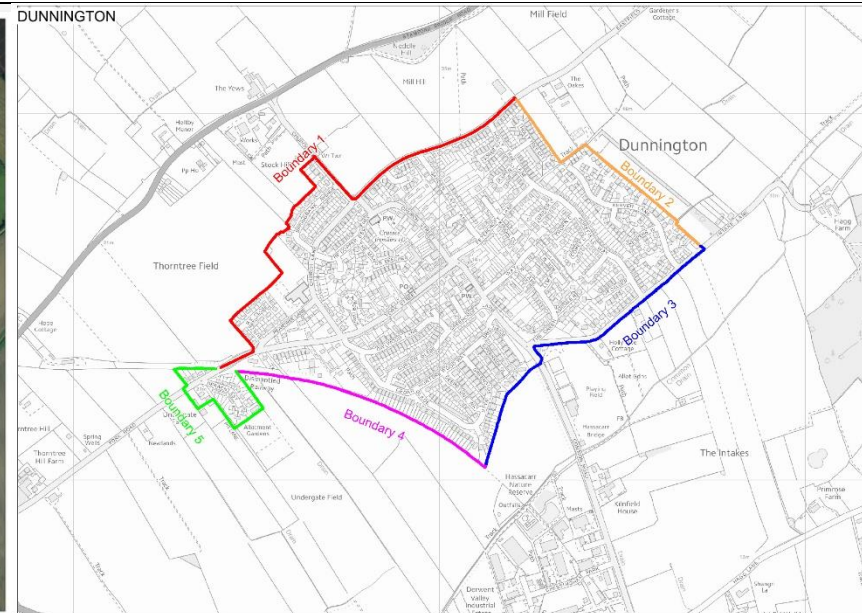


Annex 4: Other Urban Areas within the General Extent
Example

Village Name:

Dunnington



Scoping: Strategic Principles: SP5

Character of the Area: Dunnington has become one of the larger villages in the City of York area, due to extensive suburban style development since the 1950's/60's. This has wrapped around the historic village centre, so that much of its original setting has been lost. During the second half of the 20th Century, the village grew considerably, with development broadly contained within Intake Lane to the south and Eastfield Lane to the north. While of varied architectural styles, development is commonly detached and semi-detached (2 storey max) in small estates, with open plan front gardens a common feature. The Derwent Estate at the western entrance to the village retains a sense of openness set around its own communal greenspace. There are pockets of open space within the village, although in the main it is relatively comprehensively developed. However, in the most part, there is a clear distinction between the surrounding open character of agricultural / recreational land and the built up character of the village itself.

This urban area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Therefore, it is recommended not to keep this land permanently open, but inset it within the Green Belt.

Village Name:

Dunnington

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

Openness Considerations:

GB Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>The land needs to be kept permanently open to maintain a connection to open and historic setting, to constrain development from coalescing, maintain scale/ identity of the compact village in an open or rural landscape.</p> <p>Dunnington evolved as a farming community originally centred around the Church of St Nicholas, with the centre of the village moving to the Village Cross and Junction of Church Street, York Street and Common Road. While expansion in the 20th Century has resulted in extensive growth and some loss of some of the historic setting, the northern edge of the village maintains the strongest relationship to the historic village core.</p> <p>Allowing the village to grow significantly would take it out of proportion with the settlement pattern of York, an important character identified in the Heritage Topic Paper (HTP) and increasing the distance of residential areas away from the village core can cause harm to the compactness of the village. Therefore all 5 boundaries are relevant to this consideration.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Dunnington

Dunnington's location within the settlement pattern is that of a large village outside the York Outer Ring Road, physically separated from surrounding development clusters. The village is physically close to other urban clusters at Murton and Murton Industrial Estate to the north east, and Derwent Valley Industrial Estate to the south.

Both the A166 to the north, and the A1079 to the south of Dunnington are considered open approaches for experiencing the compact settlement in its rural context, with views especially prominent from the higher ground of the York Moraine and the A166 to the north. The historically open rural approach from the north along Church Balk and from the east along the rural routes of Eastfield lane / Intake lane are also important. The village is also experienced from the now dismantled Derwent Valley railway line which serves as an important pedestrian and cycle route.

