

YORK

CITY OF YORK  
LOCAL PLAN

Topic Paper TP1

Approach to defining York's Green Belt

ADDENDUM - ANNEX 6

June 2019

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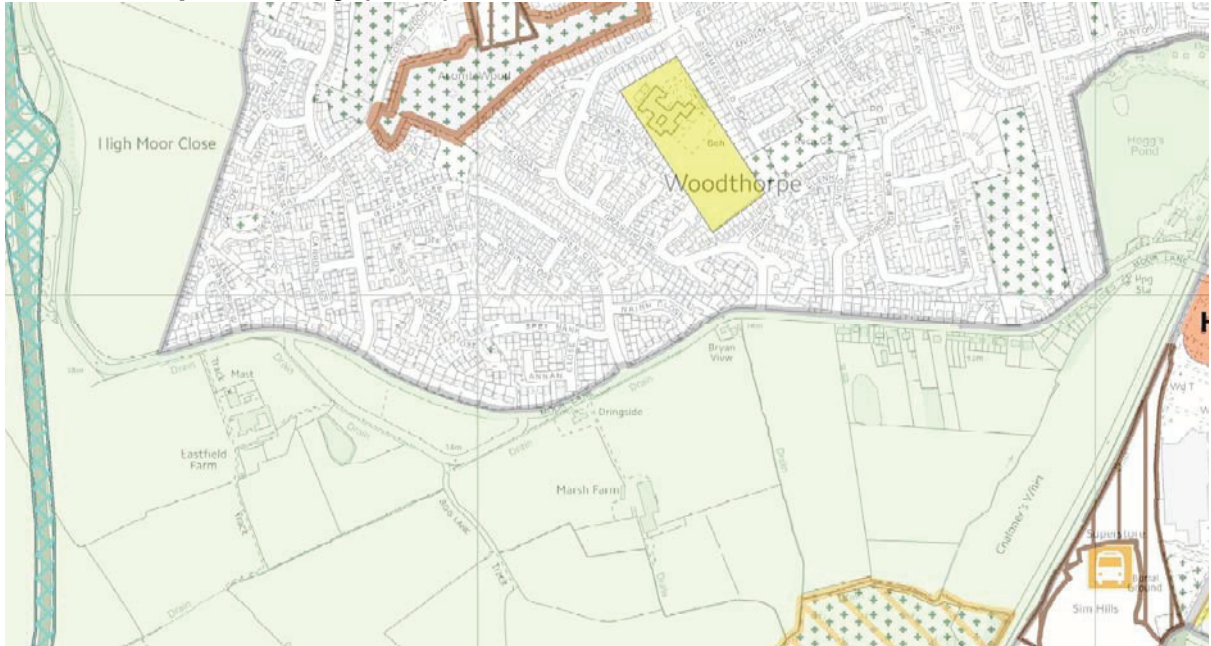


## Annex 6: Minor Modifications Schedule for Policies map

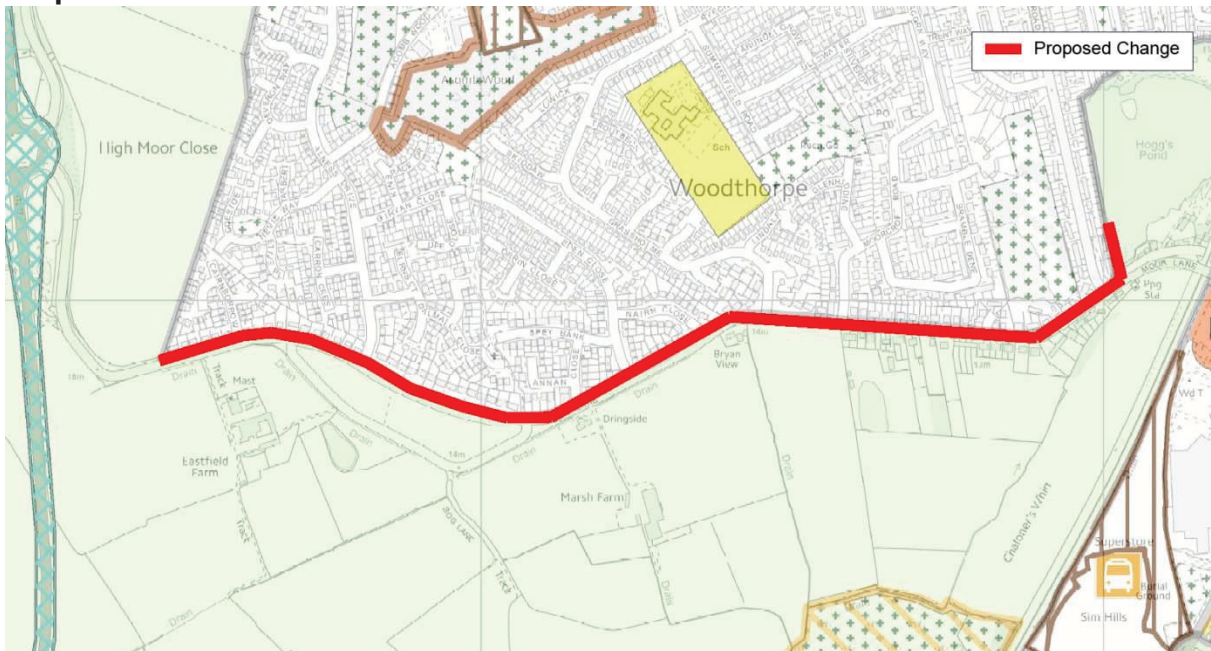
### Proposed Detailed Inner Green Belt Boundary Modifications

Document location	Name of Area of Change
Policies Map South	Moor Lane, Woodthorpe

#### Policies map boundary (2018)



#### Proposed Modification



It is proposed that the boundary should follow the carriageway to the south of Moor Lane as opposed to the north side of the road as it is presented on the submitted policies map.

#### Reason

Consistency.

The methodology indicates that where the metalled surfaces of roads are in proximity to urban uses they should be considered to form part of the built-up area.

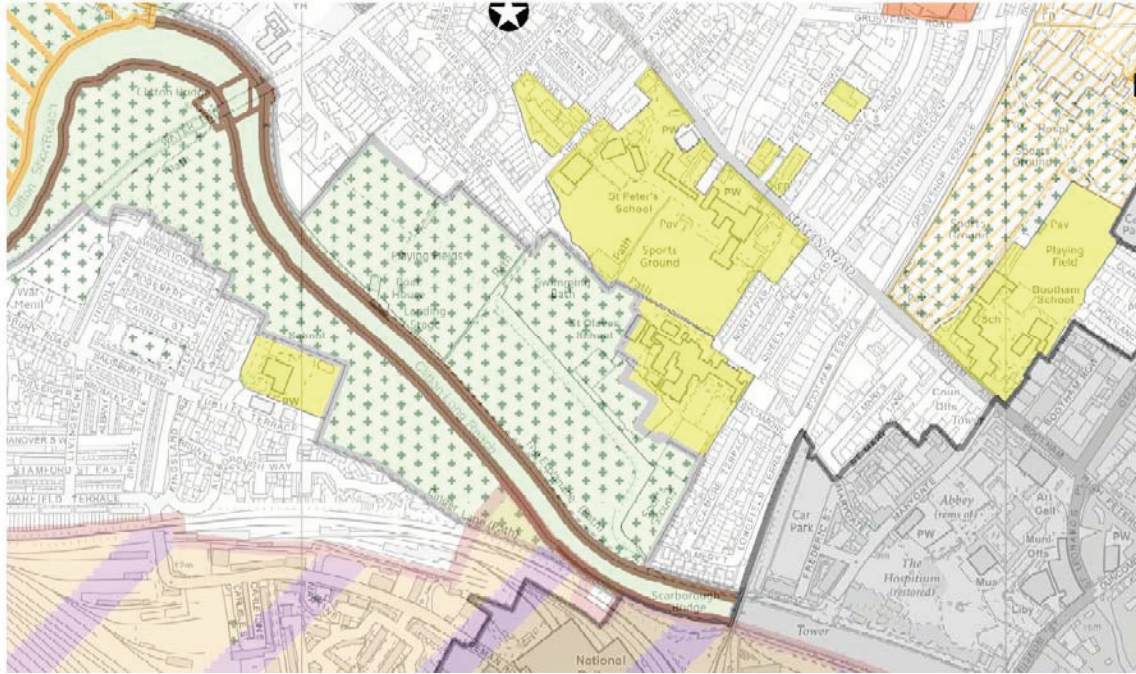
See justification as set out in TP1 Addendum - Annex 3, Inner Boundary Section 1  
Boundary 2



