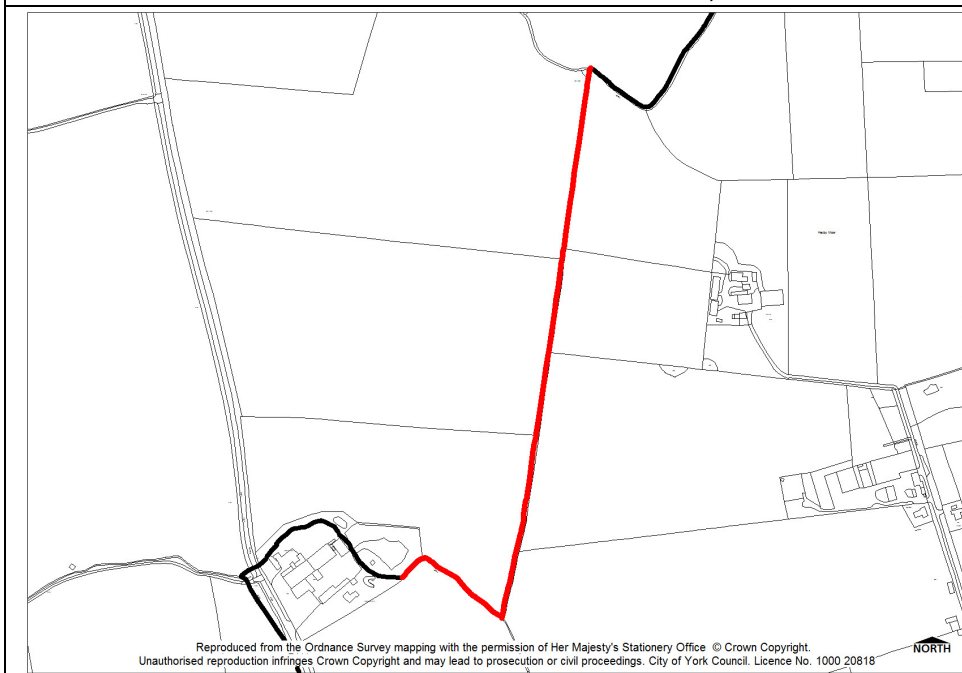


Section: <b>1</b>	Boundary: <b>1</b>	Boundary Name: <b>Wigginton Road to field boundary behind Plowmans Yard (Industrial Estate)</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	The proposed boundary marks what was once the limits of Broad Oak Farm and is today a small business park. The limits of the complex are marked for the most part by a ditch, a strong hedge and established trees. These features are identifiable on OS maps and on the ground. Though the business park at Broad Oak farm has expanded across the authority boundary - the historical line of the ditch and established vegetation along its length allow the boundary to still be traced in a legible way.	The historical field pattern, ditch and hedged line of the boundary have been established for some time and can be seen on maps from the late 1800's. The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Wigginton and Sutton-On-The-Forest. In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and change. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	<b>Hedged tree line / ditch / Administrative boundary</b>	
<b>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is largely reinforced (though not completely) by containing the limits of the business park development in this location. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b>		

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



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	Adjacent to Extended Green Wedge (D1)	<p><b>Purposes 4 &amp; 2</b> - The boundary is important to the historic character and setting of York as identified "Extended Green Wedge - D1". This is described as being important to retain the open approach, rural and historic setting of York adjacent to the B1363. Extended Green Wedges play an important role in mainining the pattern of development and separation between settlements.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location could consititute sprawl.</p> <p><b>Purpose 3</b> - The boundary is not within proximity of land designated as having nature conservation or public openspace value but is part of the open countryside around the city of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	



Section: <b>1</b>	Boundary: <b>2</b>	Boundary Name: <b>Field boundary to east of Plowmans Yard (industrial estate) to drainage ditch between Grange Farm and Martin Hill Farm</b>
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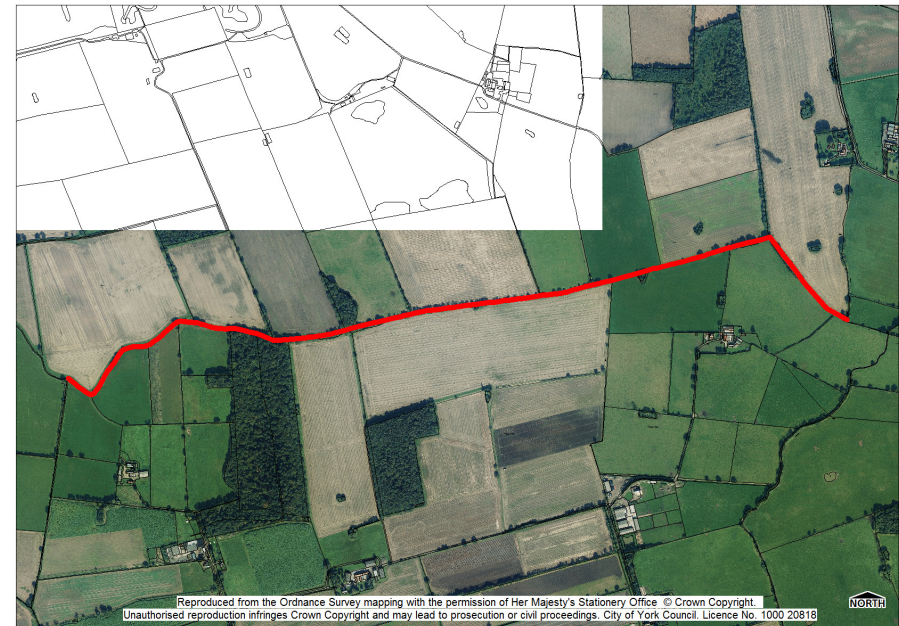
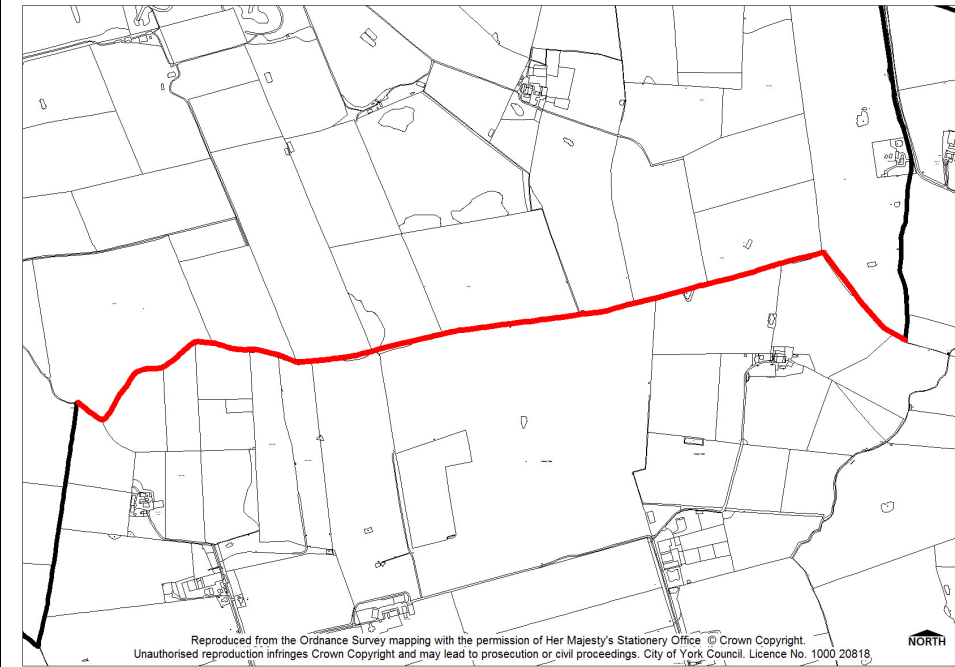
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 8 Flat Diverse Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A	Open Space Typology	N/A
	Strategic Views	In proximity to Key Long Distance view of Minster from Crayke		
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>The proposed boundary itself is marked by historical field boundaries and a ditch. To the east of the proposed boundary within the City of York area are scattered farmsteads and agricultural ditch lined fields which are features of this flat diverse arable setting and contribute to the historic rural feel of the landscape.</p> <p>Ditches are associated with diverse hedgerows which remain as field boundaries and contribute to the sense of countryside and access to wildlife. The fields are have straight hedge boundaries with their origins in the Post Medieval period- 1756 AD to 1759 AD and maintain significant legibility to the historic landscape, exhibiting features which relate to historical Ridge and Furrow patterns and link to the historical agricultural economy of the area.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. While the fields adjacent are of a similar age, style and legibility it is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.</p>		<p>There are small isolated areas of built development in the form of historical farmsteads off Moor Lane. These are acceptable agricultural uses within the Green Belt and contribute to the rural landscape.</p> <p>The roads leading to some of the farmsteads are often dead ends with links only to nearby Haxby and are another feature of this landscape which creates a sense of connection to the villages of York as well as a feeling of rural tranquility.</p> <p>The land around these farmsteads is open in nature and mainly in agricultural use, with geometric field patterns in long linear strips. The land is flat with little topographical variation and contains diverse hedgerows, ditches and a strong presence of hedgerow trees which give a sense of maturity, wildlife value and enclosure.</p> <p>Negative human influence are minimal in this area. While overhead power lines and telegraph poles are visually intrusive and break up the landscape character, they do not as yet dominate it. Although development at Haxby can sometimes be seen it does not overwhelm the countryside but gives a sense of connectivity.</p>	
<p><b>Evidence shows that land to the south and east of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment, and preserve the historic character and setting of the historic City of York.</b></p>				

Section: <b>1</b>	Boundary: <b>2</b>	Boundary Name: <b>Field boundary to east of Plowmans Yard (industrial estate) to drainage ditch between Grange Farm and Martin Hill Farm</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	The proposed boundary is marked by continuous linear field boundaries, a ditch, a strong hedgerow and established trees. These form a strong and recognisable feature within the landscape, identifiable on OS maps and on the ground.	<p>The historical field pattern, ditch and hedged line of the boundary have been established for some time and can be seen on maps from the late 1800's.</p> <p>The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Wigginton and Sutton-On-The-Forest.</p> <p>In protecting the historic character and setting of York it is important to protect the setting and context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and change.</p> <p>All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	<b>Field / Ditch / hedge / Trees / Administrative Boundary</b>	
<b>The proposed boundary has been established for a significant period of time. The layering of different boundary features as well as as being supported as administrative boundaries offers strength and resilience to change.</b>		

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



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	Partially adjacent to Extended Green Wedge (D1)	<p><b>Purposes 4 &amp; 2</b> - The part of the boundary to the west of Haxby Wood is important to the historic character and setting of York. The identified "Extended Green Wedge" (D1) is important in retaining the open approach, rural and historic setting of York adjacent to the B1363. Extended Green Wedges also play an important role in mainining the pattern of development and separation between settlements.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services. Development here which requires these and cannot provide them could consititute sprawl.</p> <p><b>Purpose 3</b> - This section of the boundary encloses Haxby Wood within the Green Belt, but no specifically designated land.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>3</b>	Boundary Name: <b>Drainage ditch between Grange Farm and Martin Hill Farm to east of Whitehouse Farm.</b>
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Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 8 Flat Diverse Arable Farmland
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	N/A
Historic Park & Garden	N/A		
Strategic Views	General Long Distance View from Brandsby	Open Space Typology	N/A
Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
Openness	<p>The proposed boundary itself is marked by historical field boundaries and a ditch/drain.</p> <p>The fields here have been enclosed for agricultural use historically. however, many fields have merged to increase agricultural productivity reducing the legibility of the historic landscape.</p> <p>While not as old or as legible as some of the surrounding areas these field still represent the agricultural heritage of this part of York. The fields now are marked out almost exclusively by ditches and drains and is representative of attempts to drain the land and increase agricultural productivity and manage the challenges of the landscape.</p> <p>Ditches are historical features of the York landscape are associated with diverse hedgerows which remain as field boundaries and contribute the sense of countryside and access to wildlife. The sporadic farmsteads across the area contribute to the historic rural feel.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. While the fields adjacent are of a similar age, style and legibility it is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.</p>		<p>There are small isolated areas of built development in the form of sporadic historical farmsteads off Moor Lane. These are acceptable agricultural uses within the Green Belt and contribute to their landscape character and are rural in nature.</p> <p>Haxby Wood lies immediately to the south of the proposed Green Belt boundary, along a small section of the proposed boundary and contributes to giving the landscape a sense of maturity, wildlife value and enclosure. The visual barrier it creates also gives a sense of enclosure in contrast to the more open land to the south.</p> <p>The fields further to the east and south of the proposed boundary are generally very flat and open, with good open views across the countryside north of Wigginton and towards the Strensall area. The fields are large as a result of drainage and improvements to agricultural productivity which has resulted in many of the boundaries being marked by ditches and broken hedgelines which are often replaced by species rich vegetated ditches.</p> <p>The openness of the fields enhances the sense of countryside and connectivity to the surrounding rural landscape.</p> <p>Other human influences in the area are minimal with minor roads and isolated farm tracks which add a sense of isolation and inaccessibility, the land is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>
	<p><b>Evidence shows that land to the south of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</b></p>		

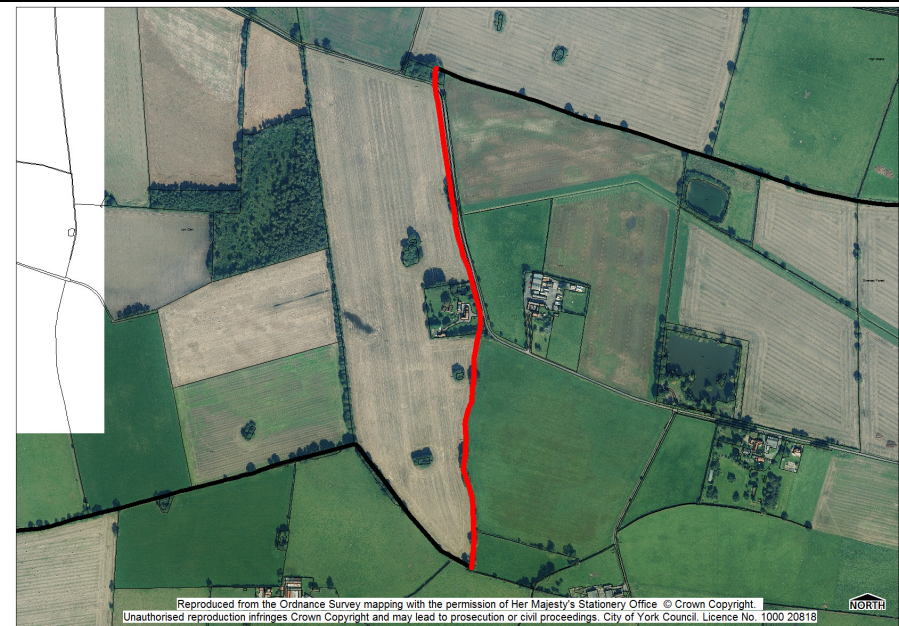
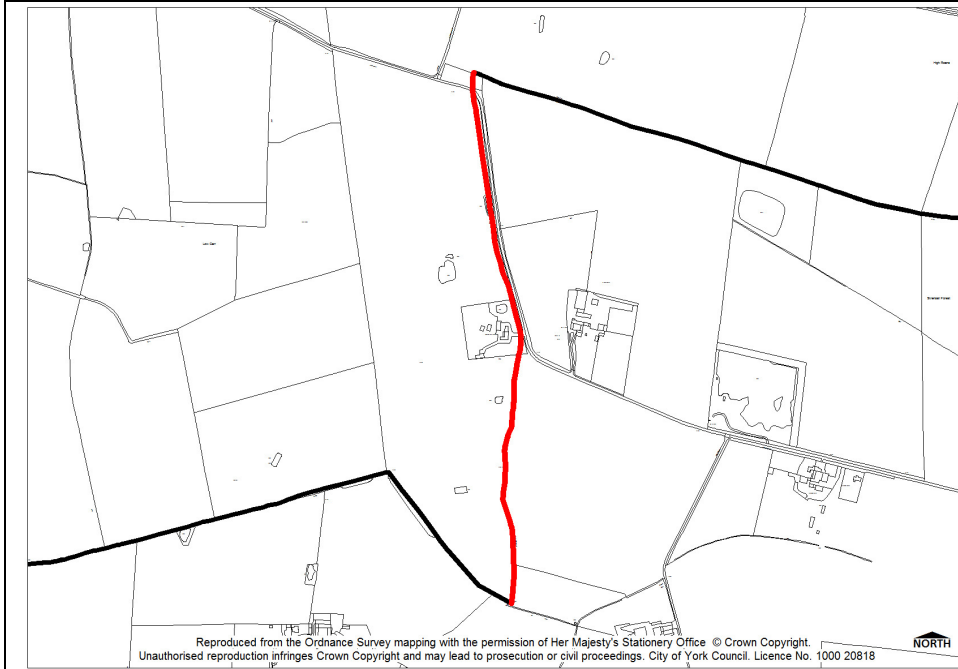
Section: <b>1</b>	Boundary: <b>3</b>	Boundary Name: <b>Drainage ditch between Grange Farm and Martin Hill Farm to east of Whitehouse Farm.</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The proposed boundary appears to be a strong and recognisable feature within the landscape, clearly defining a series of field boundaries and the edge of woodland which lie generally in an east-west direction. The line is marked by trees and hedges and a drainage ditch. While much of the landscape in the area is similar in nature the adjoining filed patterns in this area form a continuous line which is recognisable on maps and on the ground.</p>	<p>The proposed boundary is shown as an established field and road / track boundary as far back as at least the mid 19th Century.</p> <p>The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Haxby Town Council and Sutton on the Forest.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and change.</p> <p>All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p>
	<b>Hedge / trees / ditch / Administrative boundary</b>	
<p><b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b></p>		



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



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The boundary is not within proximity of land designated as having nature conservation or public openspace value but is part of the open countryside around the city of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>4</b>	Boundary Name: <b>East of Whitehouse Farm along Carr Lane, to the point where Carr Lane turns north west.</b>
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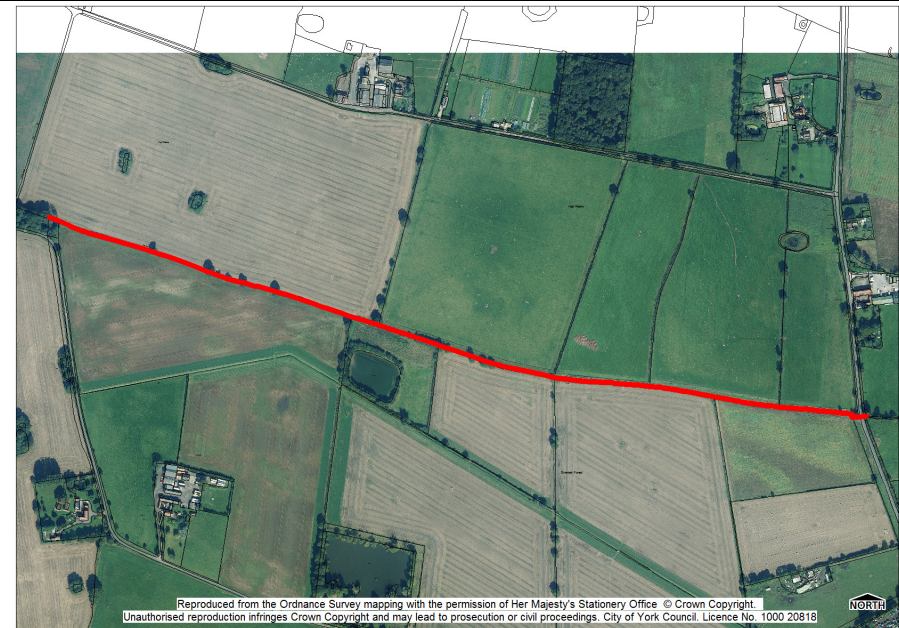
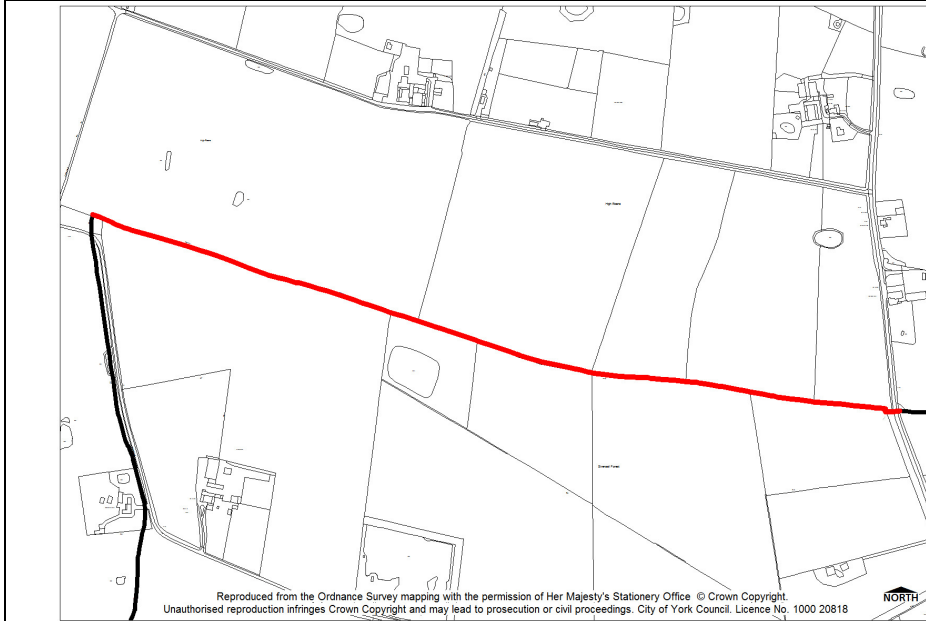
Local Openness					
Openness	Historic Context		Openness and Urban Fabric		
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 8 Flat Diverse Arable Farmland	
	Listed Buildings	N/A			
	Scheduled Monument	N/A	Urban Characterisation	N/A	
	Historic Park & Garden	N/A	Open Space Typology		
	Strategic Views	TBC			
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields	
	<p>The sporadic farmsteads across the area contribute to the historic rural feel. The fields to the east of this boundary formed parts of parliamentary enclosure but have been merged resulting in a large degree of boundary loss and therefore some deterioration in the legibility of the historic landscape. The merging of the fields is representative of attempts to drain the land and increase agricultural productivity and many of the field boundaries are marked by ditches. While not as old or as legible as some of the surrounding areas these field still represent the agricultural heritage of this part of York with the characteristic ditch boundaries associated with the historic agricultural use of this land. In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city and evidence of the populations development and agriculture.</p> <p>While the fields adjacent are of a similar age, style and legibility it is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.</p>		<p>Hundred Acre Farm and Forest Hill Farm, opposite, offer a degree of built form, but still very much in a rural setting and open landscape. The area is connected well to the surrounding rural landscape to the north of Wigginton and north west of Strensall the land is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>		
<p><b>Evidence shows that land to the east of the proposed boundary should be kept open in order to prevent sprawl, protect the special character of the historic city of York and assist in safeguarding the countryside from encroachment.</b></p>					

Section: <b>1</b>	Boundary: <b>4</b>	Boundary Name: <b>East of Whitehouse Farm along Carr Lane, to the point where Carr Lane turns north west.</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	The proposed boundary appears to be a strong and recognisable feature within the landscape, with defined field and road boundaries running generally in a north-south direction. The proposed boundary is formed by a low level field boundary (ditch) with sporadic trees followed by a short alignment of farm track and a metalled road (Carr Lane). The proposed boundary therefore represents a logical and robust boundary which can be identified on OS maps and on the ground.	The proposed boundary is shown as an established field and road / track boundary as far back as at least the mid 19th Century on the Council's historical maps. The historical maps from mid 19th Century show a large area to the west of Carr Lane (north of Hundred Acre Farm) as being covered by 'Hundred Acre Wood' - emphasising the boundary along Carr Lane. This woodland has since been cleared and currently forms open fields (with some tree cover on its eastern boundary with Carr Lane). The proposed boundary also forms the administrative boundary between Strensall With Towthorpe Parish Council and Sutton On The Forest Parish Council which has since been further established as the boundary between City of York Council and Hambleton District Council.  All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	<b>Hedge / trees / ditch / road / Administrative boundary</b>	
<b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b>		

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



Strategic Openness			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The boundary is not within proximity of land designated as having nature conservation or public openspace value but is part of the open countryside around the city of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>5</b>	Boundary Name: <b>Carr Lane corner to Sheriff Hutton Road</b>
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Local Openness					
Openness	Historic Context		Openness and Urban Fabric		
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 8 Flat Diverse Arable Farmland	
	Listed Buildings	N/A			
	Scheduled Monument	N/A	Urban Characterisation	N/A	
	Historic Park & Garden	N/A	Open Space Typology	N/A	
	Strategic Views	General Long Distance View from Sheriff Hutton			
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields	
<p>The proposed boundary encloses a short length of mature trees which are (remnants of a large a Hundred Acre Wood - shown on the mid 19th Century mapping. There are open views across the rural landscape with limited views of Strensall from most of the length of the boundary giving a sense of connection to the village but also an isolated rural feel to it particularly to the western end of this boundary. More recent farming techniques appear to have generally enlarged field patterns to the south of the boundary.</p> <p>The importance of the view of York in its rural setting when seen from Sheriff Hutton to the north has been identified and crosses this land/boudnary.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city and evidence of the populations development and agriculture.</p> <p>While the fields adjacent are of a similar age, style and legibility it is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.</p>		<p>The proposed boundary is formed by a short length of mature trees (remnants of a large a Hundred Acre Wood - shown on the mid 19th Century mapping).The boundary then turns to follow low level field boundaries and diches, sporadic tree cover and more extensive field hedges towards Sheriff Hutton Road in the east.</p> <p>This boundary lies within an area of open coutryside to the north west of Strensall, and is dominated by flat open fields, rising slightly to the north, with views of isolated farms and hedge and tree boundaries to adacent fields. Towards the eastern end of this boundary (near where it meets Sheriff Hutton Road), the area feels less open, with more established and taller hedge boundaries, enclosing fields. Beyond the Green Belt boundary (into Ryedale District) to the north, the land gently rises and several farmsteads area located close to the boundary. The overall impact, both to the north and south of the proposed Green Belt boundary, is that of open countryside, clearly in a rural setting.</p> <p>The area is connected well to the surrounding rural landscape to the north of Strensall and the land is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>			
<p><b>Evidence shows that land to the south of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment protect the special character and setting of the City of York.</b></p>					

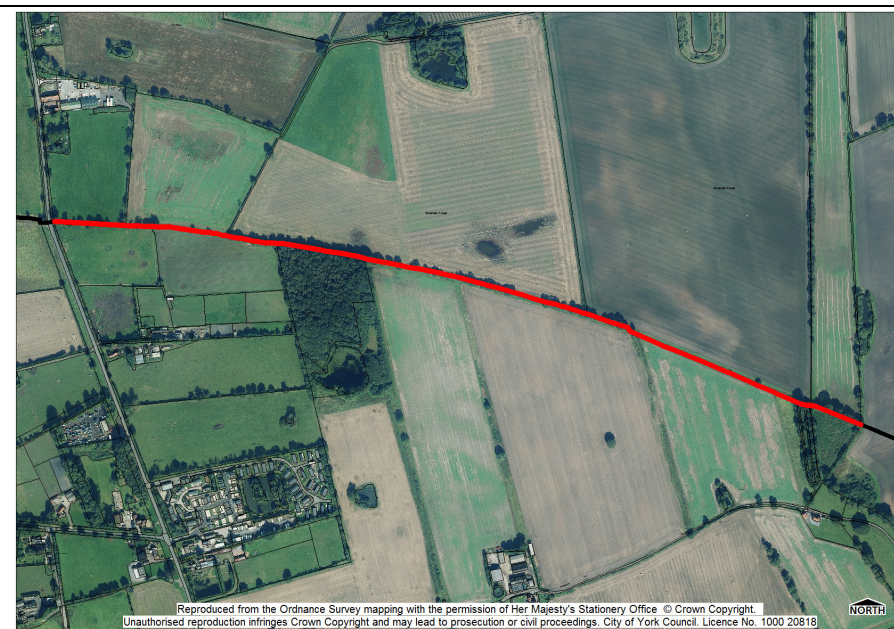
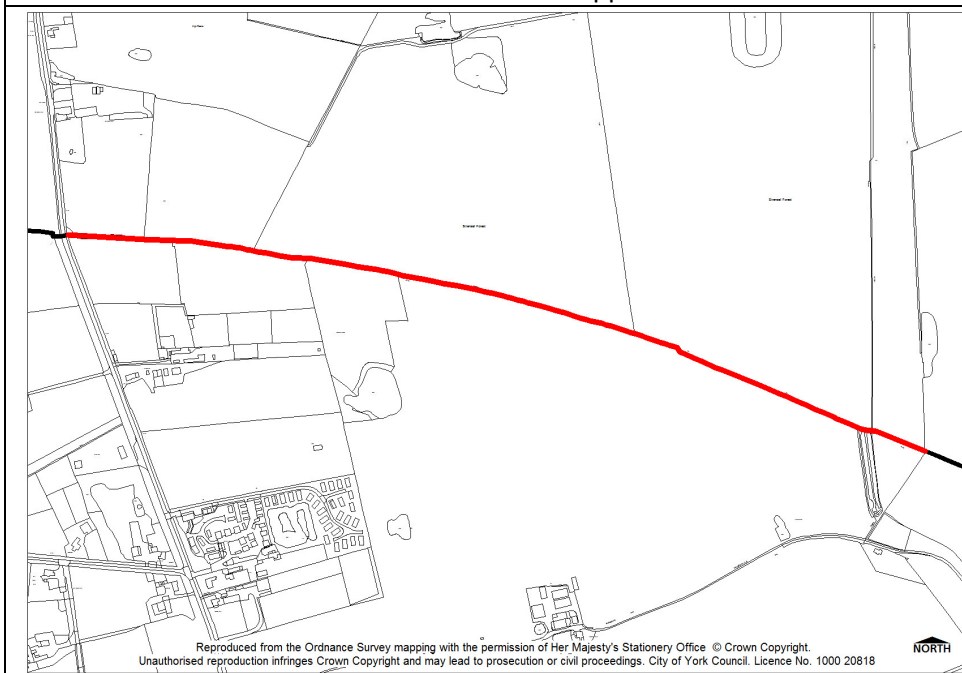


Section: <b>1</b>	Boundary: <b>5</b>	Boundary Name: <b>Carr Lane corner to Sheriff Hutton Road</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	The boundary is easily recognisable both on OS maps and in person by the vegetation and landscape features as well as the clear field boundaries. It forms a clear, continuous boundary running north-west to south-east, separating a series of smaller field patterns to the south and a series of larger field patterns to the north.	<p>The proposed boundary is shown as an established field boundary as far back as at least the mid 19th Century on the Council's historical maps, forming a clear, continuous boundary running north-west to south-east, separating a series of smaller field patterns to the south and a series of larger field patterns to the north.</p> <p>The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Strensall with Towthorpe (CYC) &amp; Sheriff Hutton (Ryedale)</p> <p>All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	<b>Field boundaries / hedge / trees / ditch / Administrative boundary</b>	
<b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b>		

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



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - Adjacent land to the south of the proposed boundary does not have access to 2 or more services; development here which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b>- The boundary is not within proximity of land designated as having nature conservation or public openspace value but is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>
	Nature Conservation	N/A	
	Green Corridor	Within 250m of Regional Corridor No. 3 - River Foss	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>6</b>	Boundary Name: <b>Sheriff Hutton Road to field boundary north west of Lock House.</b>
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Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 8 Flat Diverse Arable Farmland
	Listed Buildings	N/A	Urban Characterisation	N/A
	Scheduled Monument	N/A	Open Space Typology	N/A
	Historic Park & Garden	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
	Strategic Views	General Long Distance View from Sheriff Hutton		
	Urban Historic Landscape Character	N/A		
	<p>There are open views across the rural landscape with views of Strensall and from Strensall into this land from most of the length of the boundary giving a sense of connection to the village.</p> <p>The landscape to the south is characterised by scattered farmsteads at Green Acres and Duncombe farm with tracks and drains, diverse hedgerows and moderate woodland cover. The sense of the landscape is one of agricultural productivity and connection to the villages. More recent farming techniques appear to have generally enlarged field patterns to the south of the boundary.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city and evidence of the populations development and agriculture.</p> <p>While the fields to the north are of a similar age, style and legibility it is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.</p>		<p>This boundary lies within an area of open countryside north of Strensall. Towards the western edge of the boundary established hedges, enclosing small fields and a wooded area (Duncombe Wood) create a sense of enclosure and provide a visual barrier to land beyond this from certain points. Further east along the boundary, lower hedges and a low embankments form field boundaries giving a rural aspect, characterised by large open fields, with views across towards the Howardian Hills to the north and some limited views of the Brecks area of Strensall, to the south.</p> <p>The scattered farmsteads fit well within the rural environment and do not create negative or urbanising influences. While the cattery and caravan park at Redwing farm is a more intensive use of the land these structures are well screened from the surrounding rural environment with trees and shrubs and given the scale and temporary nature do not currently overwhelming the rural nature of the environment.</p> <p>The area is connected well to the surrounding rural landscape to the north of Strensall, the land is part of the open countryside around the city of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>	
<p><b>Evidence shows that land to the south of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment and to preserve the setting and special character of the historic City of York.</b></p>				

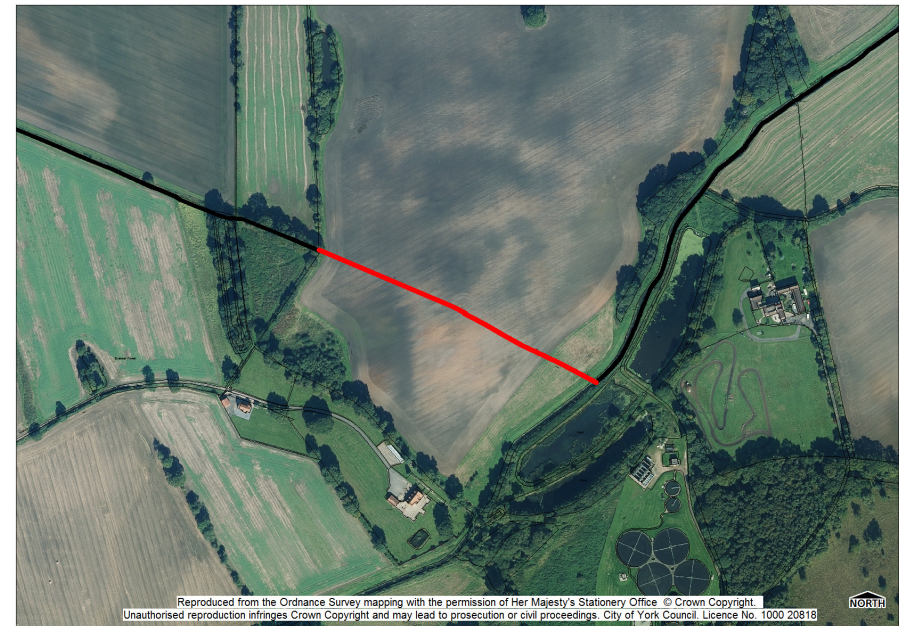
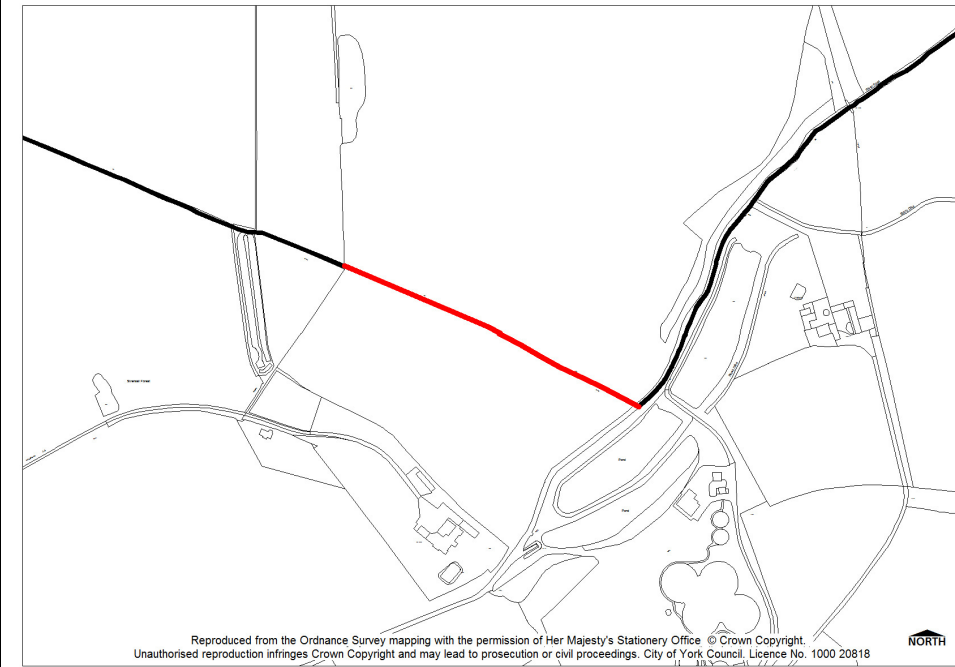


Section: <b>1</b>	Boundary: <b>6</b>	Boundary Name: <b>Sheriff Hutton Road to field boundary north west of Lock House.</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	The Boundary comprises natural features (field boundaries, wooded areas and tree/hedge/shrub line and landscape features (low embankment). The boundary along this section, therefore follows established and recognisable features which can be identified on OS maps and on the ground.  While there are other alternative pieces of infrastructure which the boundary could follow the visually intrusive hedge and tree line presents the clearest and the most consistent/continuous edge in the area.	The proposed boundary is shown as an established field boundary as far back as at least the mid 19th Century on the Council's historical maps, forming a clear, continuous boundary.  The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Strensall with Towthorpe (CYC) & Sheriff Hutton (Ryedale)
	<b>Field boundary / wood / hedge / trees / embankment / shrubs / Administrative boundary</b>	
<b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change</b>		

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



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The boundary adjacent to regional green infrastructure corridor no 3 and in proximity to District Corridor No 4 as well as Strensall Common SSSI and SAC making it very important for nature conservation purposes.</p>
	Nature Conservation	Within 250m of SSSI & SAC Strensall Common	
	Green Corridor	Adjacent to Regional Corridor Np.3- River Foss & Within 250m of District Corridor No 4 - Northern Heath	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>7</b>	Boundary Name: <b>Open field north west of Lock House to River Foss.</b>
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Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 8 Flat Diverse Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance View from Sheriff Hutton	Open Space Typology	N/A
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
	This is a small expanse of open field (part of a much larger field), which has been merged to improve the agricultural productivity. While the field it has merged with is to the other side of the boundary giving it a new level of connection to the north, this field would historically always have been part of the agricultural lands which supported Strensall Village. The field is slightly sloping to reduced views to the north. There are views towards Lock House and the River Foss to the south and east.		The area is in agricultural use and has connections to the surrounding rural landscape and to the north of Strensall. While Lock House to the south west and the sewage works to the south are urbanising features and evidence of human impact in the area both are well established as part of the rural environment in which they sit and do not detract for the sense of countryside in this location. The land is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.	
<b>Evidence shows that land to the south of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment, and to preserve the setting and special character of the historic City of York.</b>				

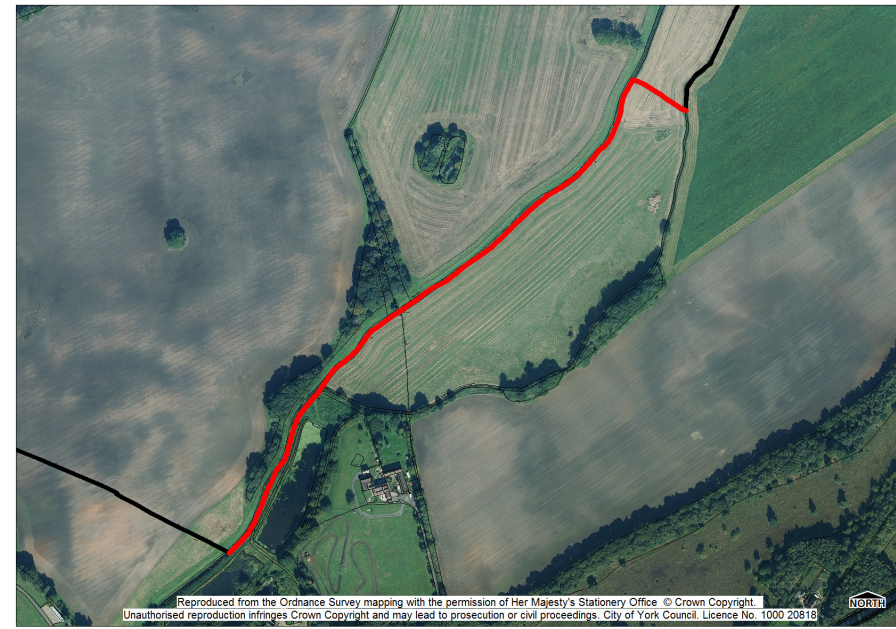
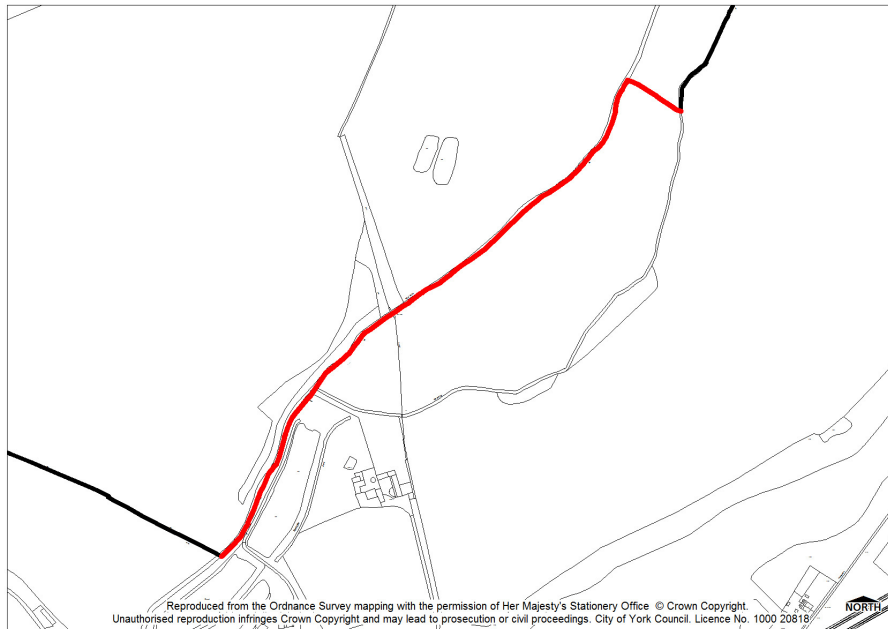


Section: <b>1</b>	Boundary: <b>7</b>	Boundary Name: <b>Open field north west of Lock House to River Foss.</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	While there are no physical feature on the ground along the length of this section of the boundary, the boundary is marked by linking the identifiable features of the corner of a small wooded area to the west and a point on the River Foss which is level with the separation area between balancing ponds to the east.  While the boundary could follow the modified field patten to cut across this field offers the most consitent/continuous edge in the area.	Whilst the boundary in this area does not follow established and recognisable physical features, other than linking them, it is the route of the established administrative parish and authority boundaries (Strensall with Towthorpe & Lillings Ambo and the CYC administrative boundary with Ryedale District Council) which runs across an enlarged grass field.  All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	<b>Links edge of a small wood, to the River Foss, north of Lock House / Administrative boundary.</b>	
<b>The boundary comprises of historical and administrative features which have been established for a significant period of time. This definition is reinforced by linking existing elements of the landscape. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b>		

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



Strategic Openness			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> -This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b>- The boundary adjacent to regional green infrastructure corridor no 3 and in proximity to Strensall Common SSSI and SAC making it very important for nature conservation purposes.</p>
	Nature Conservation	Within 250m of SSSI & SAC Strensall Common	
	Green Corridor	Adjacent to Regional Corridor No 3 - River Foss & Within 250m of District Corridor No.4 - Northern Heath	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>8</b>	Boundary Name: <b>River Foss east of Lock House to the point where it deviates from the Foss to Black Dike (west of East Lilling House)</b>
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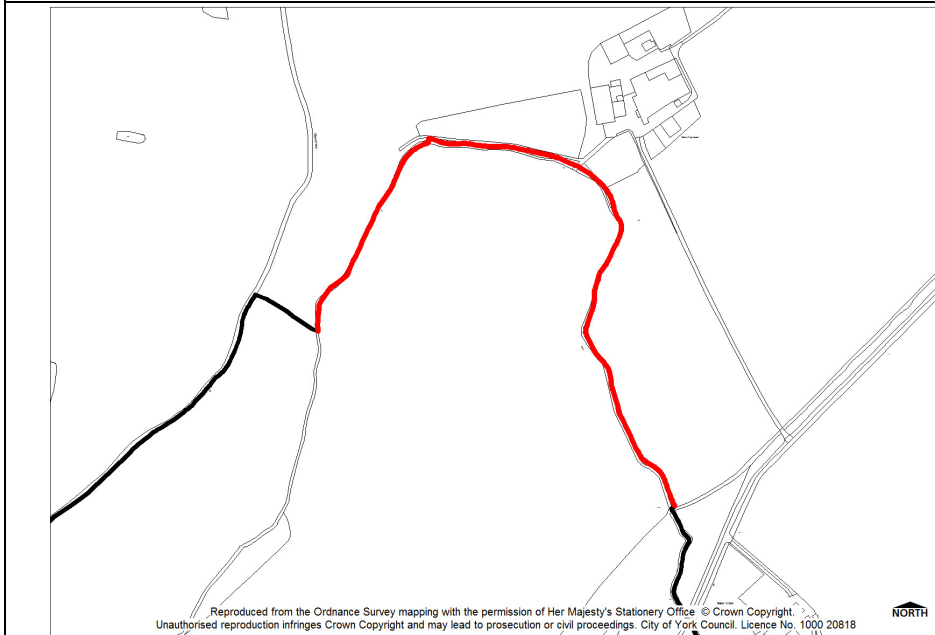
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 8 Flat Diverse Arable Farmland
	Listed Buildings	N/A	Urban Characterisation	N/A
	Scheduled Monument	N/A	Open Space Typology	N/A
	Historic Park & Garden	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
	Strategic Views	General Long Distance View from Sheriff Hutton		
	Urban Historic Landscape Character	N/A		
	<p>This boundary largely marks the route of the River Foss which is in part mirrored in a public footpath along its length as well as a footbridge over the Foss. The River Foss and agricultural division of fields give a sense of belonging to the village of Strensall.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city and evidence of the population's development and agriculture.</p> <p>While the fields to the north are of a similar age, style and legibility it is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.</p>		<p>This boundary follows the River Foss before cutting across to meet Black Dike. The southern part the boundary along the river contains wooded areas either side which give a sense of enclosure and a visually definitive boundary to the area. While the sewage works can be considered a negative human influence it has integrated well with the rural environment and does not form an overly urbanising feature. The public footpaths and accessibility of the area connect back to Strensall and give a sense of relationship with the village. The open landscape around the River Foss further north has views across to the Howardian Hills to the north, and to Strensall Common SSSI.</p> <p>The section of the Green Belt boundary which crosses a narrow bit of a field between the River Foss and Black Dike feels very open with views to East Lilling House (Farm) in the north and woodland beyond and flat open fields to the north and west but still a strong sense of connection to agricultural hinterland of Strensall.</p>	
<b>Evidence shows that land to the south east of the proposed boundary should be kept open in order to prevent sprawl and to assist in safeguarding the countryside from encroachment, and protecting the special character and setting of the City of York.</b>				

Section: <b>1</b>	Boundary: <b>8</b>	Boundary Name: <b>River Foss east of Lock House to the point where it deviates from the Foss to Black Dike (west of East Lilling House)</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	The boundary comprises of a watercourse (River Foss) and a a crop line between the River Foss and Black Dike. From the River Foss, east of Lock House, the proposed boundary follows the River in a north easterly direction, past several lagoons (Walbutts Sewage Works) and open fields, either side of the Foss. At the point where the southern field narrows, the boundary cuts across the field in a south easterly direction (defined by a change in ground / crop type), to the point where it meets Black Dike (ditch). The boundary along this section, therefore follows established and recognisable features which can be seen on OS maps and identified on the ground.	The river is a well established permanent feature as is the dike which can be identified on early OS maps. The boundary also marks historical and administrative boundaries ( Strensall with Towthorpe Parish & Lillings Ambo Parish) as well as the CYC administrative boundary with Ryedale District Council. The least permanant part of the boundary is where it follows a crop line which connects the river to Black Dike ditch but the fact that this boudnary is respected and farmers are still choosing to create a division along the administrative boundary line suggests a degree of permanence which goes beyond what is visual. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	<b>River Foss in part and crop line / change in vegetation cover in part / Administrative boundary.</b>	
<b>The boundary comprises of historical and administrative features which have been established for a significant period of time. This definition is reinforced by linking existing elements of the landscape. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b>		

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



Strategic Openness			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The boundary adjacent to regional green infrastructure corridor no 3 and in proximity to Strensall Common SSSI and SAC making it very important for nature conservation purposes.</p>
	Nature Conservation	Within 50m of SSSI & SAC Strensall Common	
	Green Corridor	Adjacent to Regional Corridor (3) & Within 50m of District Corridor No 4 - Northern Heath	
	Ancient Wood	N/A	



Section: <b>1</b>	Boundary: <b>9</b>	Boundary Name: <b>Black Dike to Common Road</b>
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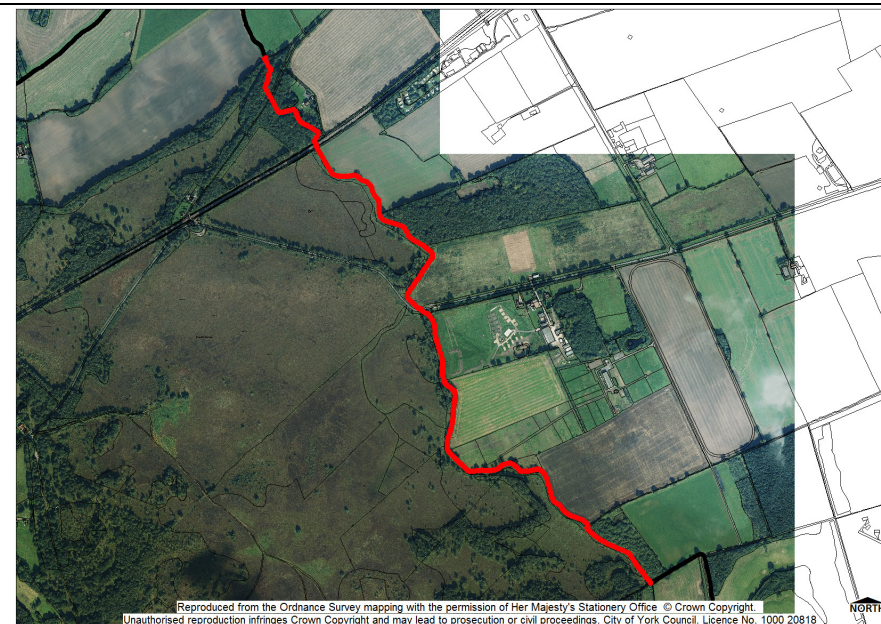
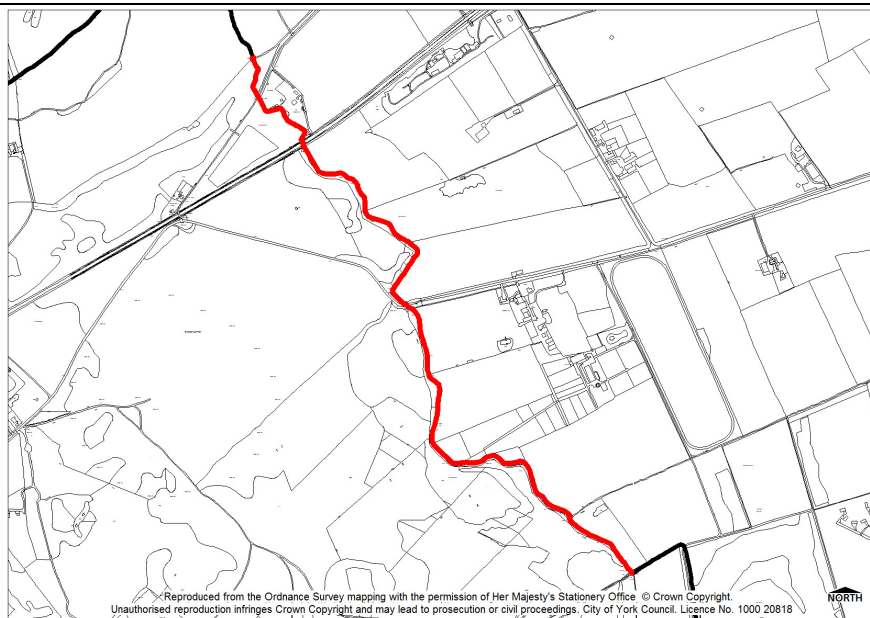
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 8 Flat Diverse Arable Farmland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	N/A
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
	<p>The proposed boundary itself is marked by a ditch/dike, these are historical features of the York Landscape which evidence past attempts to drain the land for more productive agricultural use. They are associated with diverse hedgerows which remain as field boundaries and contribute the sense of countryside and access to wildlife.</p> <p>The river and agricultural division of fields give a sense of belonging to the village of Strensall. In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. It is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.</p>		<p>Field to the South is in agricultural use with public footpaths, accessibility and views from the area connecting back to Strensall to give a sense of relationship with the village. Field to the South is in agricultural use with public footpaths, accessibility and views from the area connecting back to Strensall to give a sense of relationship with the village.</p> <p>The fields are large as a result of drainage and improvements to agricultural productivity which has resulted in many of the boundaries being marked by ditches and broken hedgelines. The openness of the fields enhances the sense of countryside and connectivity to the surrounding rural landscape.</p> <p>Other human influences in the area are minimal with a sense of isolation and inaccessibility, the land is part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape. The densely vegetated ditch creates a visual barrier impeding some of the view to the north – at least at certain times of year.</p>	
<p><b>Evidence shows that land to the east, south and west of the proposed boundary should be kept open in order to prevent sprawl and to assist in safeguarding the countryside from encroachment.</b></p>				