Land to the north of the village (boundary 1) is particularly vulnerable to changing the perception of the compactness of Dunnington given the elevated views from the A166, and has the potential to cause the greatest impact on the historic core of the village. To the east (boundary 2), some expansion is possible but this would need to be limited so as not to allow development to reach too far from the existing urban core and ensure compactness of the village is retained. Impact on the open approaches to the village should also be considered. Significant expansion to the south of Dunnington (boundary 3), both east and west of Common Lane (including Dunnington Sports Club), is also a significant risk to compactness given the proximity of Derwent Valley Industrial Estate and the need to maintain the separate identity of the two areas. Expansion to the west of the village (boundaries 4 and 5) would significantly change the context of the village, bridging the line of the dismantled railway, changing the rural nature of the elevated A166 and bringing development closer to Murton.

Landmark Monuments (Criterion 2)

The land to the north, west and south (boundaries 1,3, 4 and 5) needs to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape as well as village focal points.

Views of the Minster from the A166 and adjacent land, become prominent as you approach the City from Dunnington (travelling east to west).

Dunnington's church tower and a number of mature trees dominate the village skyline.

Village Name:

Dunnington

The Church of St Nicholas is Listed Grade II* late eleventh century (Norman) origins, with a, with subsequent additions and alterations and rebuilding in 1839-41 and 1877.
The Village Cross (where the village streets meet) has a medieval shaft and later finial.
Church Street contains several early nineteenth century houses that are listed.
Several listed houses are along York Street, dating from the early-mid eighteenth century.
Dunnington Conservation Area was designated on 13 May 2004.
To the east of the village is Grade II listed Dunnington Hall and Coach House

Landscape and Setting (Criterion 3)

The land needs to be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.

Relevant to all boundaries is that there is a clear distinction between the built up area and the open landscape beyond the village, which maintains a strong link between the village and its agricultural heritage in the economy of York. Remnant strip field patterns are identifiable adjacent to the village. It is important that land around Dunnington maintains a connection to its agricultural past and openness as part of the setting of the village and the setting of the city as a village within its rural settlement pattern.

The landscape retains strong relationships to geological heritage and the formation of the Vale of York, with Hassacarr pond (part of Hassacarr Nature Reserve) situated south of the village (west of common lane) and the York Moraine providing higher ground to the north. To the immediate north of Dunnington, the land rises gently to a peak parallel with Eastfield Lane on the Moraine, before dropping slightly to the A166 and the surrounding open landscape and villages.

From its highest point at Mill Hill (also part of the York Moraine), north of Eastfield Lane, there are views to the south across the village and beyond, longer, uninterrupted views to the Wolds, across the Vale of York in all directions – with a very prominent view of York Minster.

Both the A166 to the north, and the A1079 to the south of Dunnington are considered open approaches for experiencing the rural context of the city. The A166 in particular is on higher

Village Name:

Dunnington

	<p>ground and it is necessary to keep land permanently open either side of the A166, which maintains this sense of openness and contributes to understanding the setting of York and connections to agricultural features.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>(Criterion 4)</p> <p>The village is an urban area with some boundaries at risk of unrestricted sprawl</p> <p>The main built up area of Dunnington has a distinct urban edge in contrast to the open area in which it sits and the density of development.</p> <p>The most consistent and continuous boundary is to the south west (Boundary 4) follows the line of the former Derwent Valley Light Railway to actively constrain development and currently provides an active barrier to sprawl, which should be maintained. Built infrastructure in the form of roads has also proved effective in preventing sprawl along Eastfield lane (to the north east of boundary 1) and intake lane (to the south east of boundary 3).</p> <p>The other distinct edges to the dense urban area follow the curtilages of properties and field boundaries where development and the open landscape or agricultural uses. However, there are some 'pockets' of development, physically separated from the built up edge of the village which indicate a vulnerability for sprawl, including;</p> <p>Boundary 1 - Dwellings and commercial development on the junction of Church Balk & the A166, form a cluster of agricultural associated business and properties to the north of Dunnington, separated by only one field. Further development between these areas risks merging and creating more significant sprawl. A water tower is located on land to the east of Church Balk between the village and A166 with a cemetery (granted permission circa 2010) and playing fields maintaining an open charcater. Development to the north of the village/ east of Church Balk towards the A166 also risks leading to significant sprawl.</p> <p>Boundary 2 - The Market Garden on Eastfield Lane is separated to the east of Dunnington by one field. It is more open compared to the main urban area of Dunnington and in agricultural use so more built up nature than the surrounding countryside. There is some scope for extending the village to this north east corner, which would bring development up to include</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

Village Name:

Dunnington

the existing farm. There is a cluster of 3 residential properties on Intake lane separated by only one field to the east of Dunnington. These are large properties within their own grounds and of a more rural setting than the main urban area. Any expansion of Dunnington to the east along intake lane would bring these properties into the village.