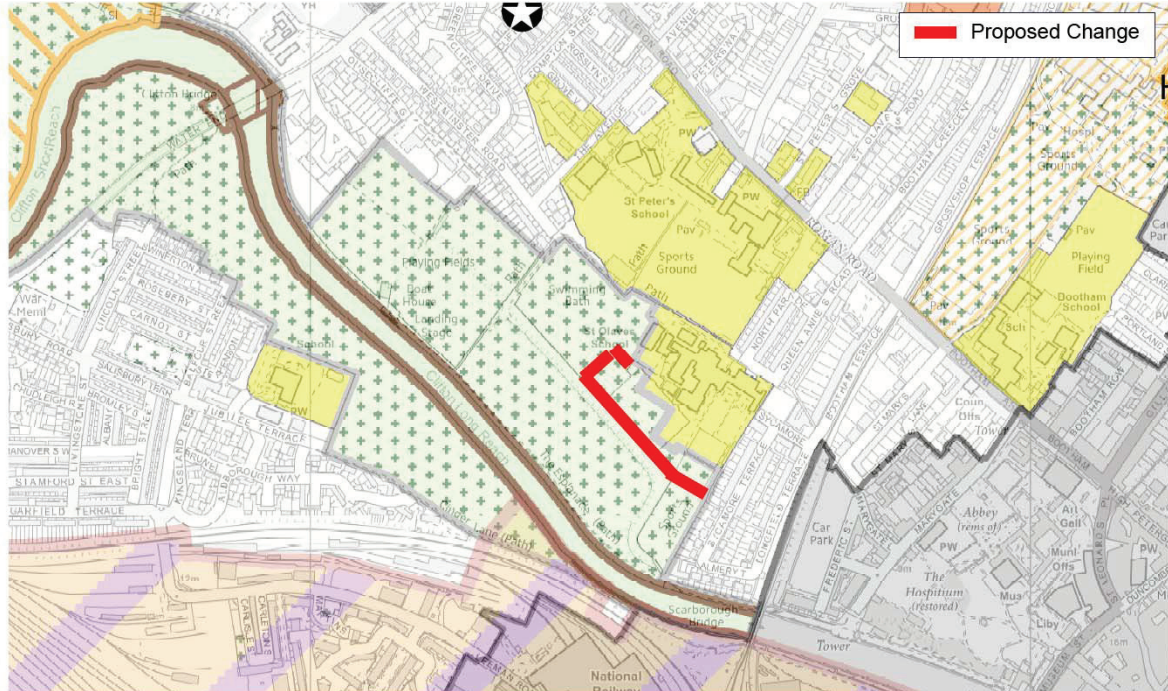
**Proposed Detailed Inner Green Belt Boundary Modifications**

Document location	Name of Area of Change
Policies Map North	Rear of St Olaves and St Peter School

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the boundary should follow the existing built sports provision in preference to the current line which no longer matches physical features on the ground.

**Reason**

To represent changes since boundary was drafted and to reflect completed planning permission.

Although the changes to the layout of the sports provision at St Peters School are deemed appropriate uses within the Green Belt they have had an urbanising influence on the area which needs to be reflected.

The proposed line offers a more robust boundary to the Green Belt in this location with a greater degree of permanence being offered. The line currently presented on the policies map no longer relates to any physical structures.

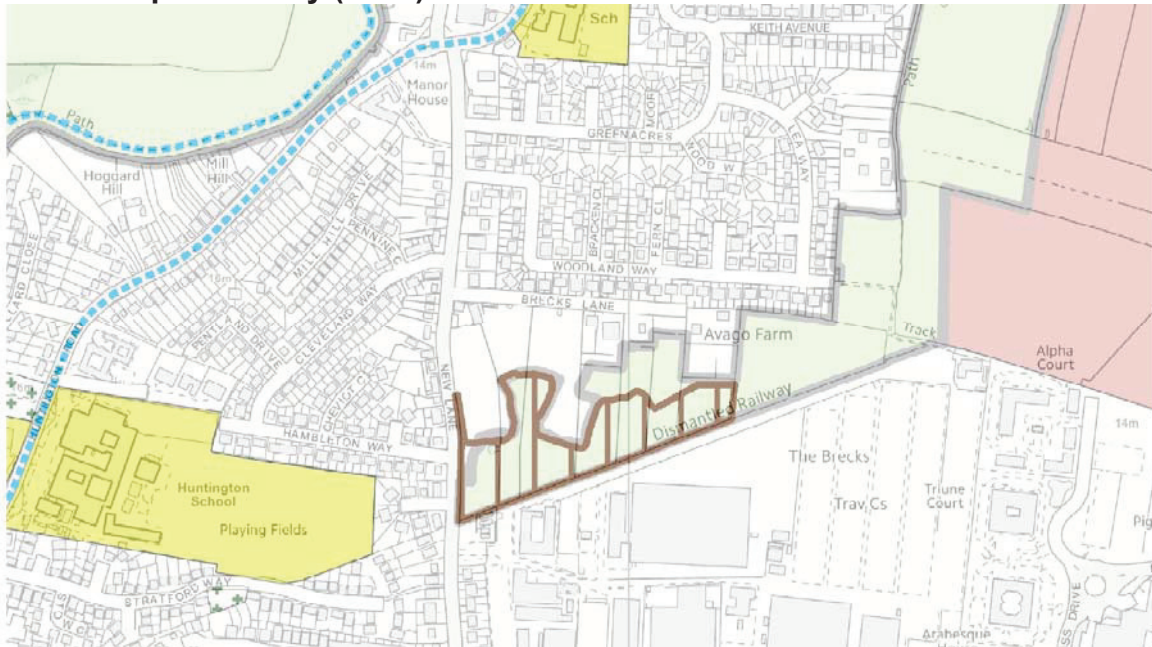
See justification as set out in TP1 Addendum - Annex 3, Inner Boundary Section 3 Boundary 9.



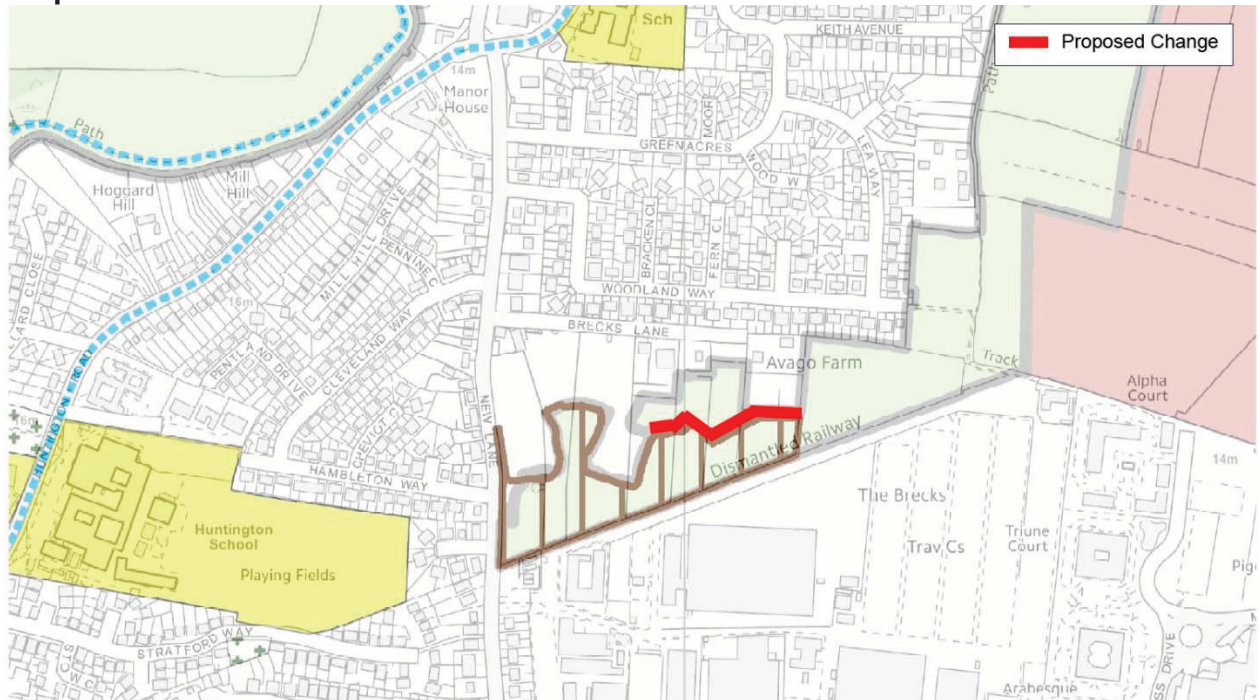
**Proposed Detailed Inner Green Belt Boundary Modifications**

Document location	Name of Area of Change
Policies Map North	Windy Ridge Huntington

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the boundary should follow the limit of built development in preference to the historic field boundaries it currently represents on the submitted policies map

**Reason**

To represent changes since first drafted to reflect completed planning permission.