Section: <b>1</b>	Boundary: <b>9</b>	Boundary Name: <b>Black Dike to Common Road</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The boundary follows Black Dike. It does so in a north east direction before turning south east near East Lilling House, to the point where it meets the northern point of Strensall Common SSSI. At this point, the drain becomes the boundary to Strensall Common. The boundary continues to follow the drain as it cuts across a small area of dense woodland to meet Common Road.</p>	<p>The dike is a well established permanent feature which can be identified on early OS maps. It is well vegetated along much of its length creating further visual reference. The boundary also marks historical and administrative boundaries Strensall with Towthorpe (CYC) &amp; Flaxton (Ryedale) and the CYC administrative boundary with Ryedale District Council).</p> <p>All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
<b>Drain / hedges / woodland (in part) / Administrative boundary</b>		
<p><b>The boundary comprises of historical and administrative features which have been established for a significant period of time. This definition is reinforced by linking existing elements of the landscape. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b></p>		

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



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - Adjacent to SSSI &amp; SAC Strensall Common &amp; Within 50m of SINC Worlds End Plantation &amp; World's End (SE66-06YK) and part of District Green Infrastructure Corridor.</p>
	Nature Conservation	Adjacent to SSSI & SAC Strensall Common & Within 50m of SINC Worlds End Plantation & World's End (SE66-06YK)	
	Green Corridor	Adjacent to District Corridor No.4 - Northern Heath & Within 50m of Regional Corridor No 3 River Foss	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>10</b>	Boundary Name: <b>Common Road to eastern extreme of Strensall Common at White Carr Nooking.</b>
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Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Areas 7 Semi-enclosed Heathland and Adjacent to Character Area 12 River Foss Corridor to the North
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	N/A
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Unenclosed land Commonland (Lowland)
	<p>The proposed boundary itself is marked by a dike. This is reinforced by a change in landscape, historical field boundaries and trees. The boundary separates land to retain in the York Green Belt which has functioned as unenclosed land as historic Lowland Common. The Common remains as one of the few remaining 'wastes' in the region once covered by the royal forest of Galtres and has significant legibility to its history. This type of shared common land formed as a result of the underlying geology creating low fertility soils. It is important to York's heritage as unenclosed public grazing land close to settlements has formed an important part of landscape evolution and illustrates human influences on that landscape. This particular piece of land would have been used for common grazing of sheep for the people of Strensall. In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. The fields to the east are very different from this landscape but benefit from the setting of it - it is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.</p>		<p>The boundary encloses land which has historically been open common land and is now managed as Strensall Common, a SSSI and SAC nature conservation designations. This area creates a unique heathland habitat with a variety of special flora and fauna. Historically it has had very few boundary features but does have extensive woodland cover. This is in stark contrast to the land to the east of the proposed boundary which is of large Planned Parliamentary enclosure and farmed for more intensive agricultural benefits. The woodland cover or the common does restrict views in and out of the area in places and this gives the area a sense of enclosure in this location. There are human impacts on the landscape in the form of Strensall Army Camp and shooting range which create an intrusion of noise. Towthorpe Civic Amenity site is also in the vicinity but screened by trees. The railway and roads are well integrated into the landscape. There are some urbanising influences to the east, in the form of a caravan park which could have an impact if allowed to expand but at present this is somewhat screened from the common by trees.</p>	
<p><b>Evidence shows that land to the west of the proposed boundary should be kept open in order to assist in protecting the special historic character and setting of the City of York and safeguarding the countryside from encroachment.</b></p>				

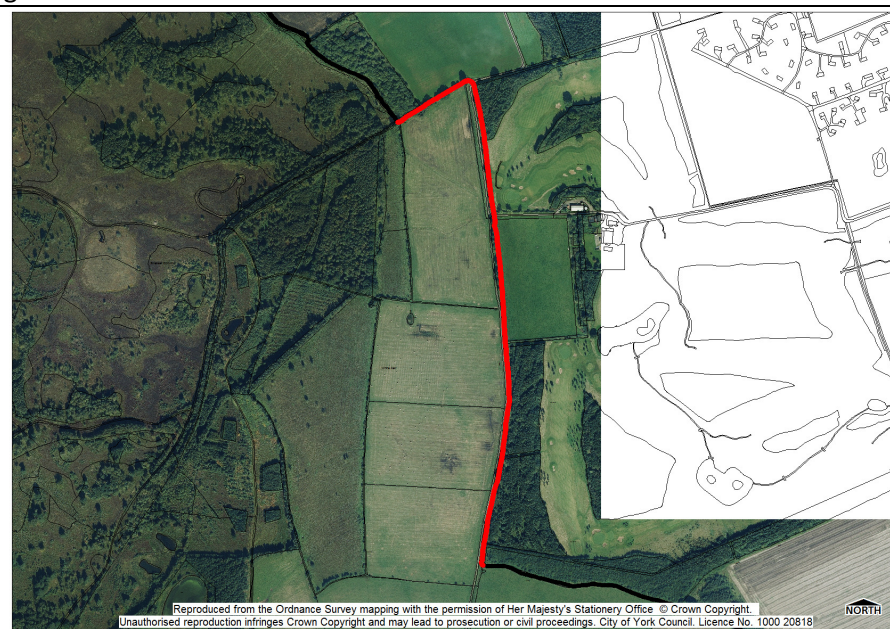
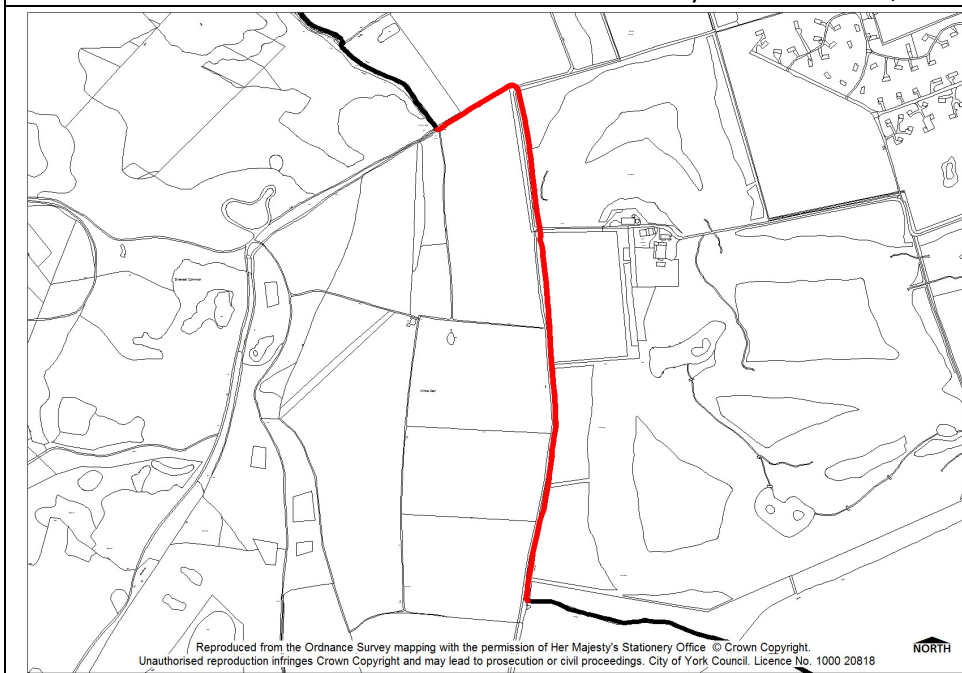
Section: <b>1</b>	Boundary: <b>10</b>	Boundary Name: <b>Common Road to eastern extreme of Strensall Common at White Carr Nooking.</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The boundary follows a dike which becomes named as ‘The Syke’. This dike marks the eastern extent of Strensall Common. There is a distinct change in the context and nature of the boundary along this division as the common represents more open grazed healthland and the fields to the east of structured agricultural parliamentary enclosure.</p> <p>Following the dike, the boundary cuts through Beck Wood, and crosses the railway line and is easily recognisable on OS maps and on the ground. The vegetation along this boundary also helps it to visually stand out.</p> <p>The dike/ditch represents the most consistent and continuous boundary in the vicinity.</p>	<p>The dike is a well established permanent feature which can be identified on early OS maps. The boundary is further reinforced by the change in the context and nature of the landscape, the ditches vegetation and a tree belt offer further visual clarity and these are reinforced by the administrative boundaries of the Parishes of Strensall with Towthorpe &amp; Flaxton as well as the CYC administrative boundary with Ryedale District Council. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	<b>Ditch / tree / hedge / field / Administrative boundary</b>	
<p><b>The boundary comprises of historical and administrative features which have been established for a significant period of time. This definition is reinforced by linking existing elements of the landscape. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</b></p>		



Section: <b>1</b>	Boundary: <b>11</b>	Boundary Name: <b>White Carr Plantation &amp; Worlds End</b>
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The boundary follows the northern edge of 'White Carr Plantation' (a tree line) in a north easterly direction, before turning south to run along the eastern boundary to 'Worlds End', following a track and a line of trees.



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - Adjacent to Worlds End Planation an important SINC site which contains relict healthland with invertbrate and bird interest as well as Acid Grassland Health fen and marsh. Part of District Green Infrastructure Corridor.</p>
	Nature Conservation	Within 50m of SSSI & SAC Strensall Common & Within 50m of SINC Worlds End Plantation & World's End (SE66-06YK)	
	Green Corridor	Adjacent to District Corridor No.4 - Northern Heath	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>11</b>	Boundary Name: <b>White Carr Plantation &amp; Worlds End</b>
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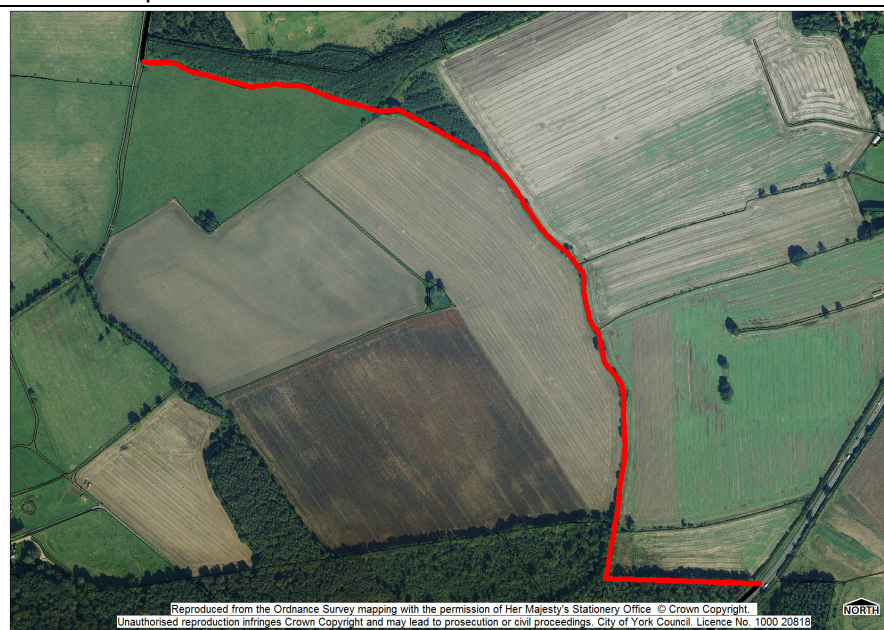
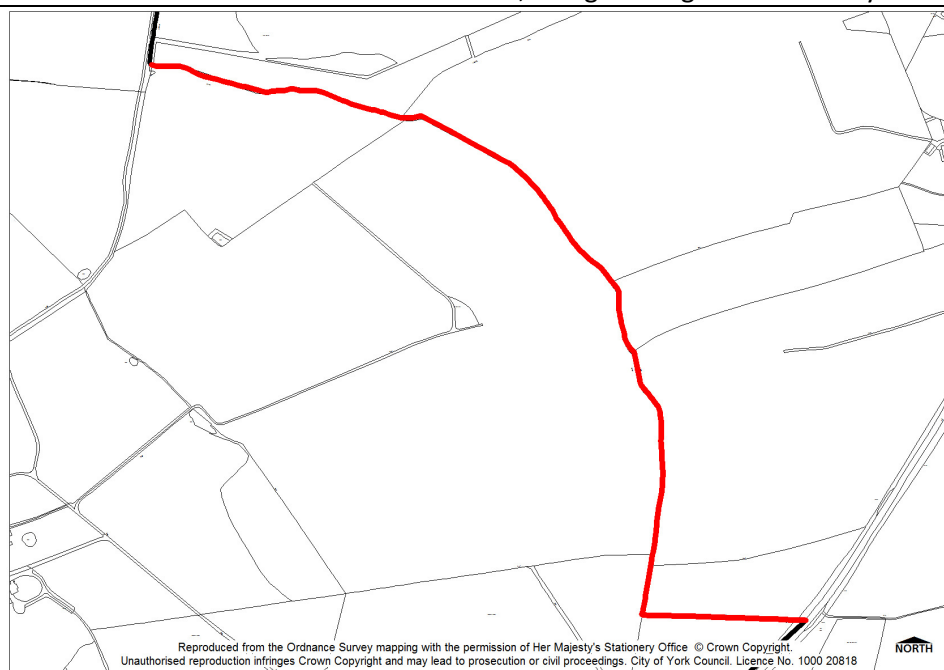
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 7 Semi-enclosed Heathland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance View from South West of Malton	Open Space Typology	N/A
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Unenclosed land Commonland (Lowland)
	The boundary separates land to retain in the York Green Belt which while not part of the Common itself has close relationships and links to it. The fields in this location have seen some change in recent times but are still considered to be part of the landscape character of the semi - enclosed heathland which is important to the heritage of York. It is not within the scope of this study to investigate land beyond the administrative boundary of the City of York.		Whilst the boundary here does include some enclosed fields adjacent to the Open Common land, these are part of World's End SINC site and represents a clear distinction between these and the landscaped golf course to the east (Sandburn Hall), which is surrounded by deep tree belt, giving a sense of enclosure to this area and reducing views out. This area part of the is very important for green infrastructure and is part of a corridor which supports the important landscapes and habitats in the area.	
<b>Evidence shows that land to the west of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment and preserve the historic character and setting of the historic City of York.</b>				

Section: <b>1</b>	Boundary: <b>11</b>	Boundary Name: <b>White Carr Plantation &amp; Worlds End</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The boundary comprises of natural features (tree/hedge/woodland boundaries) and a gravel track. From the point where the Green Belt turns north east on the northern edge of 'White Carr Plantation', the Green Belt boundary follows a tree line, before turning south to run along the eastern boundary of 'White Carr Plantation' and 'Worlds End', following a track and a line of trees.</p>	<p>The track and trees provide well established permanent feature which can be identified on early OS maps. The boundary is further reinforced by the change in the context and nature of the landscape, and these are reinforced by the administrative boundaries. The boundary comprises of historical features (Parish boundary (Stockton-On-The-Forest &amp; Flaxton) and the CYC administrative boundary with Ryedale District Council). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p>
	<b>Track with hedges / trees / woodland / Administrative boundary</b>	
<p><b>The boundary comprises of historical and administrative features which have been established for a significant period of time. This definition is reinforced by linking existing elements of the landscape. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b></p>		

Section: <b>1</b>	Boundary: <b>12</b>	Boundary Name: <b>Worlds End to A64.</b>
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The boundary turns east, following a defined tree belt, separating the golf course to the north from the open agricultural fields to the south. The boundary continues to follow field boundaries defined by a tree / hedge line to the point where it meets a heavily wooded area to the south west. The boundary then turns east, along the edge of the heavily wooded area to the point where it meets the A64.



Strategic Openness			
<b>Openness</b>	Green Belt Appraisal	Partially Adjacent to Extended Green Wedge (D2)	<p><b>Purposes 4 &amp; 2</b> – Part of the boundary selected represents the northern edge of an area important to the historic character and setting of York. The area is described as being important to retain the open approaches, rural and historic setting of York as well as being important to the Stockton-On-The -Forest Conservation Area which is enhanced by the adjoining agricultural landscapes. Extended Green Wedges also play an important role in mainining the pattern of development and separation of settlements.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location could consititute sprawl.</p> <p><b>Purpose 3</b> - Part of the District Green Corridor No 4 and linking important wildlife sites in the area as well</p>
	Nature Conservation	Within 50m of SINC World's End (SE66-06YK)	
	Green Corridor	Adjacent to District Corridor No.4 - Northern Heath	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>12</b>	Boundary Name: <b>Worlds End to A64.</b>
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		as being part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.
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Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 7 Semi-enclosed Heathland
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Strategic Views	General Long Distance View from south west of Malton	Open Space Typology	N/A
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
	The proposed boundary itself is marked by a ditch/dike. The fields in this location have seen some change in recent times but are still considered to be part of the landscape character of the semi-enclosed heathland which is important to the heritage of York.		To the north of the boundary is with the landscaped golf course of Sandburn Hall. This is surrounded by a deep tree belt giving a sense of enclosure. Further south the boundary marks a change in the orientation of field patterns to the east and west of it but there are open views across both areas of land. While the fields either side are of a similar age, style and legibility it is not within the scope of this study to investigate land beyond the administrative boundary of the City of York. To the south of the boundary is an area of dense woodland (Sandburn Wood/King's Moors Plantations) which also add to a sense of enclosure. This area is very important for green infrastructure and is part of a corridor which supports the important landscapes and habitats in the area.	
<b>Evidence shows that land to the south west of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment and preserve the historic character and setting of the historic City of York.</b>				

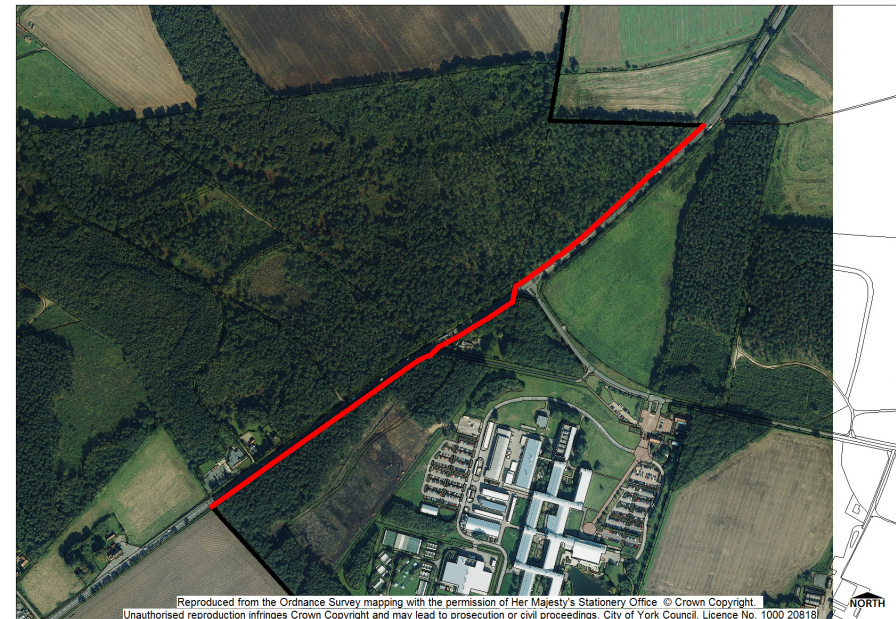
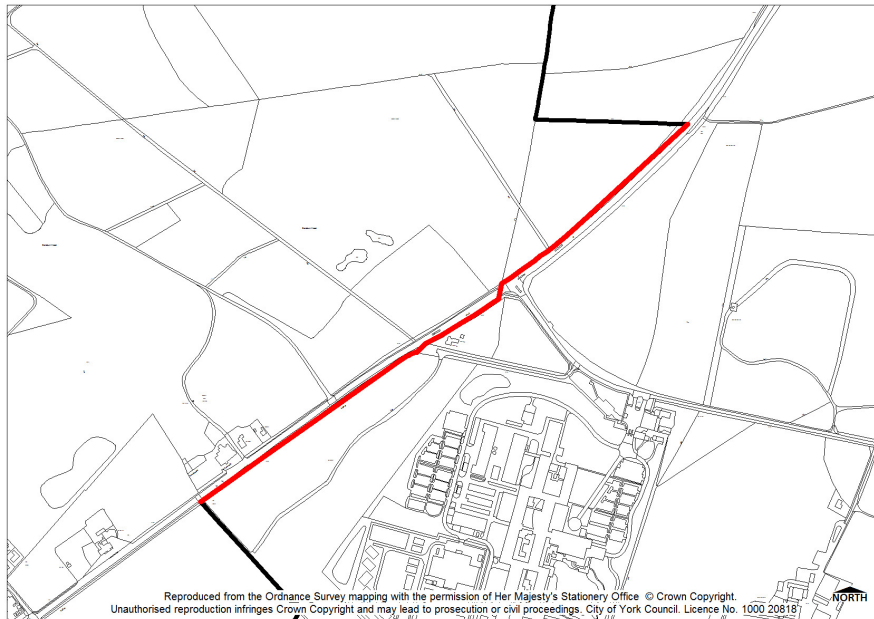


Section: <b>1</b>	Boundary: <b>12</b>	Boundary Name: <b>Worlds End to A64.</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The proposed boundary itself is marked by a dike and natural features (woodland and field boundaries defined by trees and hedges). These are easily recognisable on OS maps and on the ground.</p>	<p>The dike is a long established feature and can be seen on early editions of OS maps. The natural boundaries are further reinforced by the administrative boundaries of Stockton-On-The-Forest Parish &amp; Flaxton and Claxton Parish as well as the CYC administrative boundary with Ryedale District Council. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p>
	<b>Woodland / field boundary / trees &amp; hedges / Administrative boundary</b>	
<p><b>The boundary comprises of historical and administrative features which have been established for a significant period of time. This definition is reinforced by linking existing elements of the landscape. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b></p>		

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



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	Adjacent to Extended Green Wedge (D2)	<p><b>Purposes 4 &amp; 2</b> - The boundary selected represents the northern edge of an area identified as important to the historic character and setting of York. The area is described as being important to retain the open approaches, rural and historic setting of York as well as being important to the stockton on the forest conservation area which is enhanced by the adjoining agricultural landscapes. Extended Green Wedges also play an important role in maintaining the pattern of development and separation of settlements.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location could consititute sprawl.</p> <p><b>Purpose 3</b> - The boundary is not within proximity of land designated as having nature conservation or public open space value but is part of the open countryside around the city of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor No. 4 Northern Heath	
	Ancient Wood	N/A	

Section: <b>1</b>	Boundary: <b>13</b>	Boundary Name: <b>A64</b>
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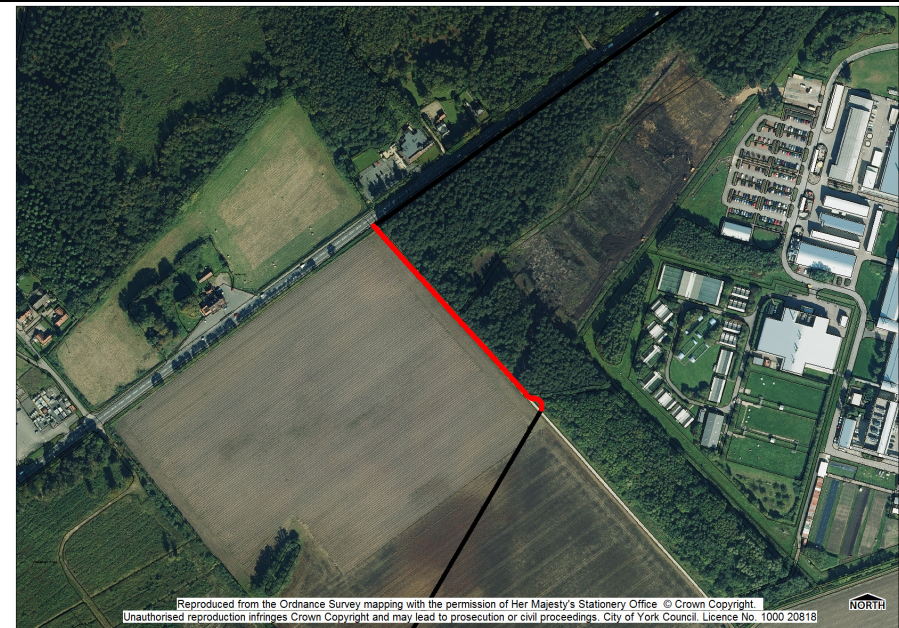
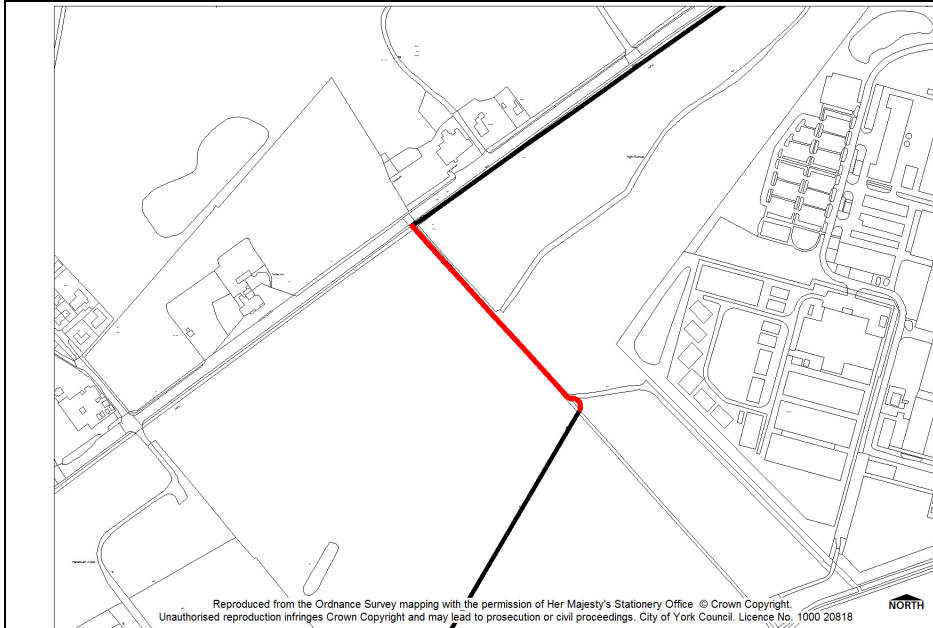
Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 7 Semi-enclosed Heathland
	Listed Buildings	Within 250m of Grade 2; Sandburn Cross 100m N Tanglewood Inn A64		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Strategic Views	TBC	Open Space Typology	N/A
	Urban Historic Landscape Character	Institutional Civil and municipal active	Rural Historic Landscape Character	Woodland Mixed plantation
	<p>The boundary encompasses an area of mixed plantation woodland to the north within the Green Belt boundary. The Woodland is thought to originate between 1600 and 1850AD and has maintained significant legibility to its historic landscape with some increase in boundary cover since First Edition OS mapping. The area contains broad leaf and coniferous species which are defined externally by drains. The boundary is also in proximity to listed buildings on the A64 and adjacent to the extended green wedge D2</p>		<p>This boundary follows the A64 Trunk Road which for the most part is bordered by dense woodland - with a large area historical area to the north west, and a dense tree belt around Central Science Laboratory, to the south east. Consequently, open views are very restricted along this section of the boundary. While there are trees to both the north and south of the boundary the nature of these landscapes are very different with that in the north relating to historical land use and cover and that in the south relating to the screening of modern development but it is not within the scope of this study to assess land outside of the authority boundary. The land to the north of the boundary is also part of a Green Corridor which supports the important conservation sites nearby.</p>	
<p><b>Evidence shows that land to the north west of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment and preserve the historic character and setting of the historic City of York.</b></p>				

Section: <b>1</b>	Boundary: <b>13</b>	Boundary Name: <b>A64</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The boundary along this section follows strongly defined natural features (dense woodland) and man-made features (A64 Trunk Road and Neptunes Restaurant). It also forms the administrative boundary between City of York Council and Ryedale District Council and also follows the boundary between Stockton-On-The-Forest Parish Council (CYC) and Sand Hutton Parish Council (Ryedale District Council).</p>	<p>The boundary comprises of historical features following the parish boundary of Stockton-On-The Forest parish (CYC) &amp; the administrative boundary with Sand Hutton Parish (Ryedale ) between the CYC and Ryedale boundary. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
<b>Road / dense woodland / car park / Administrative boundary</b>		
<p><b>The boundary comprises of historical and administrative features which have been established for a significant period of time. This definition is reinforced by linking existing elements of the landscape. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b></p>		

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



Strategic Openness			
<b>Openness</b>	Green Belt Appraisal	Adjacent to Extended Green Wedge (D2)	<p><b>Purposes 4 &amp; 2</b> -The boundary selected represents the northern edge of an area identified as important to the historic character and setting of York. The area is described as being important to retain the open approaches, rural and historic setting of York as well as being important to the stockton on the forest conservation area which is enhanced by the adjoining agricultural landscapes. Extended Green Wedges also play an important role in maintaining the pattern of development and separation of settlements.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - Dense woodland within District Green Corridor 4 which feeds into Strensall Common as well as being part of the open countryside around the City of York and contributes to its setting along with the setting of individual villages which make up the wider landscape.</p>
	Nature Conservation	N/A	
	Green Corridor	Adjacent to District Corridor No. 4 Northern Heath	
	Ancient Wood	N/A	



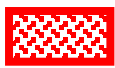
Section: <b>1</b>	Boundary: <b>14</b>	Boundary Name: <b>A64 to eastern boundary of Central Science Laboratories.</b>
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Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	Character Area 6 Undulating Arable Farmland
	Listed Buildings	Within 250m of Grade 2; Sandburn Cross 100m N Tanglewood Inn A64		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Strategic Views	TBC	Open Space Typology	N/A
	Urban Historic Landscape Character	Institutional Civil and municipal active	Rural Historic Landscape Character	Enclosed land Planned large scale parliamentary enclosure
	<p>The boundary encompasses an areas of mixed plantation woodland within the Green Belt boundary. The woodland is thought to originate between 1600 and 1850 AD and has maintained significant legibility to its historic landscape with some increase in boundary cover since First Edition OS mapping.</p> <p>The boundary is in proximity to listed buildings on the A64</p>		<p>The boundary marks the distinction between dense woodland and the extensive CSL site and its numerous buildings (National Agri-food Innovation Campus / Fera Science Ltd Research Institute / Abingdon Health) The views to the south west are of an open field, but another area of woodland to the south of the field restrict open views towards Stockton On The Forest and York. A farm track and post and rail fence form the actual boundary which is also marked by ditches. To the north east, the dense wooded area forms a narrow belt, protecting it from views of the CSL Site. It is not within the scope of this study to investigate land beyond the administrative boundary of the City of York</p>	
<p><b>Evidence shows that land to the west of the proposed boundary should be kept open in order to prevent sprawl, assist in safeguarding the countryside from encroachment and preserve the historic character and setting of the historic City of York.</b></p>				

Section: <b>1</b>	Boundary: <b>14</b>	Boundary Name: <b>A64 to eastern boundary of Central Science Laboratories.</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The boundary along this section follows natural features (dense woodland) and man-made features (post and rail fence and a gravel track). From the point where the boundary cuts across the A64 by Neptune's Restaurant, the Green Belt follows a defined tree belt / field boundary (field in the Green Belt).</p>	<p>The boundary has been established for a significant amount of time and is complemented by mature trees. It is further reinforced as an administrative boundary in the form of Parish Council boundary of Stockton-On-The Forest (CYC) &amp; Sand Hutton Parish (Ryedale) as well as the division between adjacent authorities. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
<b>Dense woodland / field boundary / post and rail fence / gravel track / Administrative boundary</b>		
<p><b>The boundary comprises of historical and administrative features which have been established for a significant period of time. This definition is reinforced by linking existing elements of the landscape. The layering of different boundary features in the form of historical and current built and natural features, as well as being supported as administrative boundaries, offers strength and resilience to change.</b></p>		





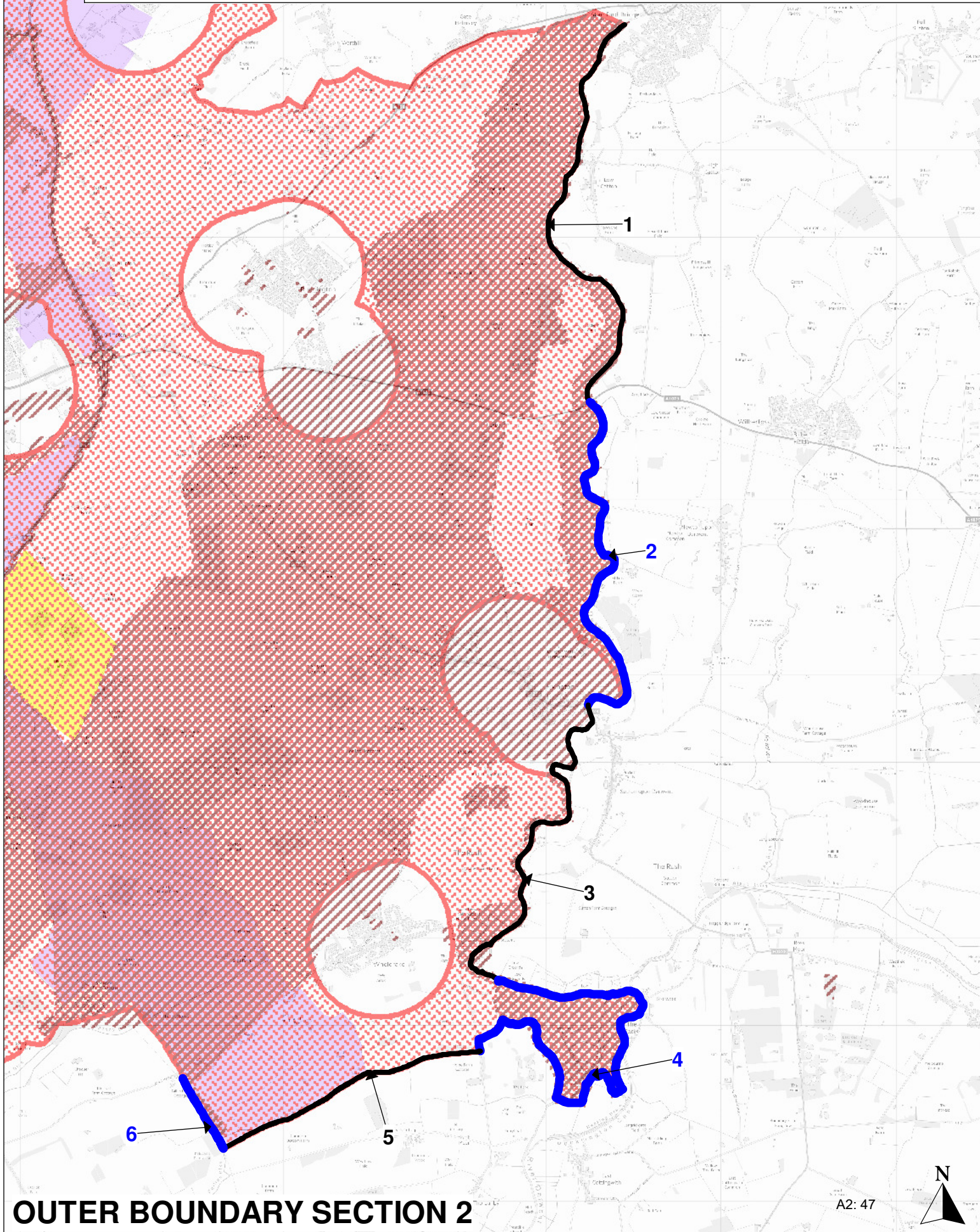
Areas without access to 2 or more services - Areas preventing Sprawl



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



Areas protecting Special Character and Setting (including coalescence)



# OUTER BOUNDARY SECTION 2





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



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - Purpose 4 &amp; 2 - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The River Derwent in this section is of International and National nature conservation value designated as a SAC, SPA and SSSI. The boundary also forms part of Local and Regional Green Infrastructure Corridors</p>
	Nature Conservation	Adjacent to SSSI & SAC River Derwent & Within 50m of SINC Kexby Bridge (SE75-01YK)	
	Green Corridor	Adjacent to Regional Corridor (2) & Within 50m of Local Corridor (20) Southern Heath	
	Ancient Wood	N/A	

Section: <b>2</b>	Boundary: <b>1</b>	Boundary Name: <b>Section 1 - River Derwent west of Stamford Bridge to Kexby Bridge (A1079)</b>
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Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	N/A
	Listed Buildings	Adjacent to Grade 2; Stamford Bridge Viaduct, Kexby & Within 50m of Grade 2 ; Kexby Old Bridge, Kexby		
	Scheduled Monument	Within 50m of SMR No.171; Kexby Bridge - SE705511	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Strategic Views	Long Distance View from Bishop Wilton and Millington	Open Space Typology	N/A
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	This is an area of piecemeal enclosure which consists of medium sized semi irregular fields defined
	<p>The River Derwent forms an important part of York's historic character and setting and represents many centuries of social as well as environmental history through the ephemeral flooding and traditional management of hay meadows and then Lammes Lands, which has continued along the banks for hundreds of years resulting in a very specialised landscape which has a mature historic feel. This is added to by the medieval built features which mark important crossing points. The boundary is adjacent to Stamford Bridge Viaduct and close to Kexby Old Bridge (both Grade 2 listed, Kexby Bridge is also a scheduled monument SMR No.171)</p> <p>This section of boundary is part of strategically important views from from Bishop Wilton and Millington, of the City of York in its setting and therefore protecting them from built development is important to the context of the City. The setting of the villages surrounding the City are equally important as part of the wider landscape.</p>		<p>The landscape is generally flat open fields either side of the River Derwent - which is bordered by the river bank and generally includes intermittent tree / shrub / hedge boundaries and footpaths. The landscape is defined by 'ings' land which has been characterised by its management of flooding and farming and as such the fields are characterised by ditches and drains rather than hedgerows or woodland and have resulted in rich semi natural grassland of very high conservation value. The River Derwent is the largest continuous area of lowland flood meadow left in the UK. The feel of the landscape is one of unity, tranquility and intimacy.</p> <p>The northern edge of the boundary runs close to the current built up area of Stamford Bridge and Low Catton Village to the east of the river (within the East Riding of Yorkshire Council) but it is not within the remit of this study to evaluate land outside of the authority area. The topography is generally very flat and open - with open views to the countryside and beyond. Apart from Stamford Bridge and Low Catton there are no significant buildings close to the boundary - a few sporadic farmsteads are located a short distance from the boundary, but they don't add an urban influence to the openness of the area.</p> <p>It is not within the scope of this study to assess land outside of the authority boundary but the River Derwent provides a robust limit which will have impeded movement.</p>	
<b>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character</b>				



Section: <b>2</b>	Boundary: <b>1</b>	Boundary Name: <b>Section 1 - River Derwent west of Stamford Bridge to Kexby Bridge (A1079)</b>
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**and setting of the historic City of York, prevent sprawl and assist in safeguarding the countryside from encroachment.**

<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	The boundary is formed by the River Derwent which forms a long established, recognisable and strong boundary identifiable on maps and on the ground.  The boundary along the River Derwent within this section is formed by the river bank and includes intermittent tree/shrub/hedge boundaries.	The proposed boundary is shown as the established river which can be traced back to the earliest maps held by the authority.  The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Kexby (CYC) & Stamford Bridge (ERY) and Catton (ERY). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	<b>River Derwent / river banks / paths / hedges and trees / Administrative boundary</b>	
<b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</b>		

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



Strategic Openness			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - Purpose 4 &amp; 2 - This section of the Green Belt boundary does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The River Derwent in this section is of international and national nature conservation value designated as a SAC, SPA and SSSI. Also adjacent to SINC Kexby Bridge &amp; Within 250m of SINC Kexby Bank West. The boundary also forms part Regional Green Infrastructure Corridor 2 and &amp; is within 250m of District Corridor (05) Elvington Tilmire</p>
	Nature Conservation	Adjacent to SSSI & SAC River Derwent & Adj to SINC Kexby Bridge (SE75-01YK) & Within 250m of SINC Kexby Bank West (SE75-02YK)	
	Green Corridor	Adjacent to Regional Corridor (2) & Within 250m of District Corridor (05) Elvington Tilmire	
	Ancient Wood	N/A	

Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>Section 2 - River Derwent from Kexby Bridge (A1079) to Elvington Bridge (B1228)</b>
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Local Openness				
Historic Context		Openness and Urban Fabric		
Conservation Area	Within 50m of Conservation Area 21 - Elvington	ECUS Landscape Appraisal	N/A	
Listed Buildings	Adjacent to Grade 2; Stamford Bridge Viaduct; Kexby Old Bridge; Sutton Bridge & Within 250m Elvington Hall			
Scheduled Monument	Within 50m of SMR No.171; Kexby Bridge - SE705511	Urban Characterisation	N/A	
Historic Park & Garden	N/A			
Strategic Views	N/A	Open Space Typology	N/A	
Urban Historic Landscape Character	Water treatment Works	Rural Historic Landscape Character	Enclosed Land – Modern Improved Fields	
Openness	<p>The River Derwent forms an important part of York's historic character and setting in the River historically provided important methods of transporting goods and people in to the area. The River Derwent also represents many centuries of social as well as environmental history through the ephemeral flooding and traditional management of hay meadows and then Lammas Lands, which has continued along the banks for hundreds of years resulting in a very specialised landscape which has a mature historic feel given the mature clumps of trees and built features such as important crossing points along the river length and the boundary is adjacent to Stamford Bridge Viaduct, Kexby Old Bridge and Sutton Bridge (All Grade 2 listed).</p> <p>The south end of the boundary is within 50m of Elvington Conservation Area which contains listed buildings for which the surrounding countryside provides some of the setting.</p> <p>The Conservation Area Appraisal designates the meadows between the River Derwent and the village as an integral part of its character as the evolution of the village has been closely linked with the river both in terms of crossing points and economic activity with fisheries in this area</p>		<p>The landscape is generally flat open fields either side of the Derwent - which is bordered by the river bank and generally includes intermittent tree / shrub / hedge boundaries and footpaths. The landscape is defined by 'ings' land which has been shaped by ephemeral flooding and continued traditional management as hay meadow. The fields are characterised by ditches and drains rather than hedgerows or woodland and have resulted in rich semi natural grassland of very high conservation value. The River Derwent is the largest continuous area of lowland flood meadow left in the UK. The feel of the landscape is one of unity, tranquility and intimacy.</p> <p>The small settlement of Kexby, a hamlet/settlement that forms part of Yorks wider hinterland is included to the west of the River Derwent as enclosed within the Green Belt. Telegraph lines, Elvington Water Treatment Works and Elvington Village introduce an element of built up influence to the area.</p> <p>Sporadic farms are located a short distance from the boundary, but they don't add an urban influence to the openness of the area. Newton On Derwent village lies a short distance from the boundary, to the east, but does not add any urbanising influences on the boundary or surrounding area.</p> <p>It is not within the scope of this study to assess land outside of the authority boundary but the River Derwent provides a robust limit which will have impeded movement.</p>	

Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>Section 2 - River Derwent from Kexby Bridge (A1079) to Elvington Bridge (B1228)</b>
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	<p>listed in the Domesday Book. Much of Elvington’s prosperity however, originates from the agriculture and the richly productive fields which surround it.</p> <p>Further fields to the north of Elvington along this boundary are thought to have originally been part of the Elvington Award. However, some of these have lost some of their legibility and part of this has been through the development of the Elvington Sewerage Treatment Centre which is enclosed within the Green Belt. What has remained however is a small area to the north of the treatment centre which is a small area of piecemeal enclosure focused around Old Hall Farm and consists of medium sized semi irregular fields defined by erratic ditches with significant legibility and dates to the early post med period, which is also enclosed within the Green Belt.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and change. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>	
	<p><b>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the historic City of York, prevent sprawl and assist in safeguarding the countryside from encroachment.</b></p>	

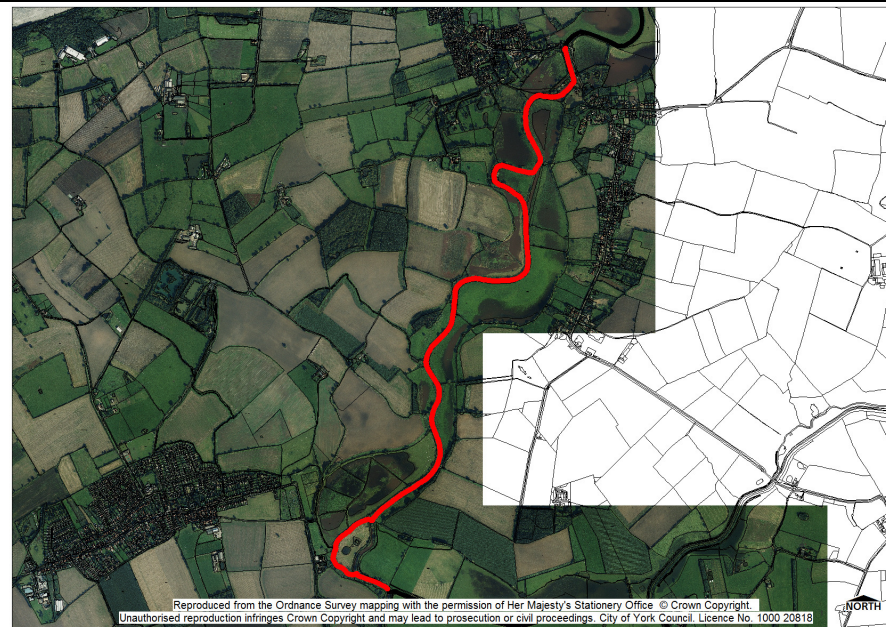
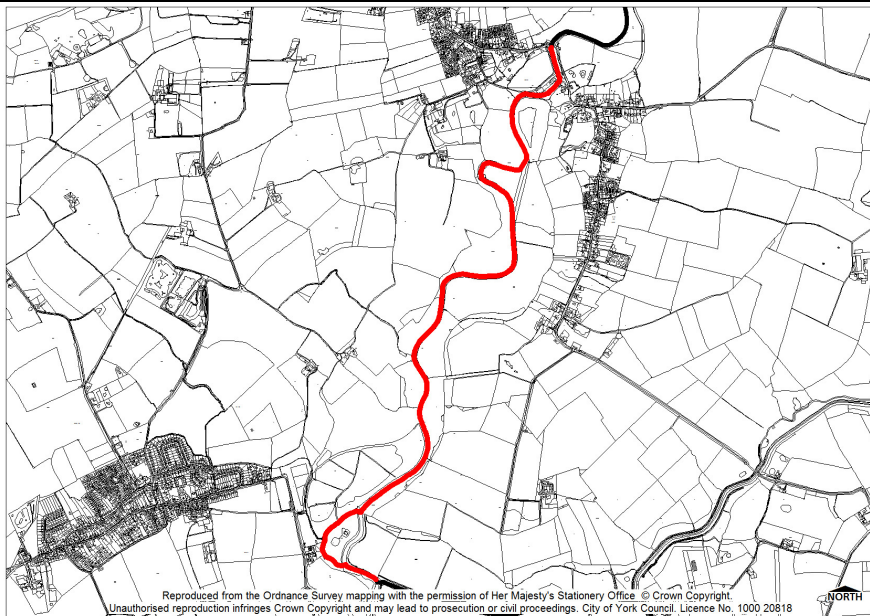
Section: <b>2</b>	Boundary: <b>2</b>	Boundary Name: <b>Section 2 - River Derwent from Kexby Bridge (A1079) to Elvington Bridge (B1228)</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The boundary is formed by the River Derwent which forms a long established, recognisable and strong boundary identifiable on maps and on the ground.</p> <p>The boundary along the River Derwent within this section is formed by the river bank and includes intermittent tree/shrub/hedge boundaries.</p>	<p>The proposed boundary is shown as the established river which can be traced back to the earliest maps held by the authority.</p> <p>The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Kexby (CYC) and Elvington (CYC) &amp; Catton (ERY) and Newton On Derwent (ERY) and Sutton On Derwent (ERY). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	<b>River Derwent / river banks, / paths / hedges and trees / Administrative boundary</b>	
<p><b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</b></p>		



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



Strategic Openness			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - Purpose 4 &amp; 2 - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The River Derwent in this section forms a nationally significant nature conservation site which includes the Lower Derwent Valley Nature Reserve and Wheldrake Ings Nature Reserve. Adj to Ramsar, SSSI, SAC &amp; SPA Derwent Ings, Wheldrake Ings &amp; Adj to SSSI &amp; SAC River Derwent &amp; Adj to SINC West Carr Masks (SE74-01YK) &amp; Within 250m of SINC Church Lane Meadows (SE74-02YK) Adjacent to Regional Corridor (2) &amp; Within 50m of District Corridor (05) Elvington Tilmire</p>
	Nature Conservation	Adj to Ramsar, SSSI, SAC & SPA Derwent Ings, Wheldrake Ings & Adj to SSSI & SAC River Derwent & Adj to SINC West Carr Masks (SE74-01YK) & Within 250m of SINC Church Lane Meadows (SE74-02YK)	
	Green Corridor	Adjacent to Regional Corridor (2) & Within 50m of District Corridor (05) Elvington Tilmire	
	Ancient Wood	N/A	

Section: <b>2</b>	Boundary: <b>3</b>	Boundary Name: <b>Section 3 - Elvington Bridge (B1228) to the bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Ings Nature Reserve)</b>
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Local Openness					
Openness	Historic Context		Openness and Urban Fabric		
	Conservation Area	Within 50 m of Conservation area 21 - Elvington	ECUS Landscape Appraisal	N/A	
	Listed Buildings	Within 50m of Grade 2 ; Sutton Bridge, Elvington & Within 250m of Grade 2; Holy Trinity Church, Church Lane, Elvington & Grade 2 ; Elvington Hall Elvington York YO41 4AA			
	Scheduled Monument	N/A	Urban Characterisation	N/A	
	Historic Park & Garden	N/A			
	Strategic Views	N/A	Open Space Typology	N/A	
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed Land Piecemeal enclosure and Lowland Meadow	
	<p>The River Derwent forms an important part of York's historic character and setting in that the River has historically provided important methods of transporting goods and people in to the area. The River Derwent also represents many centuries of social as well as environmental history through the ephemeral flooding and traditional management of hay meadows and then Lammas Lands, which has continued along the banks for hundreds of years resulting in a very specialised landscape which has a mature historic feel given the mature clumps of trees and built features such as important crossing points along the river length and the boundary is within Sutton Bridge (Grade 2 listed).</p> <p>The north end of the boundary is within 50m of Elvington Conservation Area which contains listed buildings for which the surrounding countryside provides some of the setting.</p> <p>The Conservation Area Appraisal designates the meadows between the River Derwent and the village as an integral part of its character as the</p>		<p>The landscape is generally flat open fields either side of the Derwent - which is bordered by the river bank and generally includes intermittent tree / shrub / hedge boundaries and footpaths. The landscape is defined by 'Ings' land which has been shaped by ephemeral flooding and continued traditional management as hay meadow. The fields are characterised by ditches and drains rather than hedgerows or woodland and have resulted in rich semi natural grassland of very high conservation value. The River Derwent is the largest continuous area of lowland flood meadow left in the UK. The feel of the landscape is one of unity, tranquility and intimacy.</p> <p>The topography is generally very flat and open - with open views to the countryside and beyond. The boundary is also adjacent to local designated SINCS West Carr Masks. Parts of the boundary which are formed of Lowland Common are managed as part of the Lower Derwent Valley Nature Reserve.</p> <p>The northern edge of the boundary runs close to Elvington village (to the north-west) and Sutton-On-Derwent (to the east). Apart from these there are no significant buildings close to the boundary, although Wheldrake is quite close, to the south west - a few sporadic farmsteads are located a short distance from the boundary, but they don't add an urban</p>		

Section: <b>2</b>	Boundary: <b>3</b>	Boundary Name: <b>Section 3 - Elvington Bridge (B1228) to the bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Ings Nature Reserve)</b>
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	<p>evolution of the village has been closely linked with the river both in terms of crossing points and economic activity with fisheries in this area listed in the Domesday Book. Much of Elvingtons prosperity however originates from the agriculture and the richly productive fields which surround it.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and change. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>	<p>influence to the openness of the area.</p> <p>It is not within the scope of this study to assess land outside of the authority boundary but the River Derwent provides a robust limit which will have impeded movement.</p>
<p><b>Evidence shows that land to the west of the proposed boundary should be kept open in order to preserve the historic character and setting of the historic City of York, prevent sprawl and assist in safeguarding the countryside from encroachment.</b></p>		

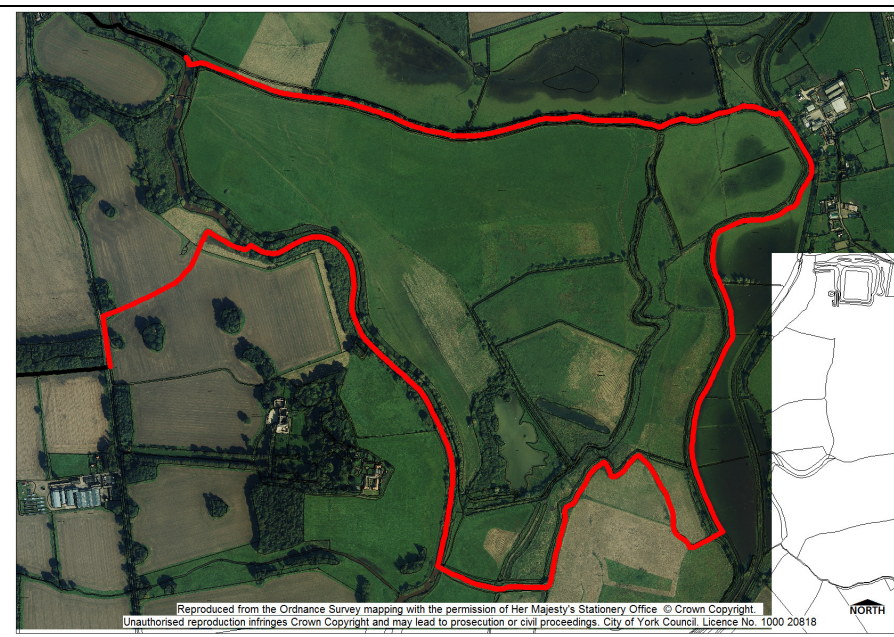
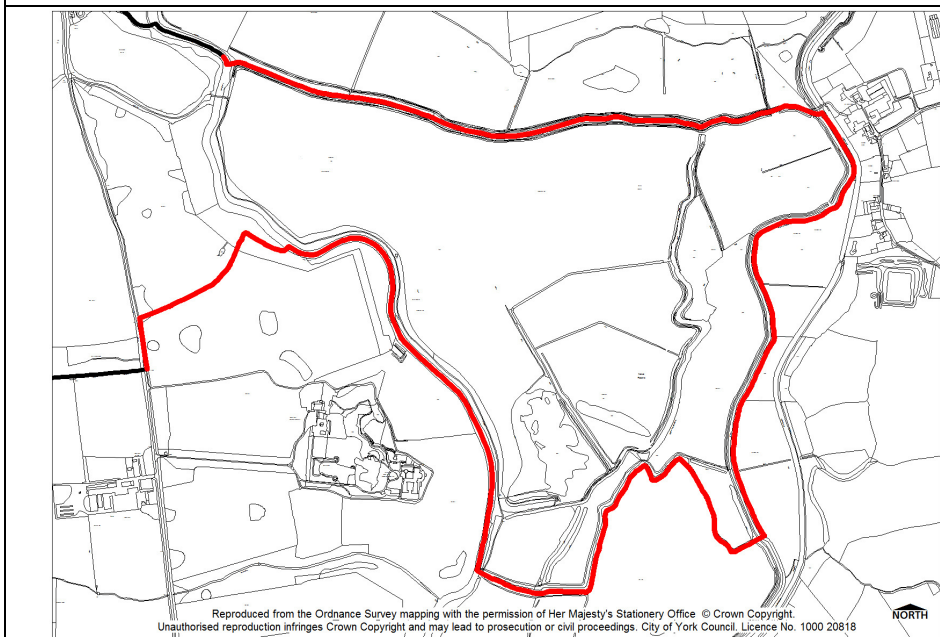
Section: <b>2</b>	Boundary: <b>3</b>	Boundary Name: <b>Section 3 - Elvington Bridge (B1228) to the bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Ings Nature Reserve)</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	The boundary is formed by the River Derwent which forms a long established, recognisable and strong boundary identifiable on maps and on the ground.  The boundary along the River Derwent within this section is formed by the river bank and includes intermittent tree/shrub/hedge boundary and footpaths.	The proposed boundary is shown as the established river which can be traced back to the earliest maps held by the authority.  The boundary offers further permanence in that it follows the line of the City of York Authority boundary which itself mirrors the Parish boundary between Elvington (CYC) and Wheldrake (CYC) & Sutton On Derwent (ERY). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	<b>River Derwent / river banks, / paths / hedges / trees / Administrative boundary</b>	
<b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</b>		



Section: <b>2</b>	Boundary: <b>4</b>	Boundary Name: <b>Section 4 - Bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Nature Reserve) to south eastern corner of Mattie Brown Wood / Church Lane</b>
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From here, the boundary deviates from the current River Derwent, to follow the course of the old River Derwent and banking east and then south, turning west to follow established watercourses within the Nature Reserve, before rejoining the current River Derwent to head north and follow a crop line east to Church Lane and Mattie Brown Wood.



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	N/A	<p><b>Purposes 4 &amp; 2</b> - Purpose 4 &amp; 2 - This section of the Green Belt boundary does not sit within an area identified by “The Approach to the Green Belt Appraisal” (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The River Derwent in this section forms a nationally significant nature conservation site which includes the Lower Derwent Valley Nature Reserve and Wheldrake Ings Nature Reserve.</p>
	Nature Conservation	Adjacent to Ramsar, SSSI, SAC & SPA Derwent Ings, Wheldrake Ings & Adj to SSSI, SAC & SPA Derwent Ings	
	Green Corridor	Adjacent to Regional Corridor (2)	
	Ancient Wood	N/A	



Section: <b>2</b>	Boundary: <b>4</b>	Boundary Name: <b>Section 4 - Bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Nature Reserve) to south eastern corner of Mattie Brown Wood / Church Lane</b>
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Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	N/A	ECUS Landscape Appraisal	N/A
Listed Buildings	N/A	Urban Characterisation	N/A
Scheduled Monument	N/A		
Historic Park & Garden	N/A	Open Space Typology	N/A
Strategic Views	N/A	Rural Historic Landscape Character	Enclosed land Lowland meadow
Urban Historic Landscape Character	N/A	<p>The landscape is generally flat open fields either side of the Derwent - which is bordered by the river bank and generally includes intermittent tree / shrub / hedge boundaries and footpaths. The landscape is defined by 'Ings' land which has been shaped by ephemeral flooding and continued traditional management as hay meadow. The fields are characterised by ditches and drains rather than hedgerows or woodland and have resulted in rich semi natural grassland of very high conservation value. The River Derwent is the largest continuous area of lowland flood meadow left in the UK. The feel of the landscape is one of unity, tranquility and intimacy.</p> <p>Wheldrake Ings itself is characterised by a mixture of open fields, grasslands, a network of watercourses &amp; open water, trees, shrubs and reed beds and man made wooden viewing hides. The natural 'features' of this area do compromise the openness to some extent and the area is managed as part of the Lower Derwent Valley National Nature Reserve.</p> <p>Wheldrake is quite close, to the north west, and Storwood to the east and East Cottingwith to the south - a few sporadic farmsteads are located a short distance from the boundary, but they don't add an urban influence to the openness of the area. Thicket Priory Carmelite Monastery lies just outside the Green Belt boundary, set adjacent to a wooded area, visible from within the Nature Reserve.</p>	
<p>The River Derwent forms an important part of York's historic character and setting in that the River historically provided important methods of transporting goods and people in to the area. The River also represents many centuries of social as well as environmental history through the ephemeral flooding and traditional management of hay meadows and then Lammas Lands, which has continued along the banks for hundreds of years resulting in a very specialised landscape which has a mature historic feel given the mature clumps of trees and built features such as important crossing points along the river length.</p> <p>The lowland meadow which forms the Ings is a historic landscape from the post medieval period of around 1540 to 1850 and has maintained significant legibility.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and change. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p>	<p><b>Evidence shows that land enclosed by the proposed boundary should be kept open in order to preserve the historic character and setting of the historic City of York, prevent sprawl and assist in safeguarding the countryside from encroachment.</b></p>		

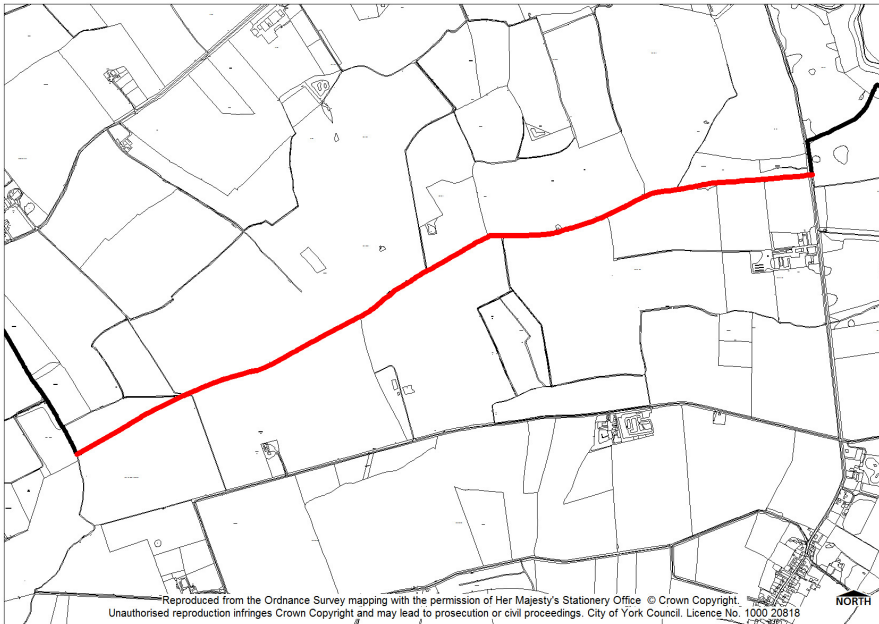
Openness

Section: <b>2</b>	Boundary: <b>4</b>	Boundary Name: <b>Section 4 - Bend in the River Derwent, just north of Ings Lane (Entrance to Wheldrake Nature Reserve) to south eastern corner of Mattie Brown Wood / Church Lane</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The boundary is formed in part by the old course of the River Derwent which is depicted on maps and visible on the ground as it is marked by an embankment. This embankment forms the main feature depicting the boundary. Where the boundary turns west to join up with the current course of the River Derwent it does this by following existing water features which are identifiable as part of the current nature reserve. To the north of Thicket Priory Carmelite Monastrey, the boundary crosses an open field to the point where it meets, and follows the road between Wheldrake and Thorganby (Church Lane).</p>	<p>The old course of the River Derwent is an historical boundary and this is supported by the administrative boundary between City of York Council and East Riding of Yorkshire Council/ Selby District Council also following the same course. The boundary marks the distinction between Wheldrake Parish Council (CYC), Sutton On Derwent Parish Council (East Riding of Yorkshire Council), Cottingwith Parish Council (East Riding of Yorkshire) and Thorganby Parish Council (Selby District Council). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	<p><b>River Derwent / old course of the Derwent / tributaries inc banks and nature reserve / undefined crop line across a field and Church Lane / Administrative boundary</b></p>	
<p><b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</b></p>		

Section: <b>2</b>	Boundary: <b>5</b>	Boundary Name: <b>Section 5 - South eastern corner of Mattie Brown Wood / Church Lane to field boundary south west of Gilbertsons Wood.</b>
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From here, the boundary runs west along the southern edge of Mattie Brown Wood following a drainage ditch (Parks Drain which becomes Keldcarrs Drain) and along a number of field boundaries until it meets Gilbertsons Wood



<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	Partially adjacent to Extended Green Wedge (D3)	<p><b>Purposes 4 &amp; 2</b> - Purpose 4 &amp; 2 - This section of the Green Belt boundary is important in preserving the setting and special character of York and is identified as the southern boundary of "Extended Green Wedge (D3) the aim of which is to retain the open area south of the A64 in order to continue a wedge of countryside outside the ring road.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The boundary is to the west of sites which are of national and international importance for nature conservation value. Wheldrake Ings is designated as a RAMSAR, SAC, SPA and SSSI and is part of the open countryside around the City of York and its villages.</p>
	Nature Conservation	N/A	
	Green Corridor	N/A	
	Ancient Wood	N/A	

Section: <b>2</b>	Boundary: <b>5</b>	Boundary Name: <b>Section 5 - South eastern corner of Mattie Brown Wood / Church Lane to field boundary south west of Gilbertsons Wood.</b>
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Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	N/A	ECUS Landscape Appraisal	N/A
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	N/A
Historic Park & Garden	N/A		
Strategic Views	N/A	Open Space Typology	N/A
Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Modern improved fields
Openness	<p>The boundary is marked by a ditch and (Park's Drain) and field boundaries.</p> <p>Historical influences are reflected in the field patterns of the area especially the strip fields around Wheldrake, halls and parkland, scattered antiquities and traditional settlements which characterise the landscape in this area. Mattie Brown Wood which forms the eastern end of this boundary is an area of post medieval broad leafed plantation. Ditches are historical features of the York Landscape and evidence of past attempts to drain the land for more productive agricultural use. They are associated with diverse hedgerows which remain as field boundaries and contribute the sense of countryside and access to wildlife.</p> <p>In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city.</p>		<p>The landscape is generally flat and farmed extensively for arable crops except where drainage has caused problems and has lead to pockets of grazing land. As a result many drains and ditches intersect the area. It forms the lowest lying area of the York Green Belt at 10 metres AOD or less rising to 15 metres AOD along the Escrick Moraine to the south east, Wheldrake is quite close, to the north - a few sporadic farmsteads are located a short distance from the boundary, but they don't add an urban influence to the openness of the area..With the exception of the part bordering Mattie Brown Wood, the whole section is characterised by open fields with hedge and sporadic trees - with open views across flat fields towards Wheldrake to the north, and open fields and sporadic farms &amp; power stations to the south. Although the topography is generally very flat, the land rises slightly to the north west, immediately west of Wheldrake. The lack of hedgerows and trees creates a wide open foreground landscape, however the high woodland cover throughout the area contributes to an overall sense of enclosure and provides a well balanced landscape. There are some negative human influences in the form of light industrial developments. While the fields to the south of this boundary may be of a similar type and landscape it is not within the scope of this study to analyse land outside of the authority boundary.</p>
	<b>Evidence shows that land to the north of the proposed boundary should be kept open in order to preserve the historic character and setting of the historic City of York, prevent sprawl and assist in safeguarding the countryside from encroachment.</b>		

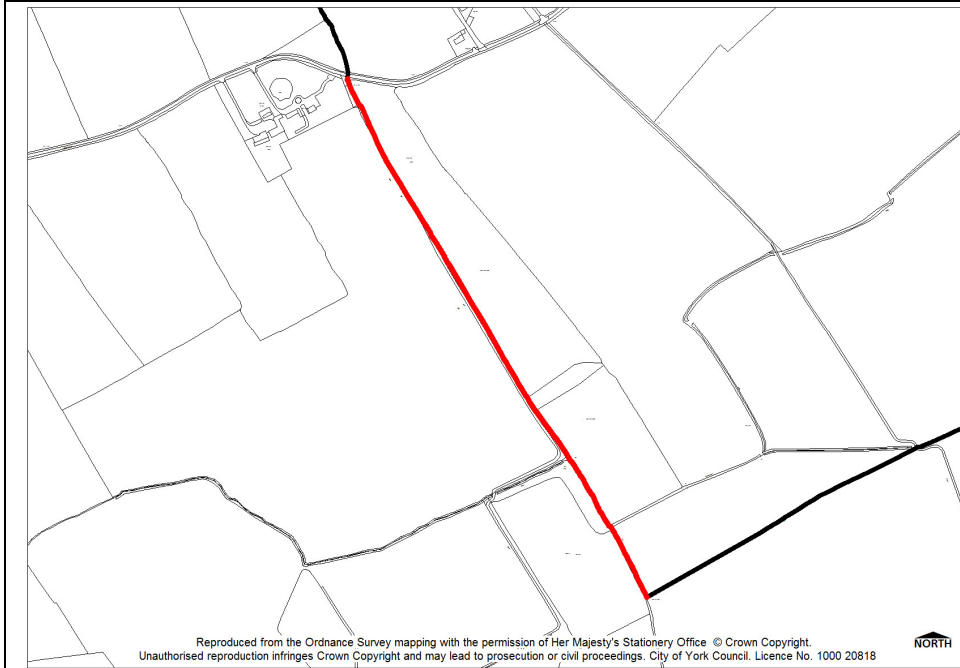
Section: <b>2</b>	Boundary: <b>5</b>	Boundary Name: <b>Section 5 - South eastern corner of Mattie Brown Wood / Church Lane to field boundary south west of Gilbertsons Wood.</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The boundary is formed by a ditch (Keldcarrs) and edge of a wooded area (Mattie Brown Wood), and a linear series of field boundaries (consisting of a combination of hedges, trees, shrubs and field gates or small gaps between field gateposts). These are identifiable on OS maps and on the ground. However, on the western end of this boundary, the Green Belt boundary, deviates from the hedge / tree / field boundary line and cuts across the northern edge of a field, continuing the broadly straight line of the remainder of the boundary to the east.</p>	<p>The boundaries follow historical field boundaries which mark a change in field alignment and this is further strengthened by the administrative boundary between City of York Council and Selby District Council. The boundary also follows the boundary between Wheldrake Parish Council (CYC) and Thorganby Parish Council (Selby District Council). The boundary has remained legible through a significant period of time and change.</p>
	<p><b>Drainage ditch (Parks Drain and Keldcarrs Drain) / woodland (Mattie Brown Wood &amp; Gilbertson's Wood) / field boundaries consisting of hedges, trees and small gaps / open field south of Gilbertson's Wood / Administrative boundary.</b></p>	
<p><b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</b></p>		