It is important that strong boundaries are created to the eastern edge of the village to prevent uncontained sprawl.

Boundary 3 – To the south of Intake Lane the land is open with sporadic cottages and farmsteads as well as Dunnington Sports Club and allotments. While the playing pitches and allotments are designated open space, they maintain a large tract of land which is much more open in character than the main urban area. While an alternative boundary could be created further south along “Common Drain” this is a less robust barrier to development than Intake Lane, which contains the current densely developed limits. Land west of Common lane is open between the village and Derwent Valley Industrial estate and includes Hassacar Nature reserve. This physical separation containing the village is important. Allowing development or changing of the boundary would impact the rural approach into the village along Common Lane and force the village of Dunnington to merge with the Derwent Valley Industrial Estate further south, diminishing the identity of the village and constitute sprawl.

Boundary 5 – the Derwent Estate off York Road is lower density than the main village and set slightly apart in a contained and recognisable curtilage. This estate is physically separated from the main body of Dunnington to a certain extent and breaches the clear limit of the former Derwent Valley railway, thereby to some extent constituting sprawl. Extension to the north, south and east would constitute significant sprawl.

Alternative boundaries which follow established infrastructure could see the village expand up to the A166 to the North, to the A1079 to the south and without being checked to the east. This scale of expansion would be significant and would constitute significant sprawl far beyond the existing settlement detracting from the pattern of development.

Purpose 3

The land surrounding the village predominantly functions as part of the countryside and contributes to the character of the countryside through openness and views

IT IS NECESSARY TO KEEP LAND PERMANENTLY

Village Name:

Dunnington

Safeguarding the countryside from encroachment

Scoping/Strategic Principles set out in:

SP4, SP5, SP9

Whilst Dunnington is clearly urbanised in nature, the surrounding countryside is predominantly rural open land. The limited development beyond the current densely built up extent of the village is mainly farmsteads and isolated or very small clusters of dwellings, which reflect the openness and agricultural heritage of the area. Hagg Wood to the east, and Hassacarr Nature Reserve to the south, add to the rural character of the area and provide local recreational use and access to the countryside.

Boundary 1 - there is an area of more open land uses as part of the playing fields of Dunnington Primary School, while less dense in nature these are intensively used by the urban population of Dunnington and have a strong relationship to the school and village in contrast to the more open countryside beyond, to the north. They are protected by Open Space designation and do not need to be considered as part of the Green Belt.

Boundary 2 – The Market Garden along Eastfield Road is an acceptable use in the Green Belt, and while less densely developed than the main urban area of Dunnington it is more built up than the surrounding countryside. It is compatible with rural and agricultural uses. Can only be accessed from Eastfield Road. Land to the south is in agricultural use.

Boundary 3 – There is open land to the north of Intake Lane, in the form of the Village Green. This is part of the setting of the village and is protected as open space and within the Conservation Area designation. It therefore does not need further protection from the Green belt. To the south of Intake Lane and the dense urban area, along Common Road, there is recreation space, Dunnington Sports Club and allotments. While these are acceptable rural uses in the Green Belt they add a degree of urbanisation and development in a transitional area heading towards the more open land to the south. These areas are accessible to the village but are clearly separated by intake lane and have a sense of connection to the wider countryside due to their predominantly open nature.

Further south (abutting the northern edge of the Derwent Valley Industrial Estate), there is also an old sewage works from the early 1990's, which is less dense, of acceptable rural use, which connects to Hassacarr nature Reserve. This area is clearly separate and distinct from the main built up village and offers a form of accessible countryside which should not be encroached upon and doesn't connect to the main village.

OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

Village Name:

Dunnington

Boundary 5 -The warehousing / farm buildings within the extensive curtilage of properties on York Road are less dense and have an agricultural feel which connects to the open countryside, and setting of the village. The allotments to the south of the Derwent Estate are also open in nature and connect to the wider countryside and are not considered to form part of the denser village envelope.