The layout of housing in this location does not relate to historical field boundaries but has been designed to integrate with the openspace and wildlife functions in the area.

The open areas have been designed to create a semi natural space and have been created in a way which connects the population to the countryside.

The appropriate Green Belt boundary needs to reflect the layout of the latest planning application to be considered permanent and while protecting the areas necessary to keep open.

See Justification as set out in TP1 Addendum Annex 3 Inner Boundary Section 5  
Boundary 22



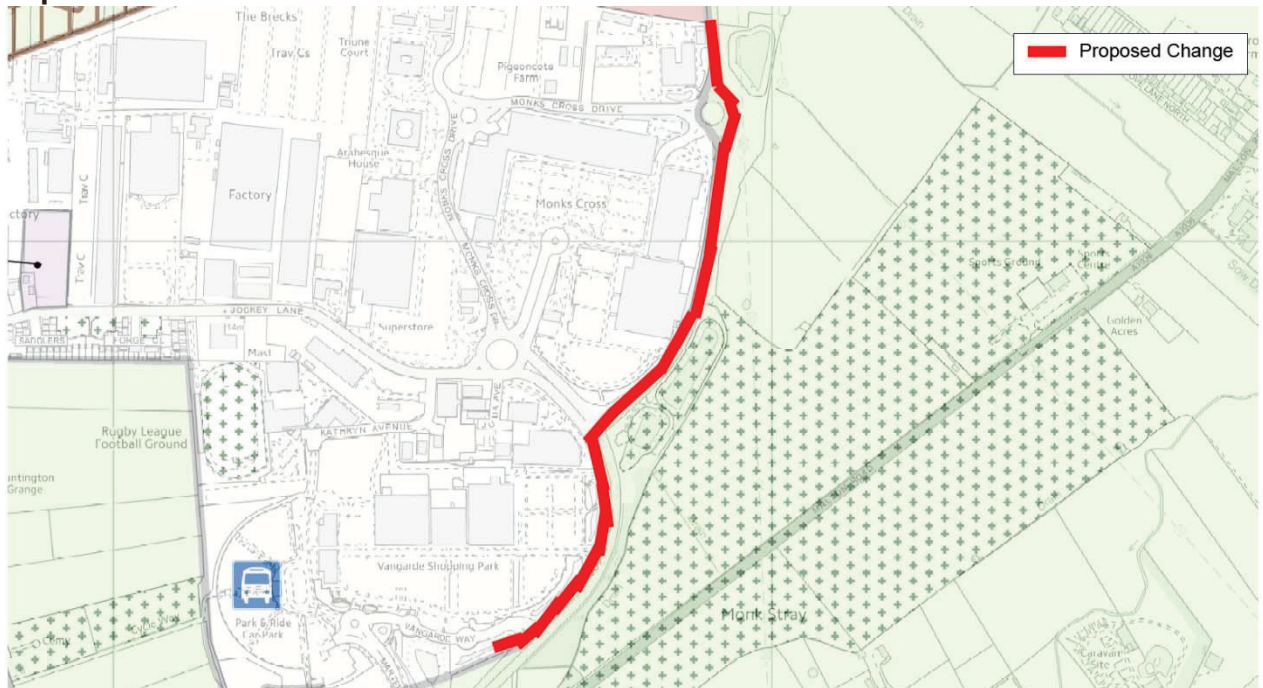
**Proposed Detailed Inner Green Belt Boundary Modifications**

Document location	Name of Area of Change
Policies Map North	Jockey Lane

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the boundary should follow the carriageway to the east side of the Jockey Lane as opposed to the west side as it is presented on the submitted policies map.

**Reason**

Consistency.

The methodology indicates that where the metalled surfaces of roads are in proximity to urban uses they should be considered to form part of the built-up area.

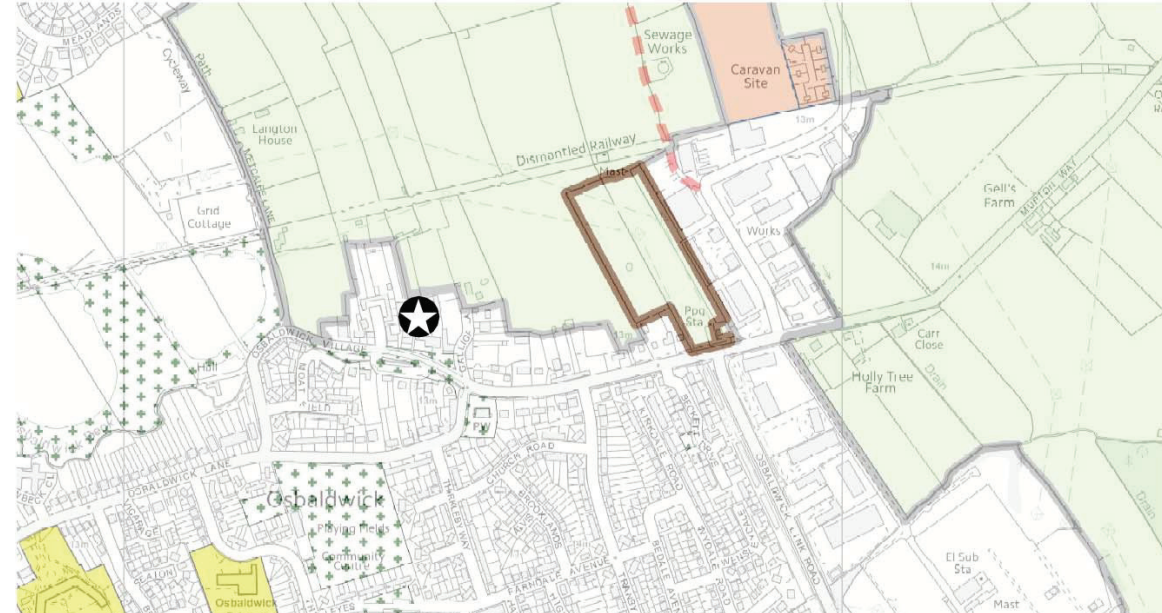
See Justification as set out in TP1 Addendum Annex 3 - Inner Boundary Section 5  
Boundary 28



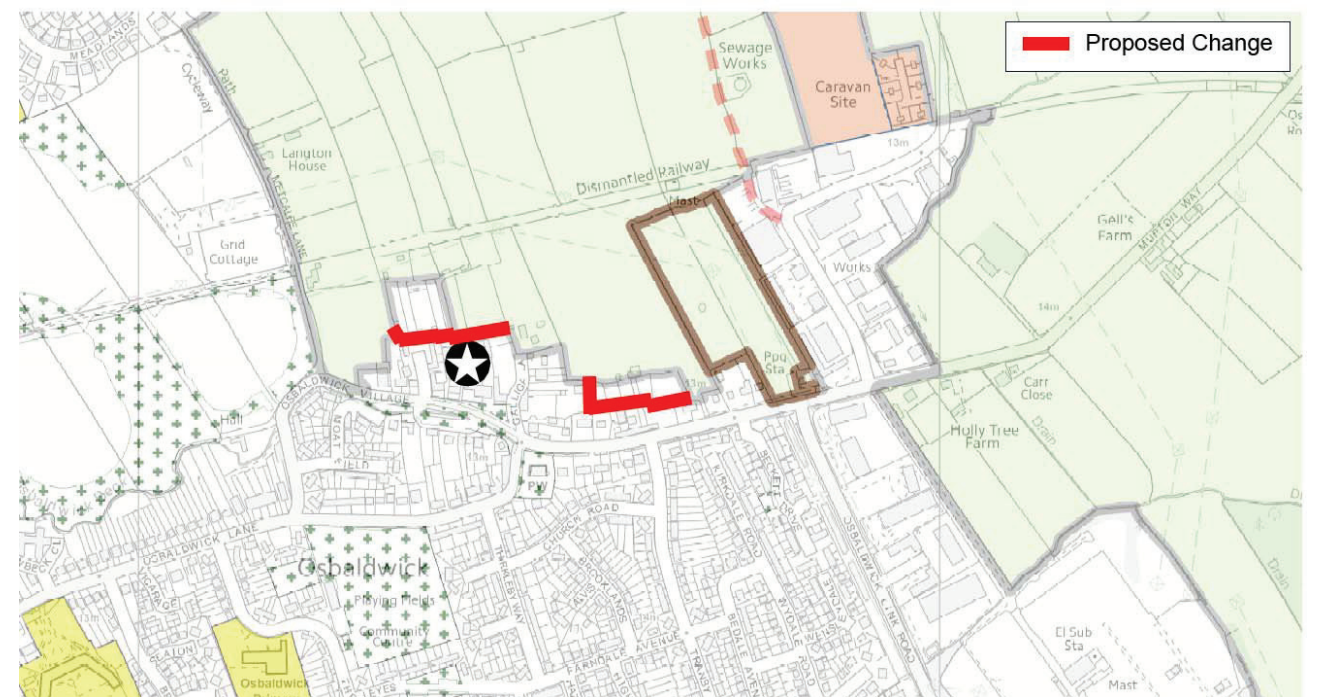
**Proposed Detailed Inner Green Belt Boundary Modifications**

Document location	Name of Area of Change
Policies Map North	Land to the Rear of Osbaldwick Village

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the boundary should closely follow the main urban area as represented by identifiable built structures to the North of Osbaldwick Village, as opposed to the more irregular garden, paddock and strip fields boundaries which are more difficult to identify on the ground which are as presented on the submitted policies map.

**Reason**

Consistency with the methodology.

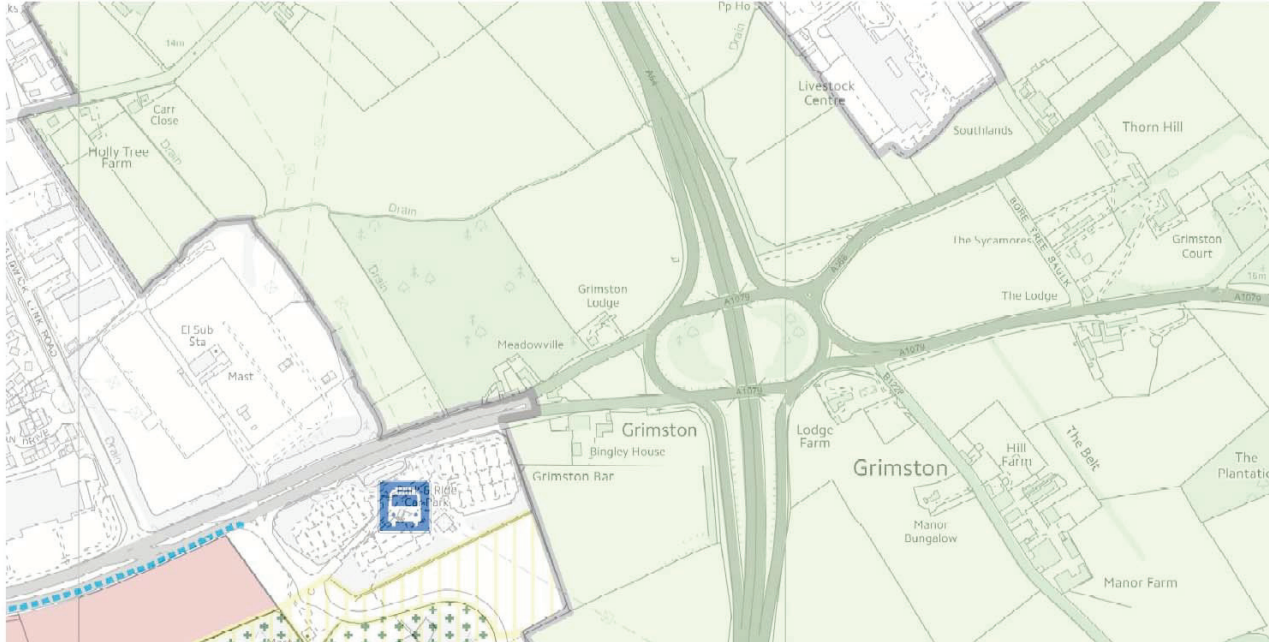
**Annex 6: Minor Modifications Schedule for Policies map**

See Justification as set out in TP1 Addendum Annex 3 - Inner Boundary Section 6  
Boundary 18

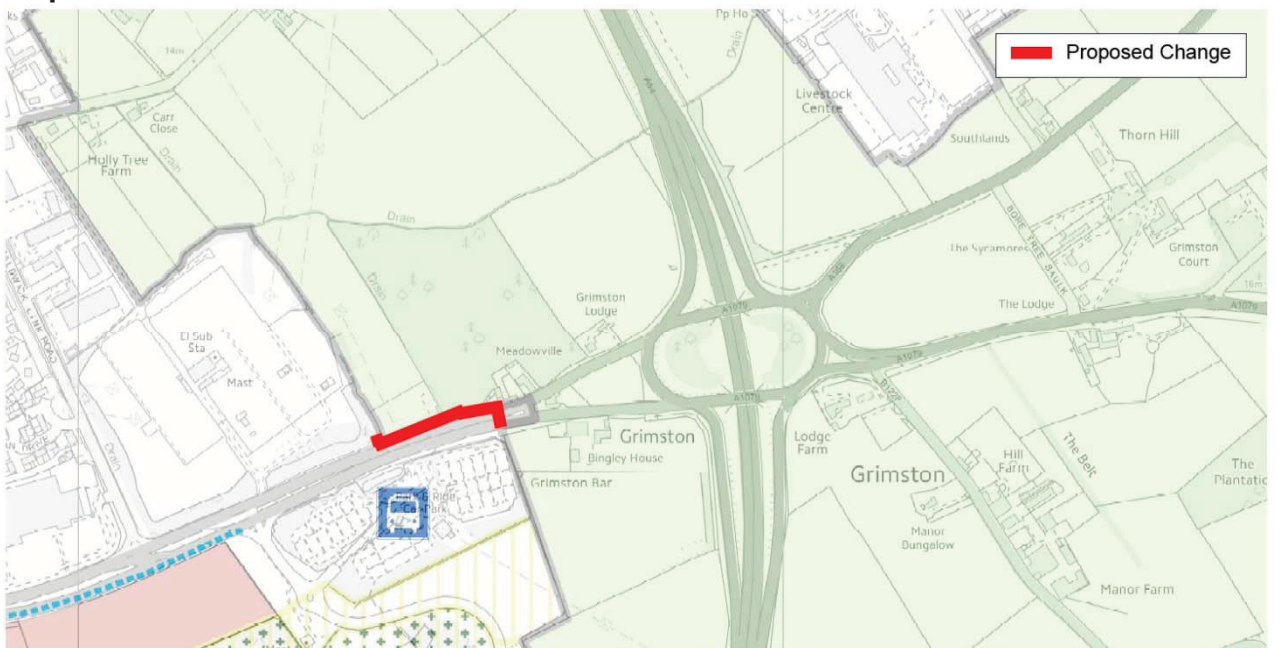
**Proposed Detailed Inner Green Belt Boundary Modifications**

Document location	Name of Area of Change
Policies Map North	Land at Hull Rd North of Grimston Bar

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the boundary should align with the limit of the urban area to the south at Grimston Bar Park and Ride rather than protrude along the road carriageway as currently presented on the policies map

**Reason**

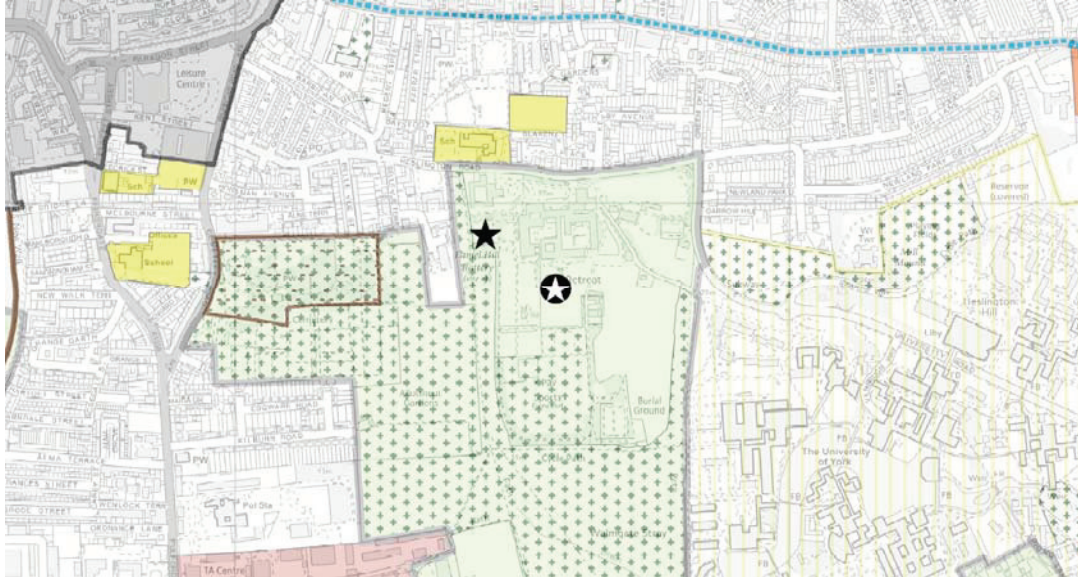
Consistency. See Justification as set out in TP1 Addendum Annex 3 - Inner Boundary Section 6 Boundary 23