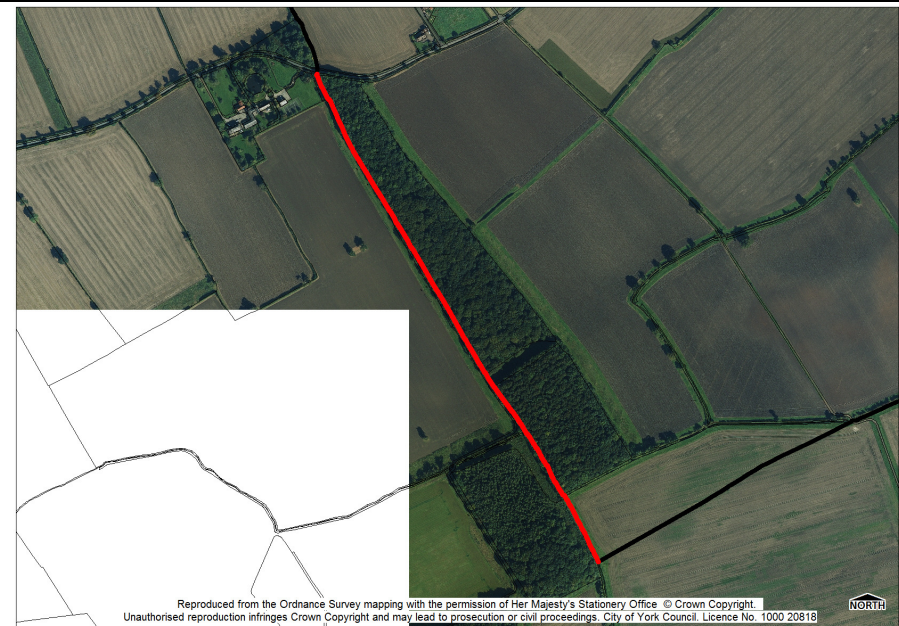


Section: <b>2</b>	Boundary: <b>6</b>	Boundary Name: <b>Section 6 - western edge of Gilbertson's Wood from south west corner to north west corner (junction with Wheldrake Lane)</b>
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From the point where the Green Belt boundary follows the western edge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



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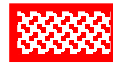
<b>Strategic Openness</b>			
<b>Openness</b>	Green Belt Appraisal	Adjacent to Extended Green Wedge (D3)	<p><b>Purposes 4 &amp; 2</b> - Purpose 4 &amp; 2 - This section of the Green Belt boundary does not sit within an area identified by "The Approach to the Green Belt Appraisal" (2003, and its subsequent updates) as important in preserving the setting and special character of York.</p> <p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services and therefore development in this location which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b> - The eastern side of the boundary (including Gilbertsons Wood) is designated as an 'Extension of Green Wedge'. The boundary in this section also falls within an area which does not have access to 2 or more services within 800m. Gilbertsons Wood is designated as a nature conservation site.</p>
	Nature Conservation	Adjacent to SINC Gilbertsons Plantation (Wheldrake Site 65) (SE64-22YK)	
	Green Corridor	Adjacent to District Corridor (05) Elvington Tilmire	
	Ancient Wood	Adjacent to Gilbertsons Wood	

Section: <b>2</b>	Boundary: <b>6</b>	Boundary Name: <b>Section 6 - western edge of Gilbertson's Wood from south west corner to north west corner (junction with Wheldrake Lane)</b>
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Local Openness				
Openness	Historic Context		Openness and Urban Fabric	
	Conservation Area	N/A	ECUS Landscape Appraisal	N/A
	Listed Buildings	N/A		
	Scheduled Monument	N/A	Urban Characterisation	N/A
	Historic Park & Garden	N/A		
	Strategic Views	N/A	Open Space Typology	N/A
	Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Woodland - Ancient Semi Natural Woodland restocked
	In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and change. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area		The boundary in this section consists of a track and the western boundary of Gilbertsons Wood, to the point where it is crossed by Wheldrake Lane. There is a large residential property adjacent to the northern end of the boundary, off Wheldrake Lane. Open views are limited due to the surrounding trees at Gilbertsons Wood, although to the west, views are more open. This section consists of a ditch (Keldcarrs) and edge of a wooded area (Mattie Brown Wood), and a linear series of field boundaries (consisting of a combination of hedges, trees, shrubs and field gates or small gaps between field gateposts).	
<b>Evidence shows that land to the east of the proposed boundary should be kept open in order to preserve the historic character and setting of the historic City of York, prevent sprawl and assist in safeguarding the countryside from encroachment.</b>				

Section: <b>2</b>	Boundary: <b>6</b>	Boundary Name: <b>Section 6 - western edge of Gilbertson's Wood from south west corner to north west corner (junction with Wheldrake Lane)</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York's Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	The boundary is formed by a track and the western boundary of Gilbertsons Wood, to the point where it is crossed by Wheldrake Lane. This boundary is identifiable on OS maps and on the ground	The boundary has been established over an extended period of time and is further supported by the administrative boundary between City of York Council and Selby District Council. The boundary also follows the boundary between Wheldrake Parish Council (CYC) and Escrick Parish Council (Selby District Council). All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area
	<b>Edge of woodland / field track (private) / Administrative boundary</b>	
<b>The proposed boundary has associations with historical features and has been established for a significant period of time. The layering of different boundary features in the form of historical as well as current built and natural features as well as being supported as administrative boundaries offers strength and resilience to change.</b>		



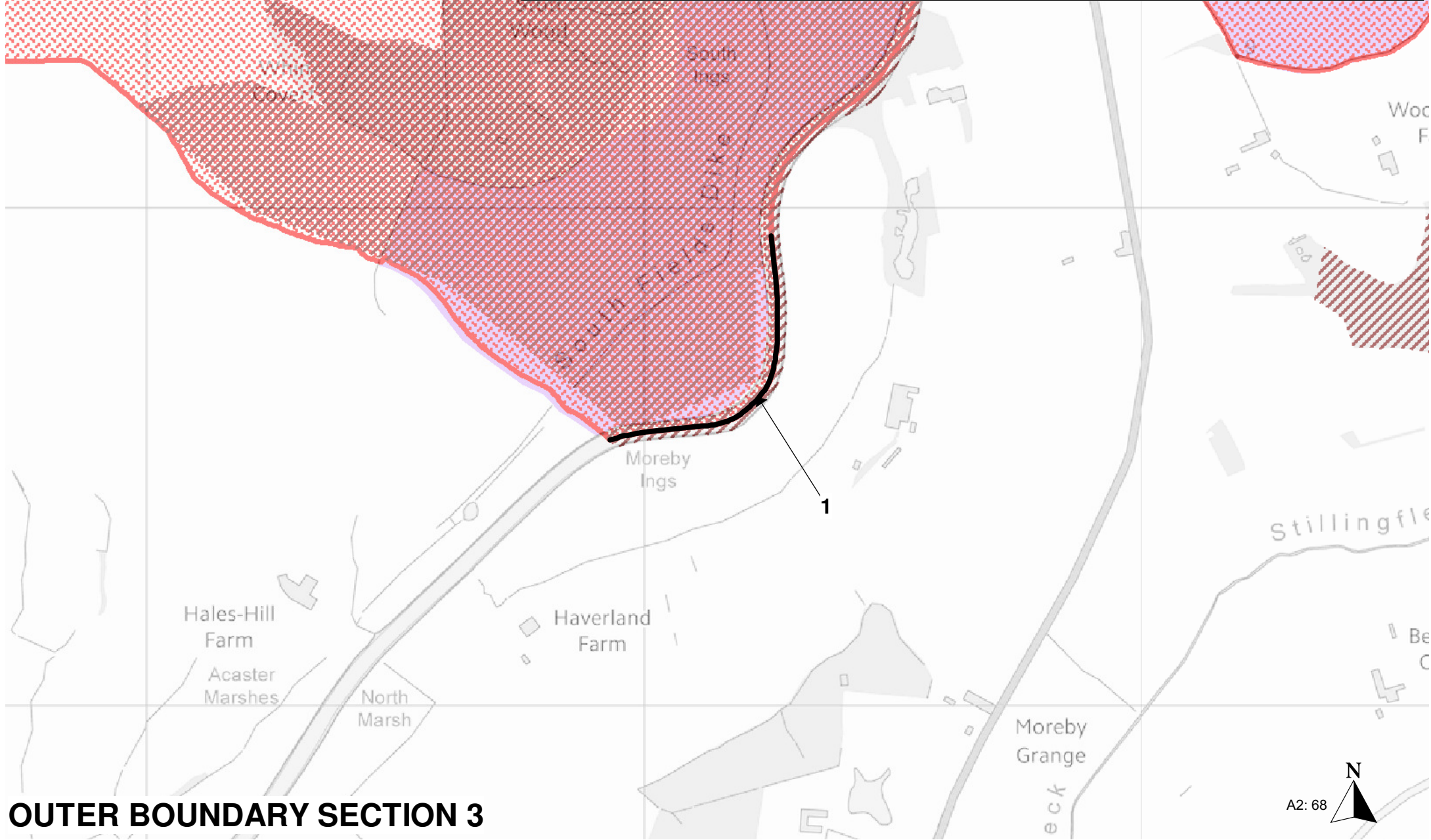
Areas without access to 2 or more services - Areas preventing Sprawl



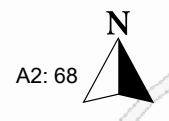
Areas of open space and nature conservation Value - Protecting the countryside



Areas protecting Special Character and Setting (including coalescence)



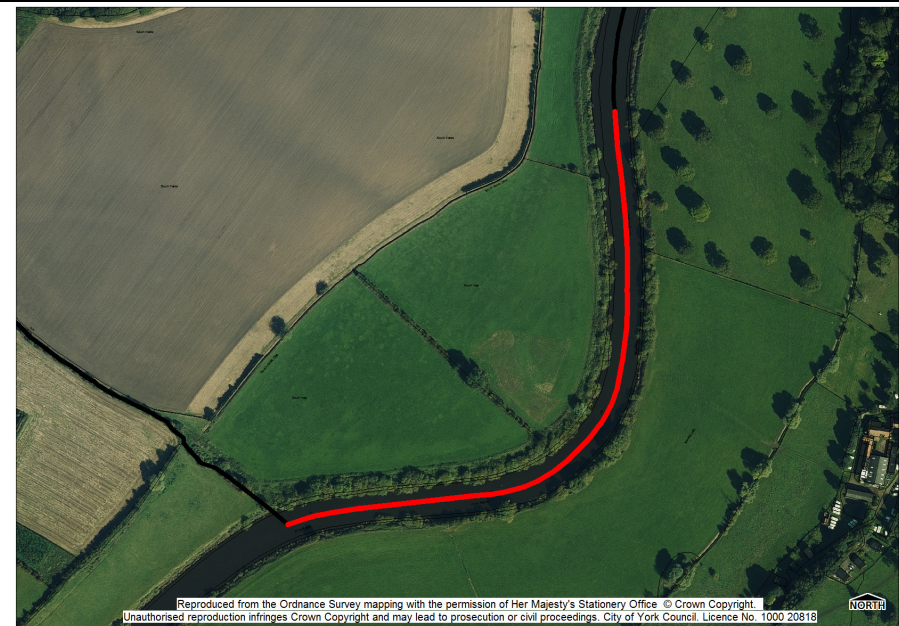
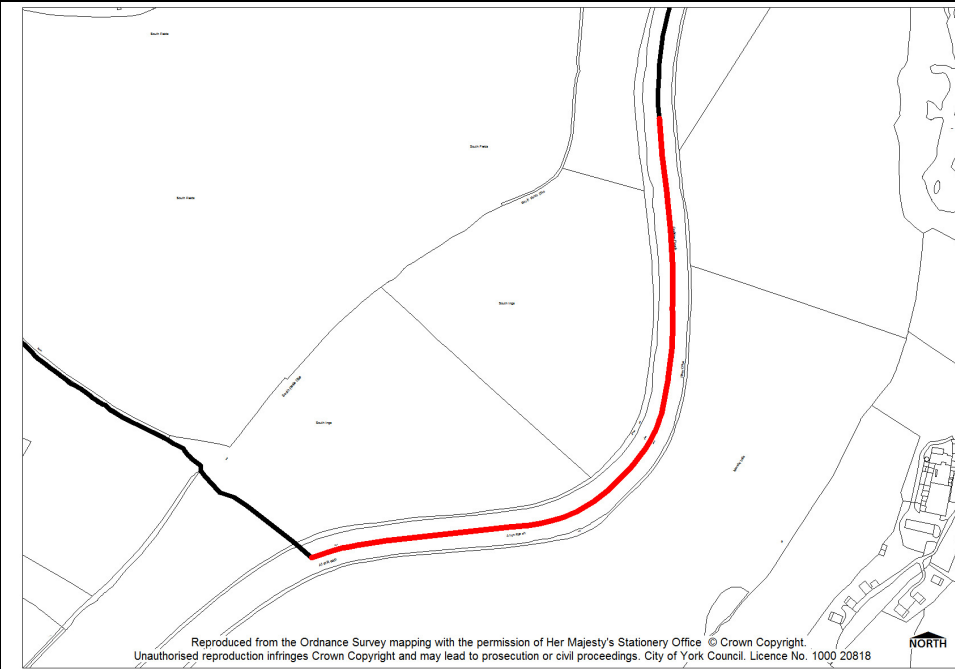
**OUTER BOUNDARY SECTION 3**





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



Strategic Openness			
<b>Openness</b>	Green Belt Appraisal	Within 50m of River Corridor (B9) and Extension to Green Wedge (D2).	<b>Purposes 4 &amp; 2</b> - The area immediately north west of the River Ouse is important to the historic character and setting of York as it represents the southern edge of an area identified as "River Corridor – (B9) and Extended Green Wedge (D4). The river corridor is described as flood meadow, cropped for hay and later grazed by livestock by a historically well-established land management practice. The Extended Green Wedge is described as an area important to retain an open area of river valley east of Bishopthorpe and west of the Designer Outlet, and continuing south to include Naburn and Acaster Malbis in order to continue the open approach to the city along the river valley. Areas of Extended Green Wedges also play a role in protecting the settlement distribution pattern of the city and can therefore play a role in preventing the coalescence of future settlements.
	Nature Conservation	Adjacent to R. Ouse (SE64-23YK) & Within 50m of SSSI Acaster South Ings	
	Green Corridor	Within 50m of Regional Corridor (1)	
	Ancient Wood	N/A	



Section: <b>3</b>	Boundary: <b>1</b>	Boundary Name: <b>Section 1 - River Ouse to south west of Moreby Hall / west of Park House to southern extent in bend in River Ouse to west of Home Farm</b>
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		<p><b>Purpose 1</b> - The adjacent land to the south of the proposed boundary does not have access to 2 or more services; development which requires these and cannot provide them could constitute sprawl.</p> <p><b>Purpose 3</b>- The proposed boundary also forms part of a nature conservation site, and is within a Green Infrastructure corridor.</p>
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Local Openness			
Historic Context		Openness and Urban Fabric	
Conservation Area	N/A	ECUS Landscape Appraisal	N/A
Listed Buildings	N/A		
Scheduled Monument	N/A	Urban Characterisation	N/A
Historic Park & Garden	Moreby Hall, Naburn - Grade II listed Park and Garden		
Strategic Views	N/A	Open Space Typology	N/A
Urban Historic Landscape Character	N/A	Rural Historic Landscape Character	Enclosed land Unknown planned enclosure
Openness	<p>To the east of the River, Moreby Hall and Moreby Park offer a traditional parkland setting, with sporadic mature trees and hedges which Selby District Council have identified as needing to be kept permanently open within the Green Belt; it is therefore important that the boundary reflects this. A number of associated farmsteads lie close to the boundary and contribute to the historic rural landscape. In protecting the historic character and setting of York it is important to protect the setting of context of the villages surrounding the city. The proposed boundary enables this and has remained legible through a significant period of time and change.</p>		<p>The B1222 represents an intrusive human influence which runs in a north - south direction a couple of fields away from the proposed boundary but the impact is moderated by hedgerows and separation through the historic parkland of Moreby Hall. Additionally, the now disused Acaster Airfield lies close to the proposed boundary to the west and although most of the runways and perimeter track remain, these are now mostly broken concrete and the land within the extent of the Airfield is farmed and has spoil heaps within it. The parts of this to the south of the administrative boundary have been judged by Selby DC to form part of the York Green Belt. There are a number of farm / agricultural buildings within or adjacent to the Airfield and a small industrial estate to the north west of the Airfield. In general the land to the west and north of the boundary is comprised of open fields and dikes and a significant area of woodland which maintains an isolated rural feel and connects to the River Ouse, an important approach to the City of York historically and today.</p>
	<p><b>Evidence shows that land to the north west of the proposed boundary should be kept open in order to preserve the historic character and setting of the historic City of York, prevent sprawl and assist in safeguarding the countryside from encroachment.</b></p>		

Section: <b>3</b>	Boundary: <b>1</b>	Boundary Name: <b>Section 1 - River Ouse to south west of Moreby Hall / west of Park House to southern extent in bend in River Ouse to west of Home Farm</b>
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<b>Permanence</b>	<b>Strategic Permanence</b>	
	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond so that it is capable of enduring beyond the plan period considering development needs in the longer term. The boundary illustrated and discussed on this proforma represents the position in advance of considering whether exceptional circumstances justify the release of land from the general extent of York’s Green Belt (section 7 of the report). Where there is a proposed site allocation which removes land from the general extent of Green Belt, the impact and change to the boundary is considered in Annex 5.</p>	
	<b>LOCAL Permanence</b>	
	Recognisability	Permanence
	<p>The proposed boundary is a very recognisable and dominant feature in the flat open landscape which follows the path of the River Ouse and is marked by trees, shrubs and hedges; it forms the most appropriate boundary in this area.</p>	<p>The proposed boundary is formed by the River Ouse which is a well established feature of the landscape throughout the history of the area. The proposed boundary also forms the historical and current administrative boundary between Acaster Malbis Parish Council (CYC) and Stillingfleet Parish Council (Selby DC) and has later been established as to deliniate the break between City of York Council and Selby District Council administrative areas. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area</p>
	<b>River edge/ Administrative boundary</b>	
<p><b>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by physical features and adminstrative boundaries. The layering of different boundary features offers strength and resilience to change.</b></p>		