Local Permanence

Proposed boundary description and recognisability

In general, the Green Belt boundary around Dunnington follows road, rail and fenced property boundaries, with clear distinctions between built and open – commonly along road boundaries, where housing abuts one side of the road, facing open agricultural land.

Boundary 1: The boundary follows rear & side property boundaries of houses on Hunters Close, the fenced perimeter of Dunnington Primary School and Springbank Avenue, then south along Church Baulk (road) and east along Eastfield Lane until the furthest extent of residential development. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties) and carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 2: The boundary then turns south along the rear property boundaries of Holly Tree Croft and the Kerver Lane estate, to the point where it meets Intake Lane. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 3: The boundary then follows the line of Intake Lane, The Green, crossing Common Road, and then follows the rear fenced boundaries of Greenside Close and Greenside Walk. The boundary in this section consists of a combination of hedges, trees, fences and carriageway (Intake Lane). The boundary is recognisable and is easily determined on OS maps and on the ground.

The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses.

Village Name:

Dunnington

	<p>Boundary 4: The boundary then returns north west along the former Derwent Valley Light Railway. The boundary in this section consists of a combination of hedges, trees, fences along former Derwent Valley Light Railway line. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 5: The boundary then follows the extent of the 'Derwent Estate' (a small 20th Century housing estate), and the residential element and front barn at Undergate Farm (with the main farm buildings to the rear being more open in nature), before following the rear curtilages of properties north of York Road (bounded by the alignment of the former Derwent Valley Light Railway to the point where it meets Pear Tree Lane. The boundary in this section predominantly consists of a combination of hedges, trees and fences line. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>	The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.
<p>Permanence of proposed boundary</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>Boundary 1: The majority of the boundary in this section dates from around the mid 19th Century following the alignment of Eastfield Lane and field boundaries, with some areas of the boundary following later property boundaries from 20th Century residential development.</p> <p>Boundary 2: The boundary follows field boundaries dating from around the mid 19th Century, and the alignment of Peter Crofts Lane. The boundary offers permanence.</p> <p>Boundary 3: The boundary follows the alignment of Intake Lane, from around the mid 19th Century. The boundary offers permanence.</p> <p>Boundary 4: The section of the boundary follows the alignment of the former Derwent Valley Light Railway, dating from the early 20th Century. The boundary offers permanence.</p> <p>Boundary 5: The boundary offers permanence. The boundary follows field boundaries dating from around the mid 19th Century.</p>	

Strategic Permanence

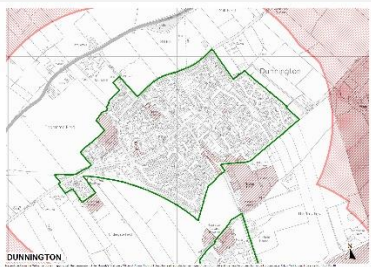
Consistency with Local Plan strategy (NPPF Para 85)

Dunnington is of an urbanised built up nature with a lack of openness and therefore offers an opportunity for focusing development towards an urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long

Village Name:

Dunnington

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



term permanence of the York Green Belt. A vacant plot within the existing village was identified (Site 618 Land Rear of Surgery 2a/2b Petercroft Lane) but is now built out.

In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Dunnington has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth. While land is not identified in the 2013 Historic character and setting appraisal work as being of primary importance to the setting of the historic city, the scale and compact form of the village and its wider landscape and setting are important features to maintain and tested through Heritage Impact appraisals. There are a number of areas of designated open space or nature conservation which should be protected from development including:

- A large area to the south of the village and east of Common Road composed of Dunnington and Grimston Sports Club, Squash club and allotments
- Hagg Wood (an ancient woodland and Site of Important to Nature Conservation) to the east,
- Hassacar Nature Reserve to the south.
- Allotments to the south of Derwent Estate.

Land Considered

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration. Only site 827 (Land at Eastfield Lane) to the east of boundary 2 has been taken forward as an allocation.