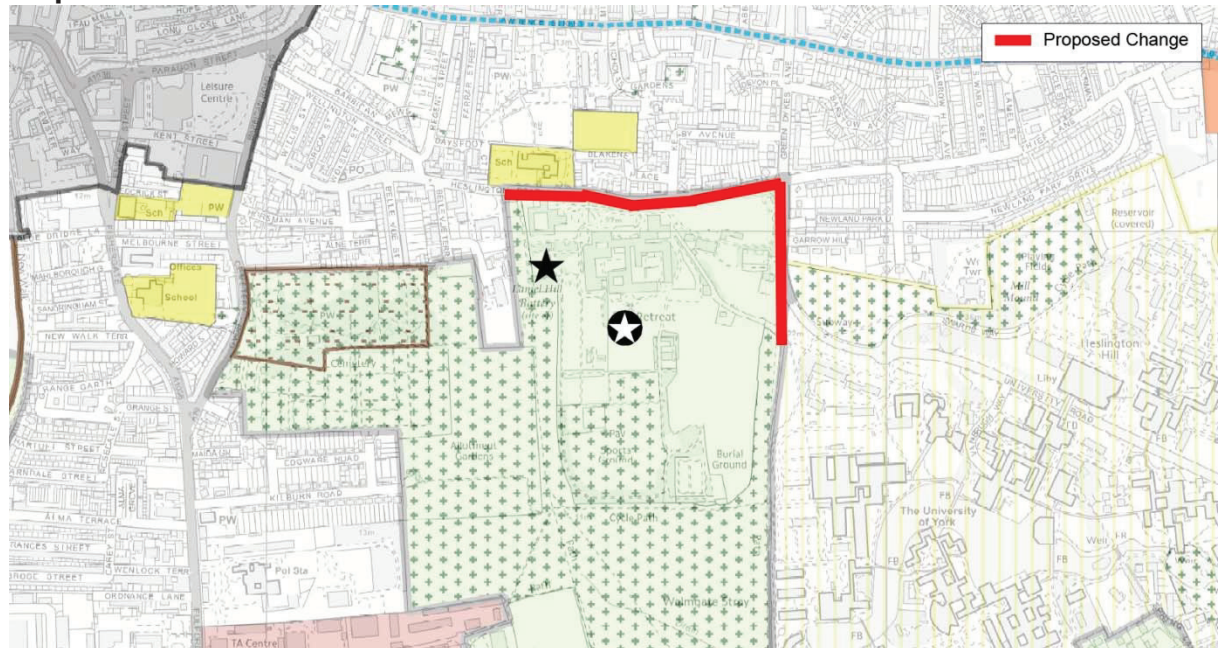
**Proposed Detailed Inner Green Belt Boundary Modifications**

Document location	Name of Area of Change
Policies Map South	Heslington Road and Garrow Hill.

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the boundary should follow the carriageway to the west side of University Road and the south side of Thief Lane/Heslington Road as opposed to the east and north as it is presented on the submitted policies map

**Reason**

Consistency. The methodology indicates that where the metalled surfaces of roads are in proximity to urban uses they should be considered to form part of the built-up area. See Justification as set out in TP1 Addendum Annex 3 Inner Boundary Section 7 Boundary 16.

**Proposed Detailed Inner Green Belt Boundary Modifications**

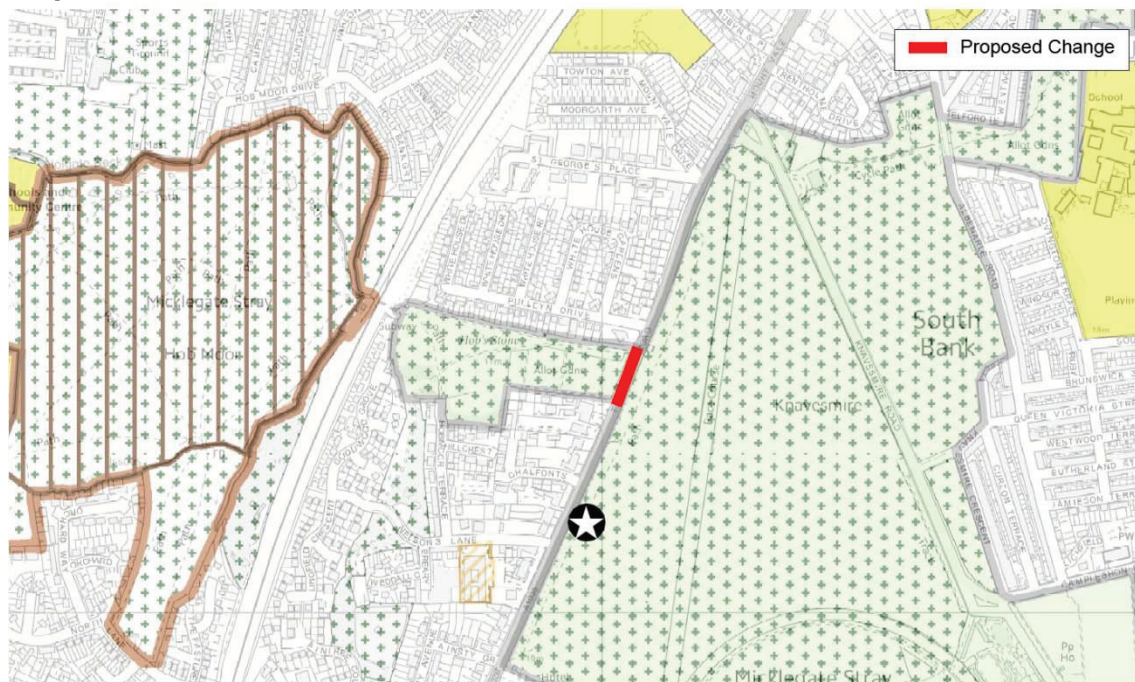


Document location	Name of Area of Change
Policies Map South	Little Hob Moor

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the boundary should follow the carriageway of Tadcaster Road all the way down as opposed to encompassing the land known as Little Hob Moor between Tadcaster road and the Railway within the Green Belt as presented on the policies map.

**Reason**

To correct an error. The land identified around Little Hob Moor while open in nature provides a break in the urban landscape rather than connecting to the wider countryside around it. While it is important that this land remains open this can be achieved through other policies as it is designated open space. The line of Tadcaster

Road presents a more continuous and permanent boundary.

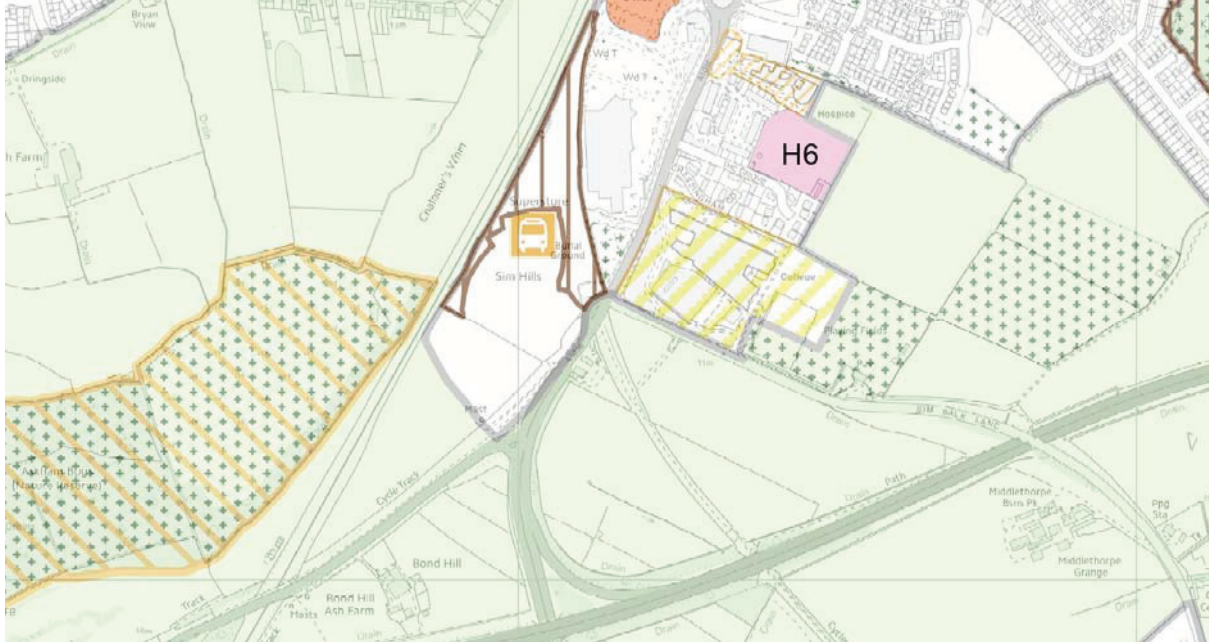
See Justification as set out in TP1 Addendum Annex 3- Inner Boundary Section 8  
Boundary 23



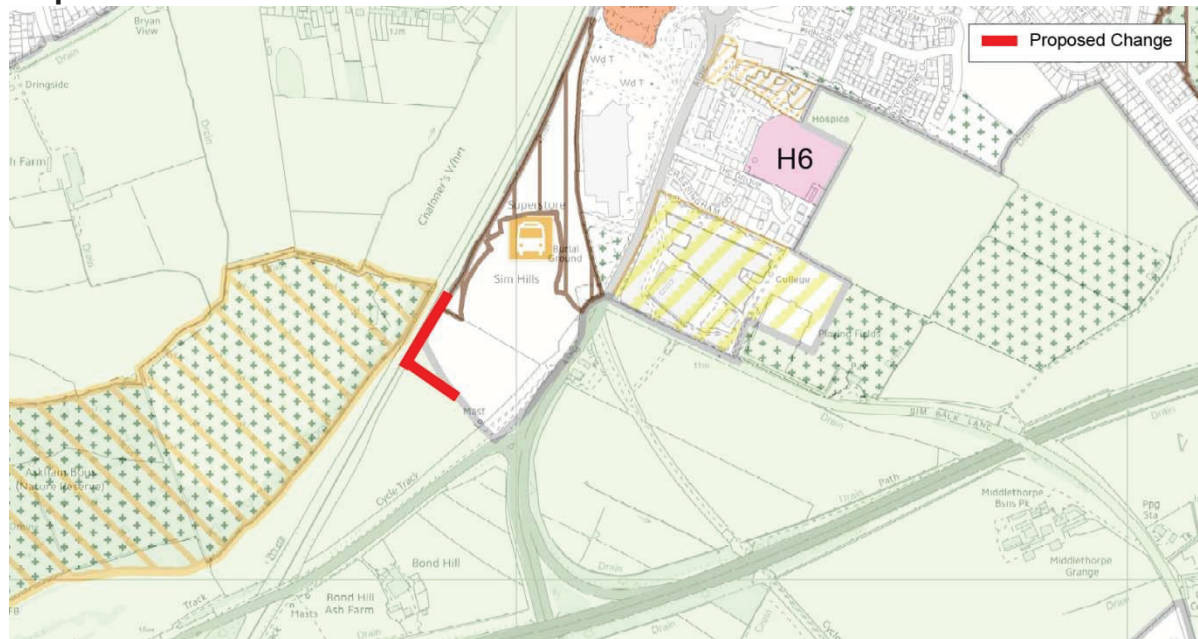
**Proposed Detailed Inner Green Belt Boundary Modifications**

Document location	Name of Area of Change
Policies Map South	South of Askham Bar Park and Ride

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the boundary should follow the post and rail fence line to the south of the Askham Bar Park and Ride site in preference to the mixed boundary of fence line to edge of tarmac surface currently presented on the policies map.

**Reason**

To represent changes since first drafted to reflect the new Askham Bar Park & Ride boundary.

While the building of a Park and Ride site is an acceptable use within the Green Belt

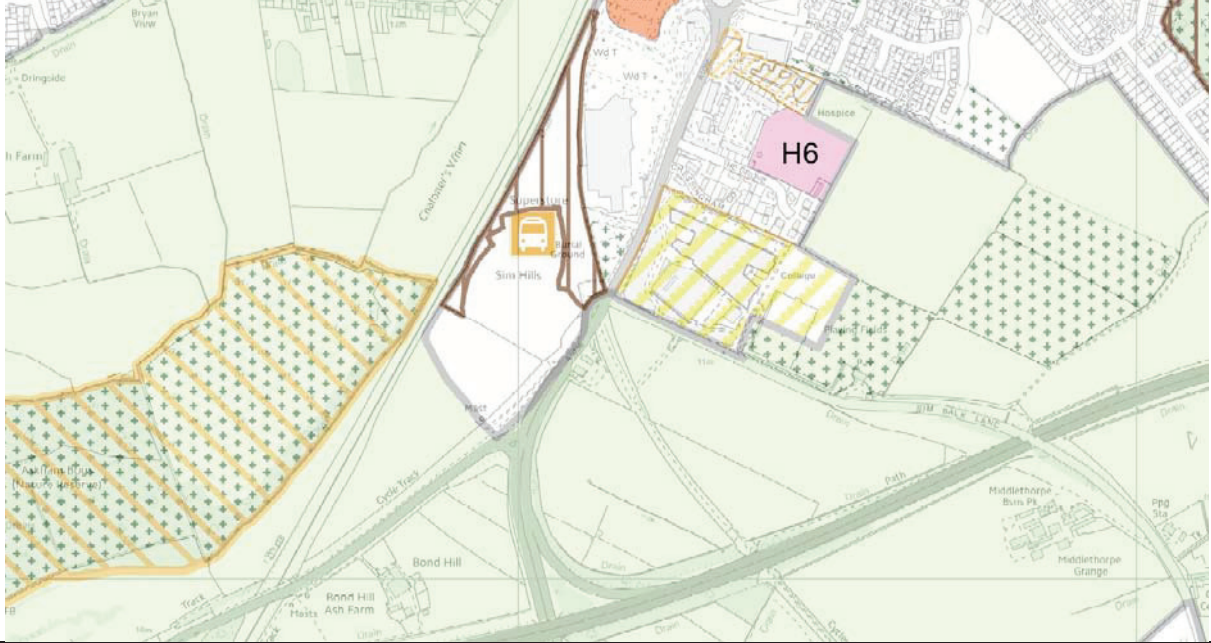
it has been established that this has had an urbanising influence on this area. At the time of first drafting the proposals Ordnance Survey data did not represent the final built scheme. Assessing the boundaries post development reveals the fence line to be the most continuous acceptable line which encompasses the site and its associated landscaping.

See Justification as set out in TP1 Addendum - Annex 3 Inner Boundary Section 8  
Boundary 39

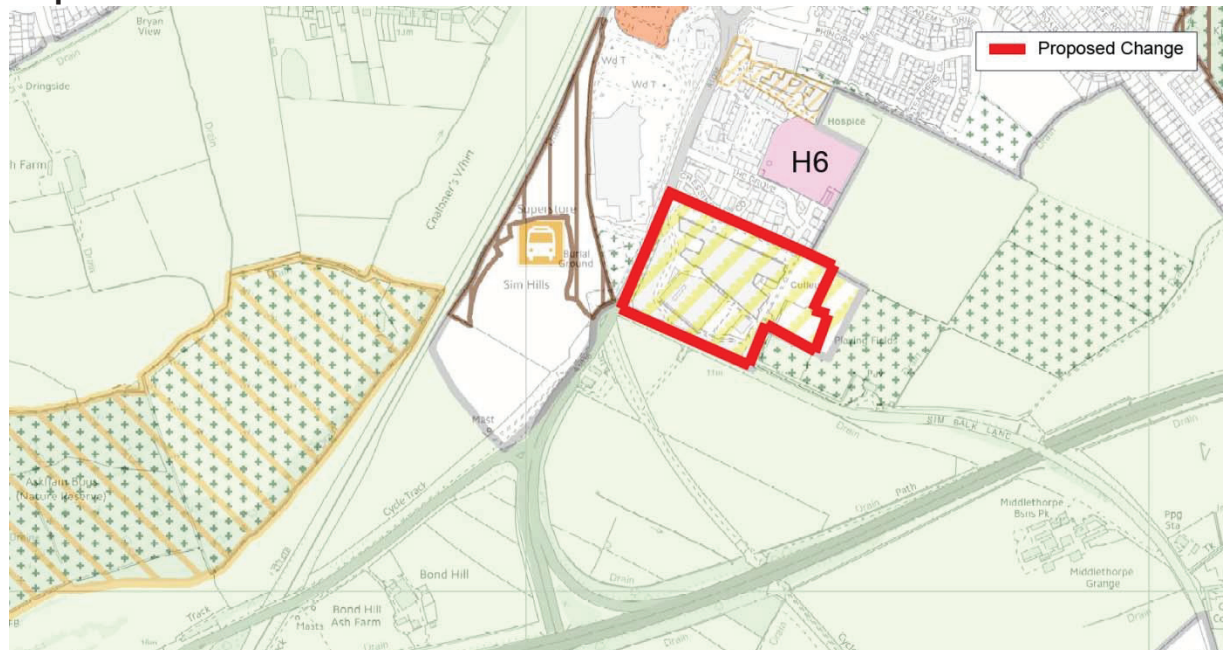
**Proposed Detailed Inner Green Belt Boundary Modifications**

Document location	Name of Area of Change
Policies Map South	York College Tadcaster Road

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the boundary should follow the currently identifiable features of the edge of the existing sports pitch to the east, as opposed to a new theoretical line as presented on the submitted policies map.

**Reason**

Consistency. It is proposed that the boundary of the proposed expansion be linked more closely to features on the ground to provide the most permanence .

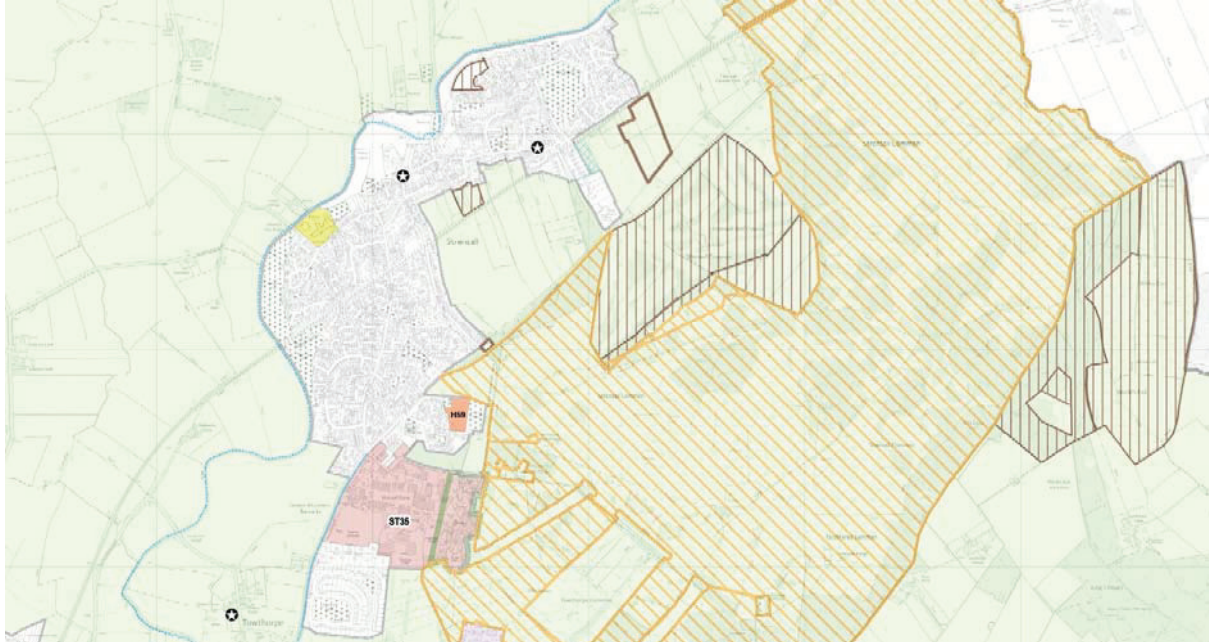
See Justification as set out in TP1 Addendum - Annex 5



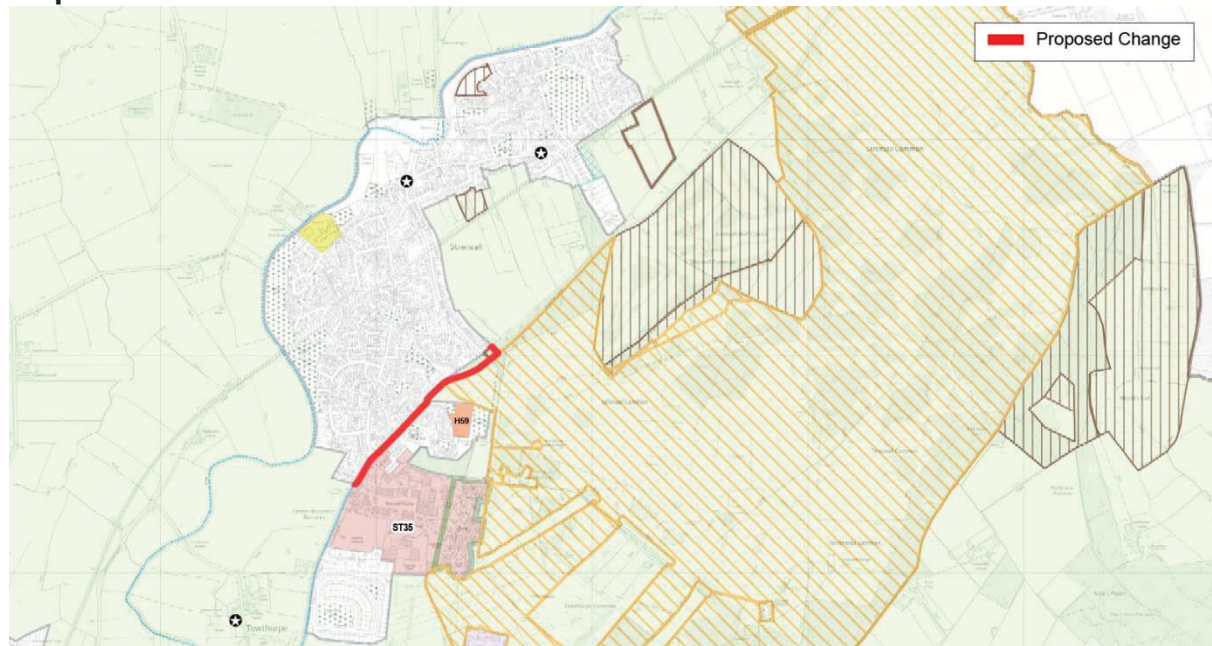
**Proposed Detailed Inner Green Belt Boundary Modification of Inset Urban Area**

Document location	Name of Area of Change
Policies Map North	Strensall Village

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the detailed inner Green Belt boundary around the village of Strensall should follow along Ox Carr Lane placing all the land to the south of this within the Green Belt as opposed to encompassing the Military Barracks and associated housing within the village envelope as presented on the policies map.

**Reason**

Following the completion of further evidence in relation to recreational pressure, the revised Habitats Regulation Assessment (2019) concluded that proposed sites ST35 and H59 will have likely significant adverse effects on the integrity of Strensall

Common Special Area of Conservation (SAC). The officer recommendation to remove these sites from the Plan to be in conformity with the revised HRA were agreed by the Council's Executive (7<sup>th</sup> March 2019).

This area to the south east of Strensall around the military barracks is separated from the main village of Strensall by Ox Carr Lane, is of a much lower density and is interspersed with open space leading to a more open nature and rural feel which connects to the wider countryside. Given the low density and open nature of development it is considered that Ox Carr Lane forms the most continuous and defensible village boundary.

See Justification as set out in TP1 Addendum - Annex 4.

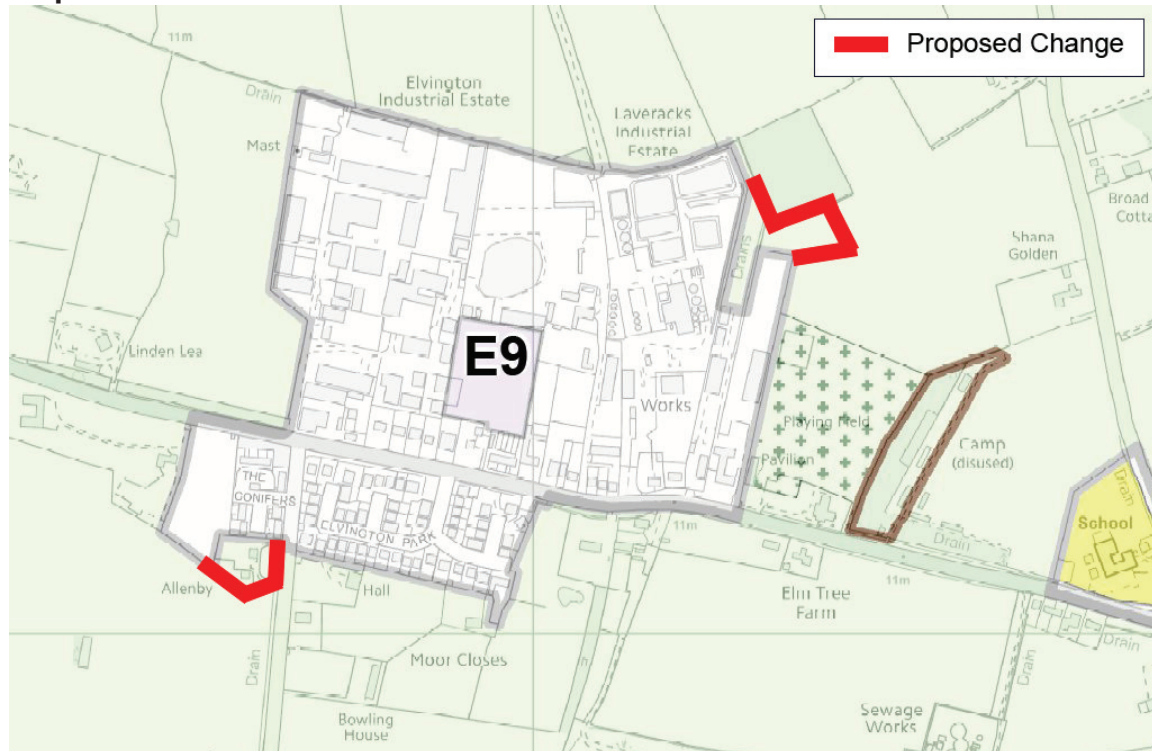
**Proposed Detailed Inner Green Belt Boundary Modification of Inset Urban Area**

Document location	Name of Area of Change
Policies Map South	Elvington Industrial Estate, Elvington

**Policies map boundary (2018)**



**Proposed Modification**



1. Proposed change the eastern boundary to follow recognisable features on the ground before returning westwards around the dense tree copse to the northern boundary.
2. Proposed change the to the southern boundary to contiguously follow the existing dense hedgerow to the south of Jubilee Court and the Conifers before extending



**Annex 6: Minor Modifications Schedule for Policies map**

northwards on Wheldrake Lane and then eastwards to the rear of properties on Elvington Park.

**Reason**

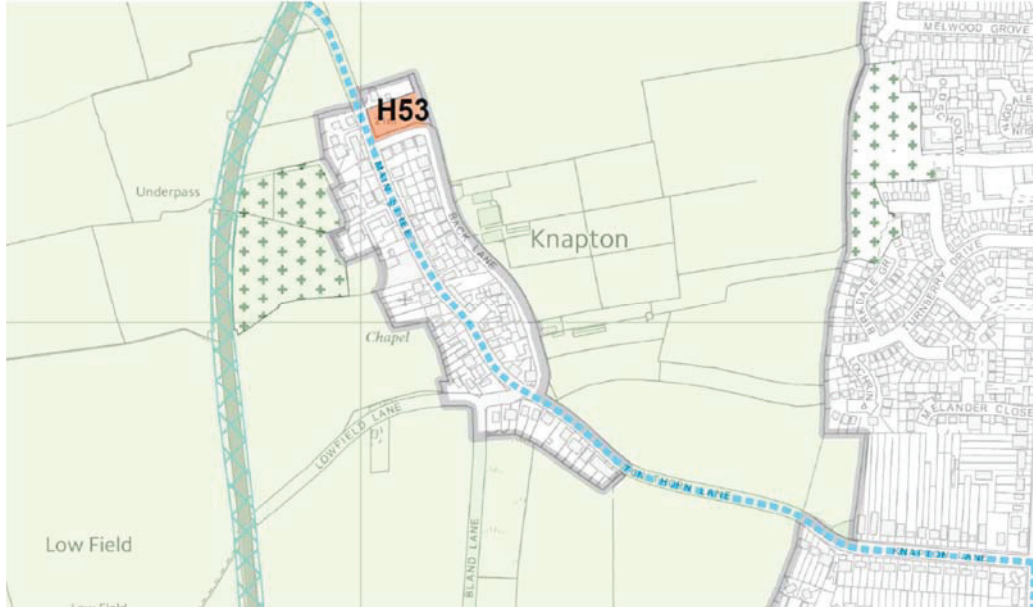
To correct an error and to ensure that the boundary aligns with recognisable features on the ground that offer the greatest permanence.

See Justification as set out in TP1 Addendum - Annex 4.

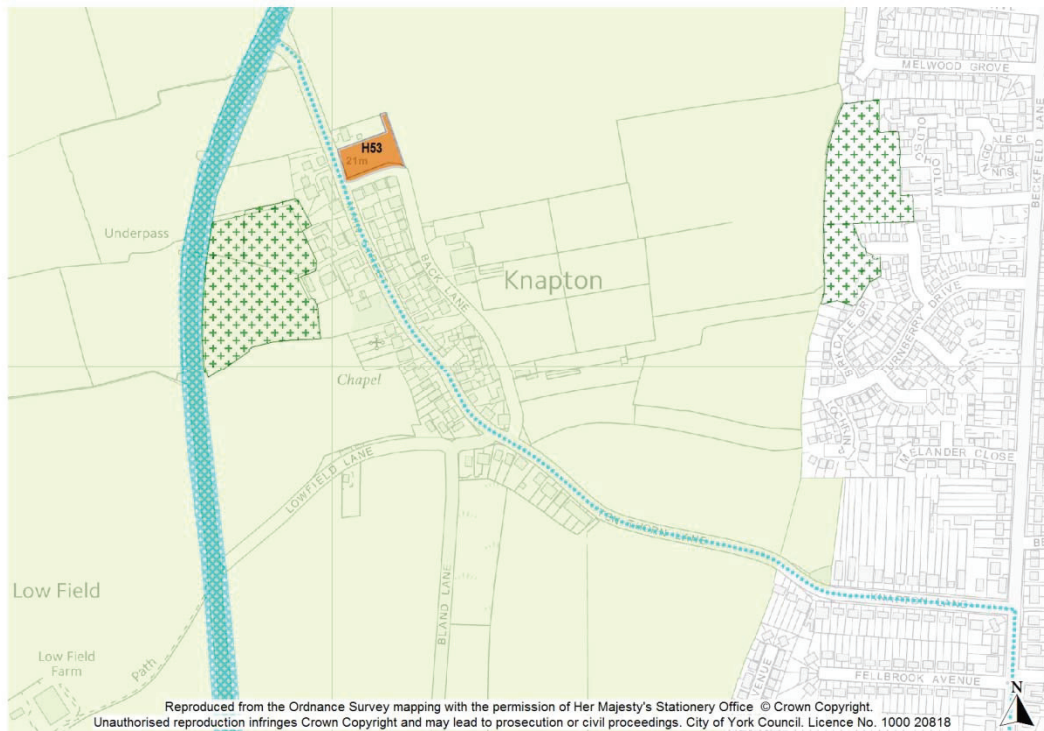
**Proposed Detailed Inner Green Belt Boundary Modification of Inset Urban Area**

Document location	Name of Area of Change
Policies Map North	Knapton Village

**Policies map boundary (2018)**



**Proposed Modification**



It is proposed that the village of Knapton is included within the Green Belt.

**Reason**

Consistency with the methodology. It is considered that the village of Knapton is open and not densely developed. It is surrounded by areas that are identified to be of

importance for the historic character and setting of York, particularly for preventing coalescence. The village is thereby considered to contribute to openness and should be included within the Green Belt. See justification as set out in TP1 Addendum - Annex 4.

Policy GB2 of the Local Plan allows for infill development within settlements in the Green Belt subject to the stated policy criteria. Allocation H53 is retained – see Section 8 / Annex 5 of TP1 Addendum.