Boundary 1:

- Sites 737 / 744 / 748 Stockhill Field and Bull Balks – rejected and not proposed for allocation

Site 744:

Site 748:

Site 737:

Boundary 2:

- Amalgamated Site 300 (Inc sites 31, 116, and 930) Land at Eastfield Lane Dunnington – Allocated: H31 (site 930)

Site 31

Site 116

Site 300

Site 930

Village Name:

Dunnington

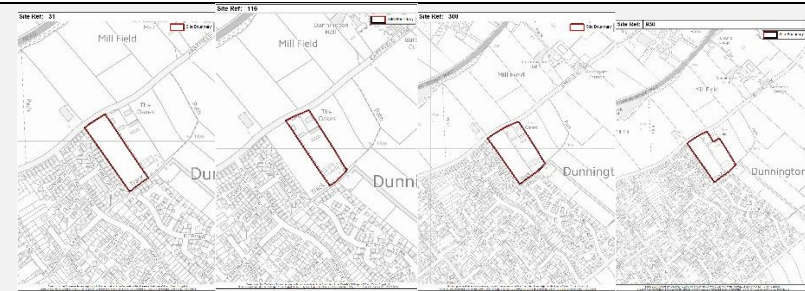
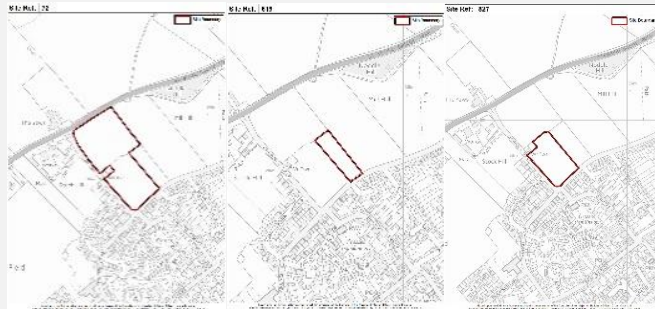


- Amalgamated Site 72 (inc sites 619 and 827) Water Tower land Dunnington – rejected and not proposed for allocation

Site 72:

Site 619:

Site 827:

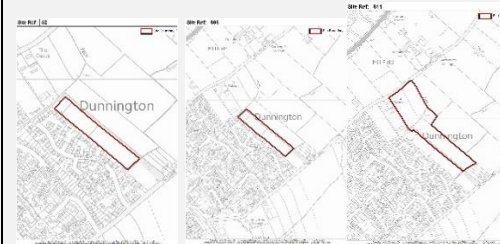


- Site 52 (incorporating boundary for site 896) Land at Eastfield Lane Dunnington – rejected and not proposed for allocation

Site 52

Site 896

Site 811



Boundary 3:

- Site 30 land at Intake Lane Dunnington– rejected and not proposed for allocation

Site 30

Boundary 5:

- Site 74/899 York Road Dunnington – rejected and not proposed for allocation

Site 74

Site 899

Village Name:

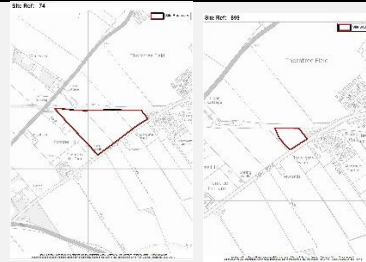
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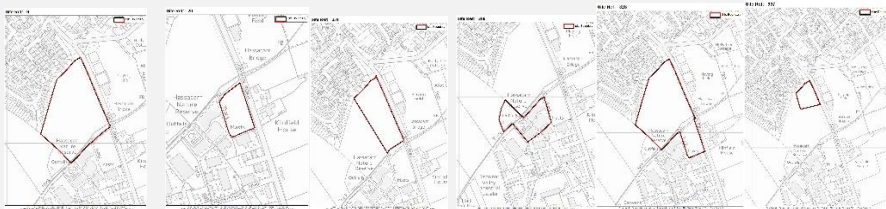
- Site 738 Land on the South of Intake lane– rejected and not proposed for allocation



- Site 328 (incorporating sites 9, 20 and 231)
Amalgamated sites at Common Lane Dunnington –
rejected and not proposed for allocation



ite 9 Site 20 Site 231 Site 616 Site 328 Site 997



Strategic Permanence conclusions

Village Name:

Dunnington

In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for the village of Dunnington to grow within a sustainable pattern of development. The most appropriate location for this development has been determined as rounding off land to the north east corner of the village to include the existing 'Market Garden' as allocation H31. This results in the final Green Belt boundary for the village as follows:

