



Topic Paper 1: Approach to defining York's Green Belt Addendum (2021)

Annex 3: Inner Boundaries

Part 3: Sections 7 - 8

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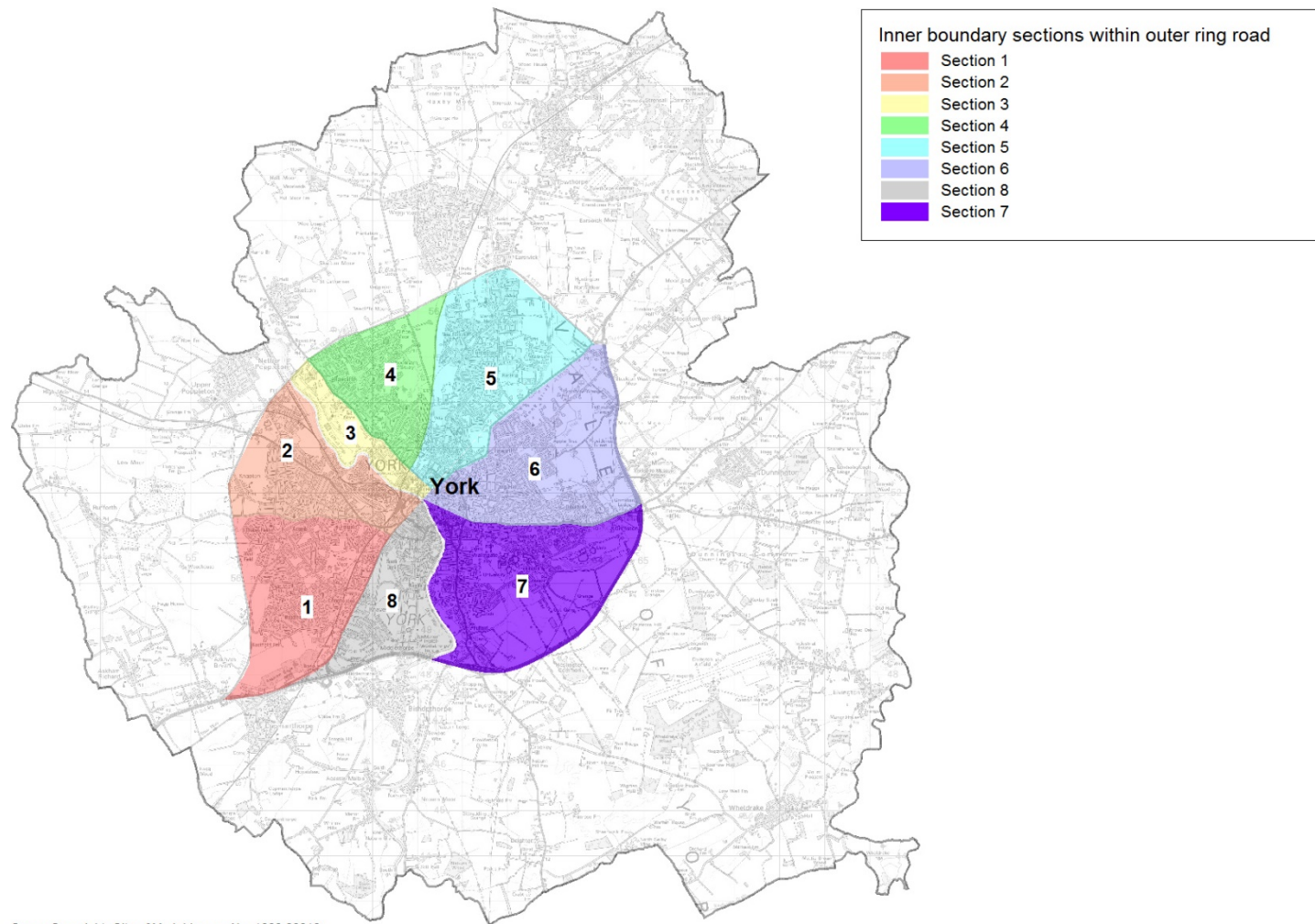
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Introduction

This annex presents the detailed justifications for York's detailed inner Green Belt boundaries. The city has been split into 8 sections and each section is split into individually assessed boundaries. This annex presents Sections 1-4 on the west side of York.



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How to use this Annex

This annex should be read in conjunction with the **TP1 Approach to defining York’s Green Belt Addendum (2021)** report, which sets out the scoping and methodology for determining the detailed boundaries of the York Green Belt [[EX/CYC/50](#)].

Please see specifically:

Section 4 ‘Local Plan Strategy and Development Needs’, which summarises the Local Plan strategy for meeting identified requirements for sustainable development, by describing briefly how the relevant requirements have been identified and how the strategy for meeting them has been formulated and informs the consideration of Strategic Principles in Section 5.

Section 5 ‘Methodology (1): Review of the General Extent of the Green Belt and Scoping’ sets out the Green Belt Purposes and Spatial Principles for consideration in determining the detailed boundaries of the York Green Belt.

Section 7: Methodology (3): Channelling Development to Urban Areas, other settlements and beyond the Green Belt explains how the Council has sought to maximise development potential within urban areas, which include the main urban area and other built up clusters identified as part of the urban areas analysis, which recognises that development in the main urban area in particular is considered to offer the best opportunities for building on brownfield land. Land within the main urban area in particular, as well as in some of the other surrounding villages, is generally accessible to existing sustainable services or facilities.

Section 8 ‘Methodology (4): Defining Detailed Boundaries’ explains the relationship between Green Belt Purposes, Strategic Principles and assessment evidence, in forming Criteria 1 to 5 and the detailed assessment questions.

Section 9 ‘Methodology (5) Consistency with the Local Plan Strategy and Site Selection’ sets out how the boundaries which have been selected, including the identification of allocated sites, are consistent with the Local Plan Strategy for achieving sustainable development. In terms of strategic sites, it explains how the potential impact on Green Belt purposes of developing land has been appraised, including the role of Heritage Impact Assessments in minimising green belt harm. It also describes the approach to offsetting any harm arising from the development of allocations, through compensatory improvements to the environmental quality and accessibility of remaining green belt land.

Annex 1 [[EX/CYC/50a](#)] presents high level strategic and geographic outputs of the assessment evidence set out in section 8 of the report. The outputs are presented as a visual aid but the whole of the original evidence base document or detailed interactive mapping linked to those images have been considered. The evidence presented in Annex 1 does not determine Green Belt allocation or boundaries but informs consideration of land function, providing the background and context for the analysis of Green Belt purposes and criteria 1 to 5 as presented in this annex.

Presentation of the analysis:

The profomas present the proposed boundary and discursive analysis against the detailed assessment questions identified in the methodology. Alternative boundaries are assessed in the discussion sections, where relevant.

The summary table scopes in which assessment questions are relevant considerations in the determination of each boundary. It also presents the conclusion as to whether it is necessary to keep the adjacent land permanently open in line with each Green Belt purpose.

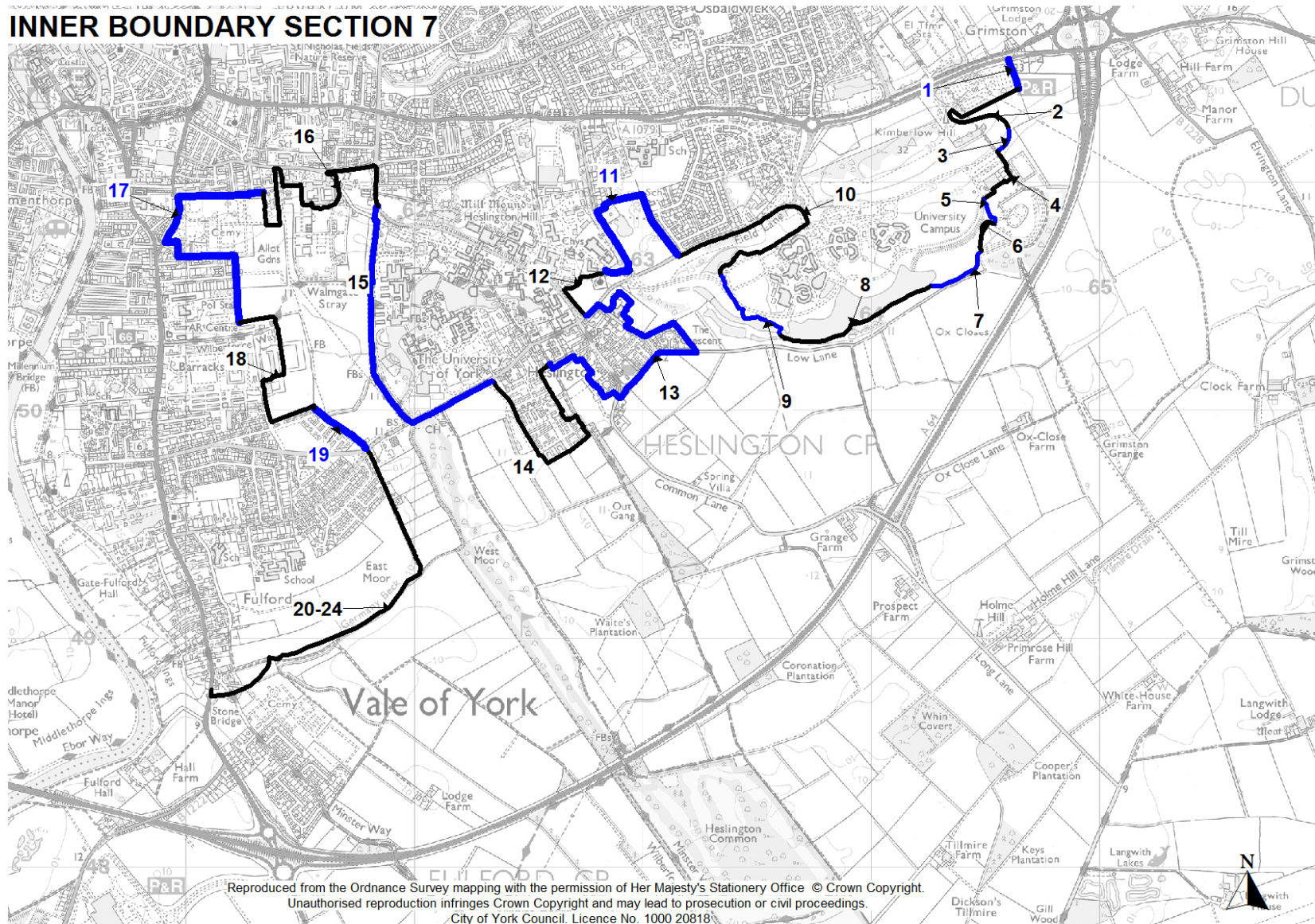
Where an assessment question is not relevant in determining a boundary, it is classified as not applicable in the summary and does not appear in the discussion section. As the analysis and evidence of some questions overlap, these may be grouped under a combined heading in the discussion section.

Two maps are provided in each section:

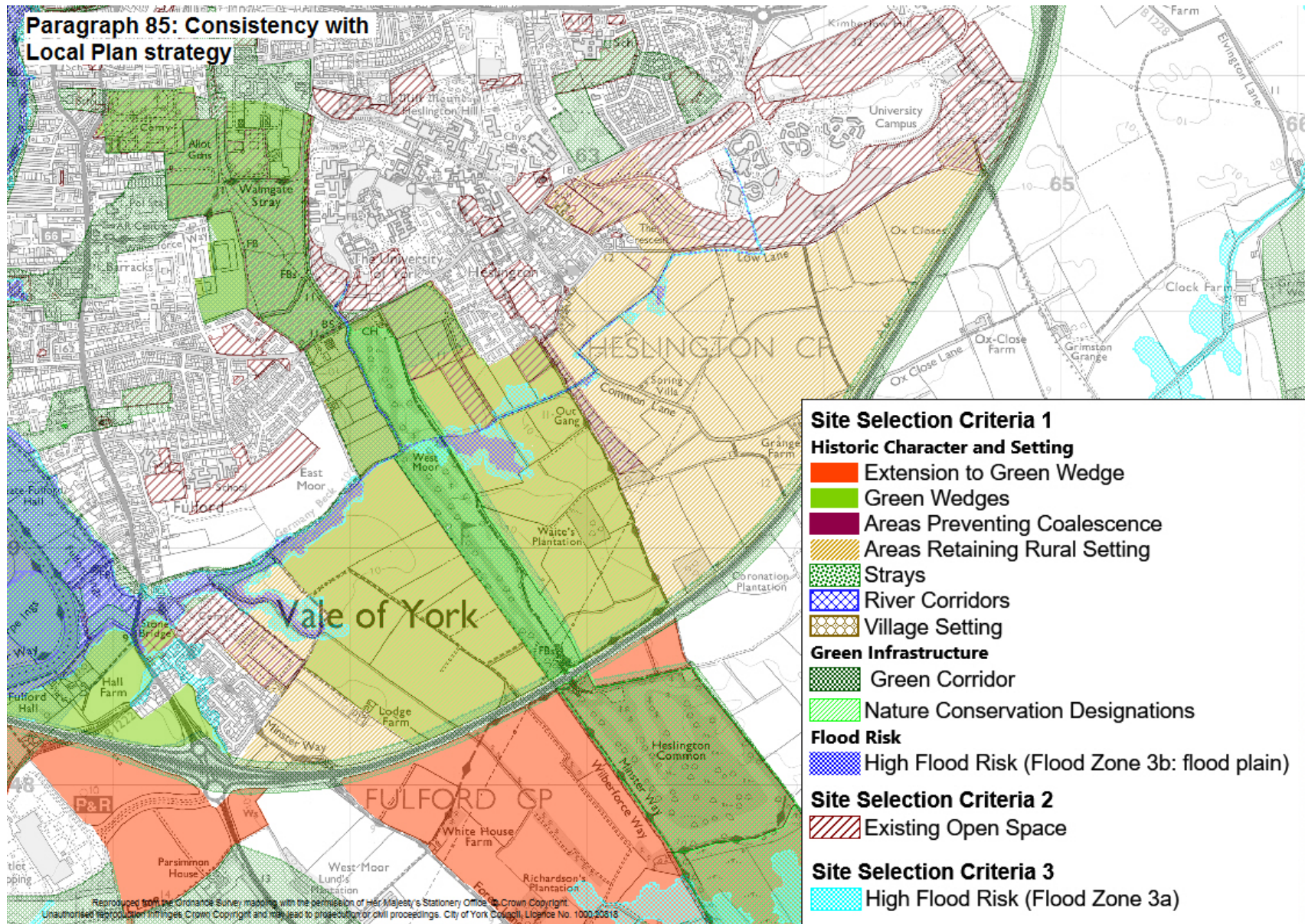
- Map to show the key to the boundaries identified in each section; and
- Map to illustrate considerations for Paragraph 85: Consistency with the Local Plan Strategy

Section 7

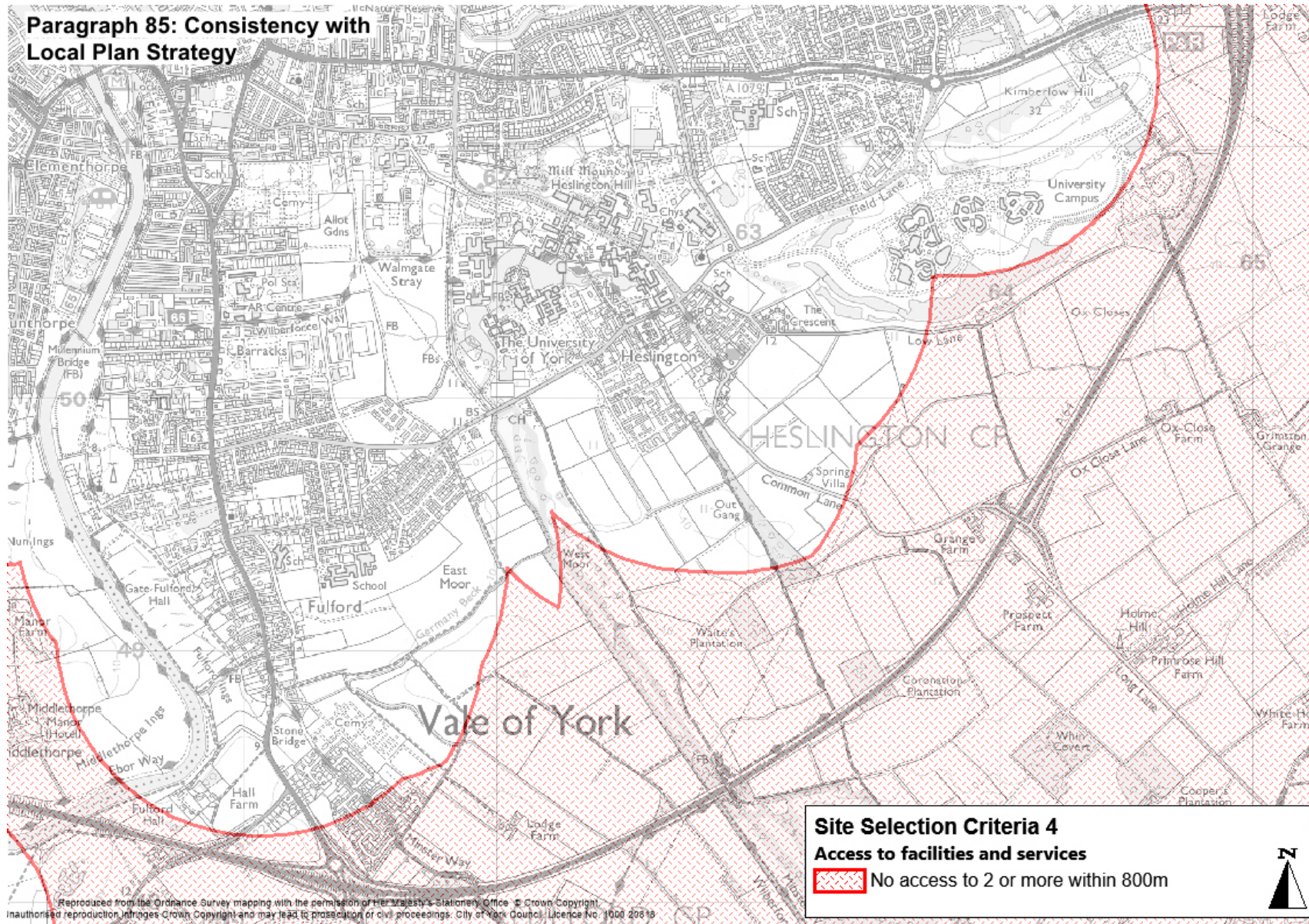
INNER BOUNDARY SECTION 7



Paragraph 85: Consistency with Local Plan strategy



Paragraph 85: Consistency with Local Plan Strategy

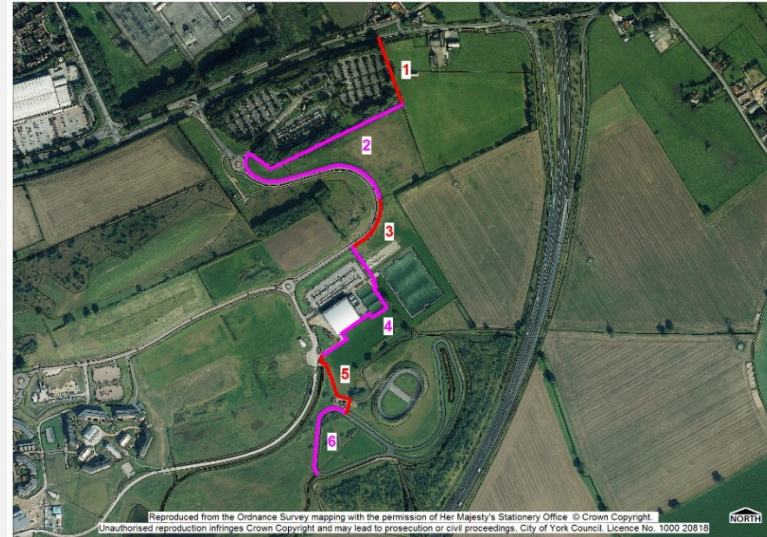
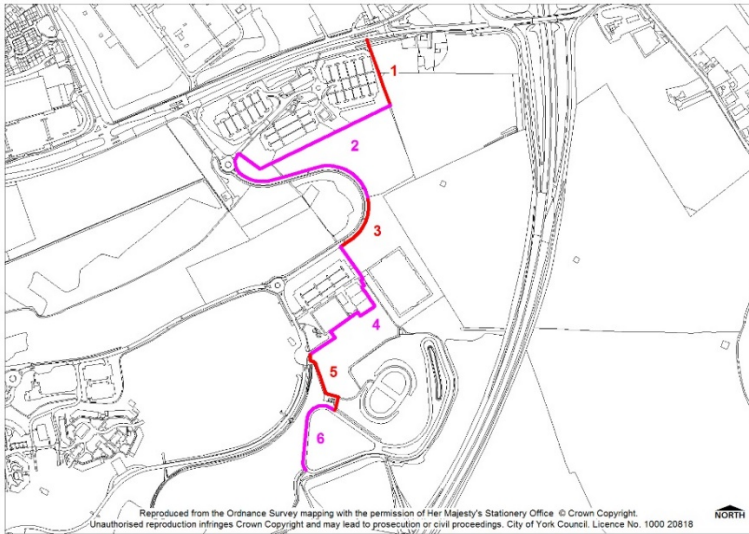


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Section: 7	Boundaries: 1-6	Boundary Name: East of Grimston Bar Park and Ride and University of York Sports Village
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The boundary runs along the east and south sides of the Grimston Bar Park and Ride car park site, and then follows Lakeside Way south to the edge of the York Sport Village complex, wrapping around the main car park and the indoor sports provision. It then follows the access path back onto Lakeside Way briefly before extending south along the velodrome access road and wrapping around the outside edge of the outdoor cycle loop.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



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

Section: 7	Boundaries: 1-6	Boundary Name: East of Grimston Bar Park and Ride and University of York Sports Village
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the east of the proposed boundary is relatively flat, rising in height towards the University campus and Kimberlow Hill adjacent to Hull Road (Annex 1, evidence 5). The open views across this land make this a prominent edge to the city. The outer ring road (A64) to the east is an important approach for viewing and understanding the city (Annex 1, evidence 6) and this land is particularly sensitive when considered from this approach. Maintaining open rural land in the foreground to views from this route allows an understanding of the compact city within its original countryside context. The sense of the setting of the city within an open and rural landscape is gained both from the view but also from the general sense of openness to the A64 in this location. An alternative boundary would be to utilise the outer ring road (A64) however this would impact upon the understanding of a dense compact City which is a key part of the setting of the City. If this boundary were utilised, the south eastern section of the City would protrude outwards in this location, and development could enclose the University, removing its landscape setting. The other alternative to the east would be to follow the established historical fields limits as far as possible (as originally submitted in 2018), but this again diminishes the important buffer between the ring road and the University campus. Further intensive development in those areas would be detrimental to the rural edge and historic character and setting of the city. Within this area is some existing car parking associated with sports pitch provision, but the urbanising impact of this has been minimised, as the car park is low key and set into the slope. The university have also indicated on masterplans the desire for further car parking in this area, to the south of Grimston Bar Park and Ride (boundary 2). This area is prominent and sensitive, and any future plans needs to maintain openness and be in keeping with the rural setting of the city.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of York and its districts and maintaining a connection to open and historic setting. The Heritage Topic Paper identifies that a feature of the compact main urban area is its overall scale and that this is contained within the outer ring road. The proximity of the urban edge to the ring road in this location heightens the vulnerability of this land for affecting the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 7	Boundaries: 1-6	Boundary Name: East of Grimston Bar Park and Ride and University of York Sports Village
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	<p>perception of scale and increases the importance of needing to keep this land permanently open. The land to the west of the proposed boundary is the University of York Campus East (Character area 61: Annex 1, evidence 14). This forms an extension to the university and was granted outline consent on appeal in 2007 (Ref: APP/C2741/V/05/1189972) and reserved matters in 2008. This was designed as a compact campus, with the highest density development restricted to the centre of the area, reducing toward the more rural fringes. To the eastern edge of the campus is the University sports provision, planned to provide a softer edge to this extent. The landscaping in this location was incorporated in order to soften the impact to the setting of the City. In addition, the conditions attached to the permission included a restricted built envelope, 'the allocated area for development' and a restricted development density within this, as well as maximum building heights. Although this would not maximise the efficient use of land, the proposed density was considered appropriate in the context of the open character of the Green Belt. As a result of this, the Green Belt harm resulting from the development was considered to be contained and limited. The outline consent required a Masterplan and Strategic Design Brief to be prepared to guide development of the campus over a 20 year period. The masterplanning principles included a high-quality landscape setting and a large naturalistic lake. The southern edge of the landscaping was intended to provide a transition into the rural area beyond Low Lane. The Masterplan prevents the Campus expanding beyond a compact developable area without appropriate planning and mitigation. Linked to above outline planning consent, an alternative boundary would be to utilise the 'allocated area for development' as shown on approved 'Plan A' however this does not follow clearly defined features on the ground. The southern boundary does follow Low Lane and the eastern boundary follows a footpath in parts, however the remaining boundary features would not be recognisable or permanent. Furthermore, the 'allocated area' includes areas for higher and lower density development, as well as areas of green space and open space therefore this would not provide a clear separation between built form and open land. A further alternative boundary would be to utilise the 'areas of higher density development' as shown on approved 'Plan C(i)' however these areas are not clearly defined by recognisable and permanent features.</p> <p>Landmark Monuments (Criterion 2) Not Applicable.</p>	
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	<p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. Land to the east of the boundary contains agricultural fields and is identified as arable lowland (Annex 1- evidence 8). The land was historically part of the Dunnington enclosure award and dated between 1770 and 1772 but is now modern improved large irregular fields, defined by erratic hedgerows with fragmentary legibility to their past (Annex 1, Evidence 19). This open land demonstrates the human influence over the landscape of the city through the agricultural economic heritage close to the main urban area which has shaped the City’s form and the connectivity of the landscape within and beyond the York Outer Ring Road. As more open land within the ring road is diminished through development pressures, it has increased the importance of the remaining openness in illustrating the connectivity to the wider landscape and hinterland. While there are not currently any settlements or built development (except for a large farm) in close proximity within the wider countryside further to the east of this section of the A64 York Outer Ring Road, it is still important to preserve the open context of land on both sides of this important open approach to be able to prevent any future possibilities of coalescence with the outlying villages and understand the historic settlement pattern of villages evenly distributed within their own open and independent settings, separate and distinct from the main urban area.</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. While the University Campus East is designed to be a campus which is separate from the main urban area with its own identity and context, it is within proximity to the main urban area and contains a range of land uses which are comparable with those in the main urban area (including education, residential, employment and recreation). Although these developed areas are limited in density and within their own landscaped setting, they should still be considered against the same principles of preventing uncontrolled sprawl.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. On the land to the east of the proposed boundary, but within the Outer Ring Road, there are some built features and structures. To the east of Grimston Bar Park and Ride (boundary 1) there is a farm and associated agricultural buildings. To the east of the University</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>campus there are further features associated with the University of York Sport Village. These consist of outdoor sports provision uses and are located outside the area identified as the 'allocated area for development' as part of the outline planning consent. These include floodlit sports pitches with associated parking in the north, directly adjacent to the York Sport Village indoor provision (east of boundary 4), as well as a velodrome, floodlit all-weather cycle track loops and associated reception area and cycle storage facilities (south of boundary 4 and east of boundary 5). Outdoor sports and recreational uses are acceptable uses in the Green Belt provided they preserve openness. The structures are limited, low density buildings, less than 33 per 250 sq.m (Annex 1, evidence 4), and associated with the outdoor recreational use of the land. They do not detract from the strong sense of general openness of the land. However, they do create an increased risk of sprawl both in the form of ribbon development along Hull Road (boundary 1) and from further development, urbanisation or intensification of uses in association with the university campus (boundaries 2 to 6).</p> <p>4.3 Land is constrained by strong boundaries on more than one side however there is still a risk of sprawl. This edge to the City is particularly vulnerable to sprawl given the softer sports facility uses which make for a less clear division between built and rural, and the significant development pressure. The proposed boundary line marks what is acceptable as the division between the built urban edge of dense urbanising development (both planned and existing) and the more open land uses to the east where Campus East meets its rural setting. The proposed boundary therefore aims to acknowledge built development and prevent further sprawl by the University campus. Should development be allowed to occur freely within the land further east of the proposed boundary, there are alternative strong boundaries further to the east which include the York Outer Ring Road which would ultimately contain any development. However, given that this land is important to keep permanently open in line with purpose 4 (above), allowing development to progress up to the road would represent unacceptable sprawl, the loss of compactness, rural setting and connection to landscape and setting of the wider city, which would be detrimental to the York Green Belt.</p>	
Purpose 3	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is predominantly characterised by an absence of built development or urbanising influences and the land functions as part of the countryside in terms of relationships or acceptable uses within it. The land to the east of the proposed boundary includes open</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO

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<p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>agricultural fields with a farm and agricultural building to the east of the Park and Ride. There are some limited urbanising influences in the form of overhead power lines crossing the land and the busy A64 to the south and further to the east (these are detracting features in the landscape, but do not have a wholly urban quality in themselves). Immediately to the east of boundaries 4 to 6 are outdoor sports and recreational uses consisting of an all-weather sports pitch and associated car park, and the velodrome and all-weather cycle track loops with associated reception area and cycle storage facilities. Outdoor sports and recreational facilities are appropriate uses in the Green Belt provided they preserve openness. The structures to the east of the proposed boundary are limited, low density buildings, less than 33 per 250 sq.m (Annex 1, evidence 4), and associated with the outdoor recreational use of the land. The sports pitches and car parking maintain openness, and the cycle facilities are extensively landscaped. The University itself is a designed landscape with limited density and gradually blends to the east until it meets the rural agricultural fields immediately to the west of the A64 on this edge of the City. An alternative would be to pull the boundary in to Lakeside Way as proposed by Historic England. This would include the York Sport Village complex and its car park within the Green Belt. York Sport Village is a significant building with indoors sports pitches, a gym, a health suite and two swimming pools. Although it is connected to the surrounding outdoor sports pitches to the east it does impact upon the openness of the Green Belt and the full planning permission for the Sport Village (Ref: 10/02641/FULM) noted that it includes facilities which are considered ‘inappropriate development’ in the Green Belt. The outdoor sports pitch to the east of the proposed boundary should remain in the Green Belt as it is open and it represents an acceptable use. The smaller car park to the north of the outdoor sports pitch would also be suitable within the Green Belt as it is associated with the outdoor sports provision and can be deemed to be ancillary. The footprint of the Sport Village building lies wholly within the ‘allocated area for development’ from the outline planning consent and the sports pitch to the east lies outside this area (but within the outline consent application boundary). A further alternative boundary would be to amend boundaries 4 to 6 and to utilise the eastern and southern extent of the velodrome track thereby excluding the velodrome from the Green Belt. It is proposed to retain the velodrome in the Green Belt as it is an outdoor sports facility which preserves openness. Furthermore, if the velodrome were to be excluded from the Green Belt it may make this area more vulnerable to future development,</p>	<p>SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
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	<p>which would impact upon the understanding of a dense compact City as the urban area would protrude outwards in this location.</p> <p>5.3 The land contributes to the character of the countryside through openness and views. The open agricultural land is the dominant view from the A64 and reflects the openness of land outside the ring road. The separation between this road and the built edge of development creates a sense of openness and countryside which is important to maintain.</p>	
Local Permanence		
Proposed Boundary	Landscaped edge of Park and Ride, Lakeside Way, edge of York Sports Village indoor facilities and car park, track to and edge of outdoor all-weather cycle loop	The proposed boundary has not been established for a significant period of time however includes recognisable features which offer strength and resilience to future change.
Recognisability of proposed boundary	The proposed boundary follows recognisable features including the defined landscaped edge of the Park and Ride (boundaries 1 and 2) and the built infrastructure of Lakeside Way (boundary 2 and 3). It wraps around the edge of the York Sport Village building and main car park extending along the access path back onto Lakeside Way (boundary 4). It then follows the built infrastructure of the access road into the velodrome (boundary 5) and wraps around the outside edge of the outdoor cycle loop (boundary 6).	
Permanence Scoping/Strategic Principles set out in: SP13	<p>Given the level of redevelopment over recent years, many features in this location are modern in origin. The proposed boundary has sought permanence in using the urbanising features which have emerged as part of the University's development.</p> <p>As set out above, an alternative boundary would be to utilise Lakeside Way, however, given that this is entirely within the University of York's ownership and has already had its alignment changed as part of the 2018 colleges application to the east, it might offer some challenges in terms of permanence. In addition, as set out above this would incorporate the York Sport Village building within the Green Belt which would not be in accordance with purpose 3.</p> <p>The A64 Outer Ring Road is a more substantial and established infrastructure feature but is also subject to alteration in order to access the ST15 new free-standing settlement. Furthermore, as set out above, utilising this as a boundary would impact upon the understanding of a dense compact City.</p>	

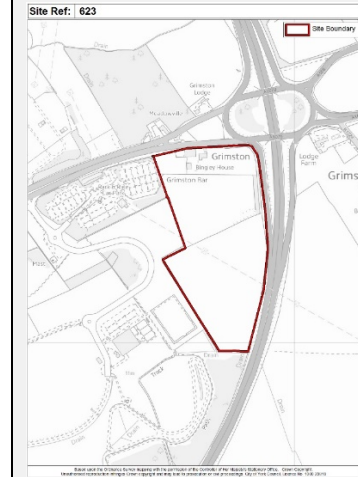
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	An alternative boundary in terms of resilience to change would be to follow the field boundaries to the east (as submitted in 2018) which have been established over a more significant period of time however as set out above this would be detrimental to the rural edge and historic character and setting of the City.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has does not have access to 2 or more services within 800m. It therefore does not have potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>Additionally, land beyond the boundaries, is</p> <ul style="list-style-type: none"> • Land to the south of boundary 6 is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as an area protecting the rural setting of the city (area F2) [SD107]. • Land to the east is not identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as an area preventing coalescence, though it is recognised as having a value to the setting and character of the city through the Heritage Topic Paper principles [SD108]; • partly designated as existing open space associated with the university campus and which connects into areas inset from the Green Belt continuously [SD085]; • Designated as a Local Green Corridor [SD080] around the A64 (no.12) <p>However the land <u>is not</u>:</p> <ul style="list-style-type: none"> • identified as an area of high flood risk (flood zones 3a and 3b) • designated for nature conservation. <p>The open land to the east of the proposed boundary is therefore <u>has limited potential for development in line with the Local Plan strategy</u>. No allocation have been taken forward.</p>	

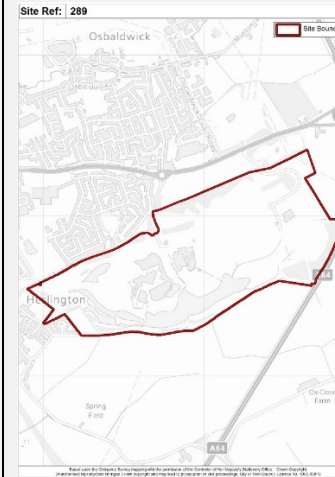
Section: 7	Boundaries: 1-6	Boundary Name: East of Grimston Bar Park and Ride and University of York Sports Village
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Land Considered/Site Selection
Land adjacent to this boundary has been considered for development

Site 623 Submitted through the call for sites 2012

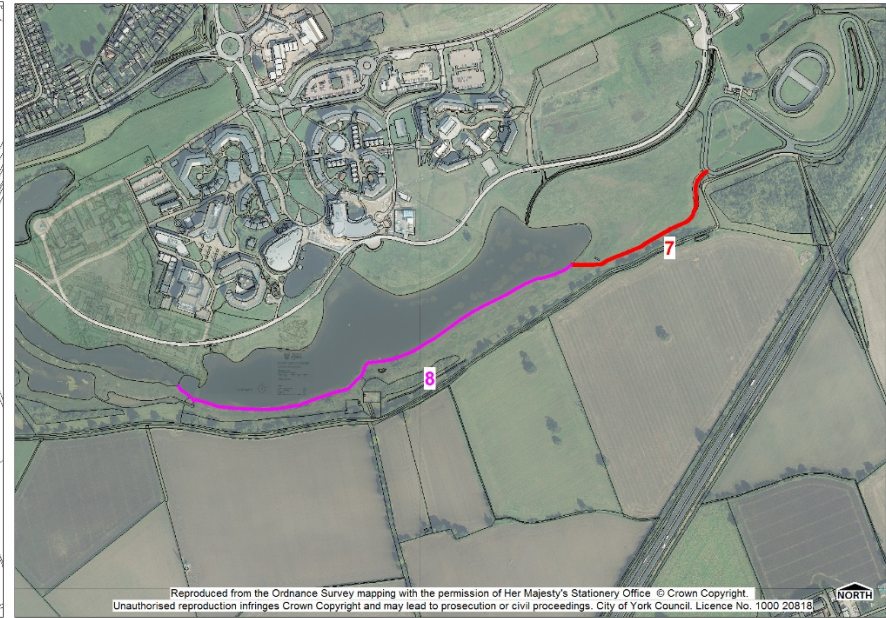
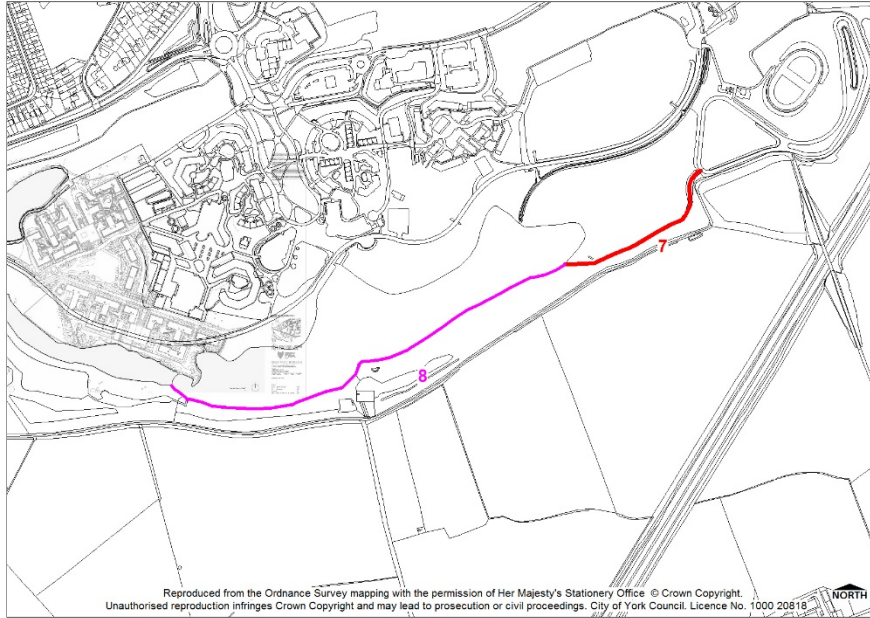


Site 289 Submitted through the call for sites 2012



Section: 7	Boundaries: 7 - 8	Boundary Name: South of the University of York Campus East
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The boundary runs along the drainage ditch from the edge of the outdoor cycle track, along the southern extent of the lake to the weir which crosses the lake.



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

Section: 7	Boundaries: 7 - 8	Boundary Name: South of the University of York Campus East
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the south east of the proposed boundary is relatively flat, rising in height towards the university campus and Kimberlow Hill adjacent to Hull Road (Annex 1, evidence 5). The Outer Ring Road (A64) to the south is an important approach for viewing and understanding the city (Annex 1, evidence 6) and the sensitivity of openness within this land should be considered from this approach. The land to the south east of the proposed boundary is identified within the GB Appraisal 2003 as being important to the historic character and setting of York as Area F2 – area retaining the rural setting of the City (Annex 1, Evidence 11b). This area of open countryside provides an impression of a historic city set within a rural setting and is important as the open countryside is visible from a prominent location and provides good views. Area F2 extends from Low Lane and around Heslington all the way up to the Outer Ring Road. It is identified as an open agricultural landscape affording good views towards the Minster and Heslington Village. Maintaining open rural land in the foreground to the York Outer Ring Road route allows an understanding of the compact city within original countryside context. The sense of the setting of the city within an open and rural landscape is gained both from the view but also from the general sense of openness to the A64 in this location. The open area within the ring road is also bisected by Low Lane (running east to west) and Green Lane (running north to south) as well as public footpaths/tracks, which also offer opportunities for understanding the city in its rural context. The open landscape also extends south beyond the A1237 Outer Ring Road.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale and identity of York and its districts as well as maintaining a connection to open and historic setting. The Heritage Topic Paper identifies that a feature of the compact main urban area is its overall scale and that this is contained within the Outer Ring Road. The closer the urban edge gets to the ring road in this location the more valuable the land becomes in preserving the perception of scale and open historic setting and this therefore increases the importance of needing to keep this land permanently open. The land is also sensitive in considering the scale and identity of the districts of the city. The land to the north east of the proposed boundary is University of York Campus East (Character area 61: Annex 1, evidence 14). This forms an extension to the university and was granted outline consent on appeal in 2007 (Ref: APP/C2741/V/05/1189972) and reserved</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>matters in 2008. This was designed as a compact parkland campus, with the highest density development restricted to the centre of the area, reducing toward the more rural fringes. The outline permission included a number of conditions to limit and contain harm to the Green Belt and the setting of the city by restricting building density and height, as well as containing development within a central designated envelope, 'the allocated area for development' encapsulated by a wider landscaped area in order to be appropriate in the context of the open character of the Green Belt and to soften the impact to the setting of the City. As a result of this, the character of this area is very different from other areas or extensions of the city and the separation between the two needs to be maintained. The masterplanning principles also included a high-quality landscape setting and a large naturalistic lake to the southern edge which was intended to provide a transition into the rural area beyond Low Lane which would maintain a connection to the historically open setting. The Masterplan which was a requirement of the original consent prevents the Campus expanding beyond a compact developable area without appropriate planning and mitigation. Options to increase the size of the compact campus have to be considered in relation to the change in scale of the university district of York. Linked to the above outline planning consent, an alternative boundary would be to utilise the 'allocated area for development' as shown on approved 'Plan A' however this does not follow clearly defined features on the ground. The southern boundary does follow Low Lane and the eastern boundary follows a footpath in parts, however the remaining boundary features would not be recognisable or permanent. Furthermore, the 'allocated area' includes areas for higher and lower density development, as well as areas of green space and open space therefore this would not provide a clear separation between built form and open land. A further alternative boundary would be to utilise the 'areas of higher density development' as shown on approved 'Plan C(i)' however these areas are not clearly defined by recognisable and permanent features.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 Land does not need to be kept permanently open to understand landmark monuments or buildings Although the designed parkland campus has focal buildings such as the Ron Cook Hub, it is not considered that land needs to be kept permanently open to understand its siting or visual dominance in the landscape. 2.3 Not applicable</p>	
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	<p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the south west of the proposed boundary is currently in agricultural use within an area identified as arable lowland (Annex 1- evidence 8). This land was historically part of Dunnington award and dated between 1770 and 1772 but is now modern improved large irregular fields, defined by erratic hedgerows with fragmentary legibility to their past (Annex 1, Evidence 19). This open land to the south demonstrates the human influence over the landscape of the city through the agricultural economic heritage close to the main urban area which has shaped the cities form and the connectivity of the landscape within and beyond the York Outer Ring Road. There is currently a fairly deep buffer of agricultural land below the southern boundary of the Campus East development enhanced by the naturalistic lake. As more open land within the Outer Ring Road is diminished through development pressures, it has increased the importance of the remaining openness in illustrating the connectivity to the wider landscape and hinterland. While there are not currently any settlements or built development to the south of the Outer Ring Road in this location, except for the farm along Ox Close lane, it is still important to preserve the open context of land on both sides of the important open approach to be able to prevent any future possibilities of coalescence and understand the historic settlement pattern of urban areas evenly distributed within their own open and independent settings, separate and distinct from the main urban area. The university campuses are a modern landmark in the evolution of the city which maintain an openness and connectivity with the countryside. The University of York’s Campus East was designed to be set in open parkland with a low density footprint. The campus design includes strategic landscape buffers outside and inside the development area to maintain vistas into and across the campus from open approaches as well as to mitigate visual impacts with Heslington Conservation Area. The height of the buildings is restricted within the developed part of the campus and that development is read within an extensive area of parkland. The open land beyond the boundaries connects with this designed landscape and is therefore sensitive to change</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. While the University Campus East is designed to be a campus which is separate from the main urban area with its own identity and context, the site is within proximity to the main urban area and contains a range of land uses which are comparable with the main urban area uses (including education, residential, employment and recreation)</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>which although these are limited in density and within their own landscaped setting should still be considered against the same principles of preventing uncontrolled sprawl. The proposed boundary acknowledges the limit of the outline planning consent along the most identifiable physical features inclusive of the masterplanned landscaping (a drainage ditch from the outdoor cycle track on the east and the southern edge of the lake) in order to contain the urban area and prevent sprawl. An alternative boundary would be to follow the line of Low lane (as submitted in 2018). Low Lane defines the southern extent of the 'allocated area for development' as set out in the outline planning consent however this includes areas of open space and green space to the north of it which form part of the important landscape buffer between the campus and the surrounding countryside to the south. This provides a transition into the rural area with the lake having been designed as a naturalistic feature in keeping with the countryside setting. Furthermore, as Low Lane connects with Heslington to the west, this boundary would risk reducing the gap between Heslington and University Campus East. The land to the north of Low Lane is therefore an important part of this buffer and should be retained in the Green Belt. A further alternative boundary would be to utilise Lakeside Way however the outline planning consent for University Campus East included areas of lower density development to the south of Lakeside Way (along the banks of the lake) as part of the 'allocated area for development' therefore this boundary would not clearly differentiate between built form and open land.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no existing built structures between the proposed urban edge and the A64/York Outer Ring Road.</p> <p>4.3 Land is constrained by strong boundaries on more than one side and is therefore contained, however development would still represent sprawl. The proposed boundary defines where University Campus East meets its rural setting. Should development be allowed to occur freely within the land to the south and south east of the proposed boundary, it would eventually be contained by the York Outer Ring Road. However, given that this land is important to keep permanently open in line with purpose 4 (above), allowing development to progress up to the road would represent unacceptable sprawl as it would result in the loss of compactness and the rural setting, which would be detrimental to the York Green Belt. In particular, if development were allowed to extend to the south west, this would bring development closer to the properties associated with Heslington Viillage, and therefore increase the risk of coalescence with the village which would constitute sprawl.</p>	<p>UNRESTRICTED SPRAWL</p>
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<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and the land functions as part of the countryside in terms of relationships or acceptable uses within it. The land to the south and south east of the proposed boundary consists of open agricultural fields with no built development present. The busy A64 to the south east has a limited urbanising influence. The university campus is a designed landscape with restricted density buildings surrounded by a parkland setting. The density of buildings gradually reduces to the south extending to the naturalistic lake and meets the rural agricultural fields along the proposed boundary. The openness of the land around the lake and to the south of it forms part of the important transition into the surrounding countryside and has created a haven for wildlife, particularly bird interest.</p> <p>5.3 The land contributes to the character of the countryside through openness and views. The land to the south of the proposed boundary constitutes an extensive area, the openness of which is perceived from the A64 Outer Ring Road and rural views across this lower agricultural landscape exist from the more elevated Low Lane in the north of the area as well as Common Lane to the east and the village of Heslington to the north east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Drainage ditch and southern boundary of lake</p>	<p>The proposed boundary has not been established for a significant period of time however includes recognisable features which offer strength and resilience to future change.</p>
<p>Recognisability of proposed boundary</p>	<p>The proposed boundary follows recognisable features which include a built drainage ditch and the southern edge of a designed and well established lake</p> <p>Lakeside Way provides an alternative boundary consisting of recognisable built infrastructure which would contain development however as set out above there is planned development the south of the alignment which would not be contained by this boundary.</p> <p>Low Lane presents in some ways a more recognisable boundary in parts, however, it is not possible to follow this lane in its entirety to connect to other permanent features without jeopardising some of the purposes of Green Belt or without cutting across land without permanent features.</p> <p>While the built edge of the A64 Outer Ring Road would perhaps be a more recognisable edge to the Green belt, the need for landscaping and buffers to protect the setting of the city within this would lead to less obviously defined area.</p>	

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	<p>The field boundaries to the south also provide an alternative boundary which is easily recognisable in the current landscape however this again diminishes the important buffer between the Outer Ring Road and the University campus.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>Given the level of redevelopment over recent years, many features in this location are modern in origin. The proposed boundary has sought permanence in using features which have been established in the landscape and include a drainage ditch and the banks of a lake.</p> <p>An alternative similar option is to follow a more northerly drainage ditch to the south of Lakeside Way and then the northern banks of the lake.</p> <p>Alternative built infrastructure options are Lakeside Way further to the north and Low Lane to the south. Given that Lakeside Way is entirely within the University of York's ownership and has already had its alignment changed as part of the 2018 colleges application to the east, it might offer some challenges in terms of permanence. While Low Lane is much more well established it is not possible to follow this lane in its entirety to connect to other permanent features without jeopardising some of the principles of Green Belt and it therefore offers less permanence.</p> <p>The A64 Outer ring road is a more substantial and established infrastructure feature but is also subject to alteration in order to access the ST15 new free standing settlement.</p>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed but only has limited access to services. However, in considering the requests of the University and their need for land close to their existing campuses, the new nursery facilities and the excellent transport links which exist in this location can be extended. It is therefore considered that there is a potential opportunity here for a sustainable employment growth location which would focus development towards the urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long term permanence of the York Green Belt. The site is a sustainable option when judged against the site selection criteria and employment land assessment (ELR, 2017).</p> <p>Land to the south and west of the proposed boundary <u>is not</u>:</p> <ul style="list-style-type: none"> • Designated for nature conservation. 	

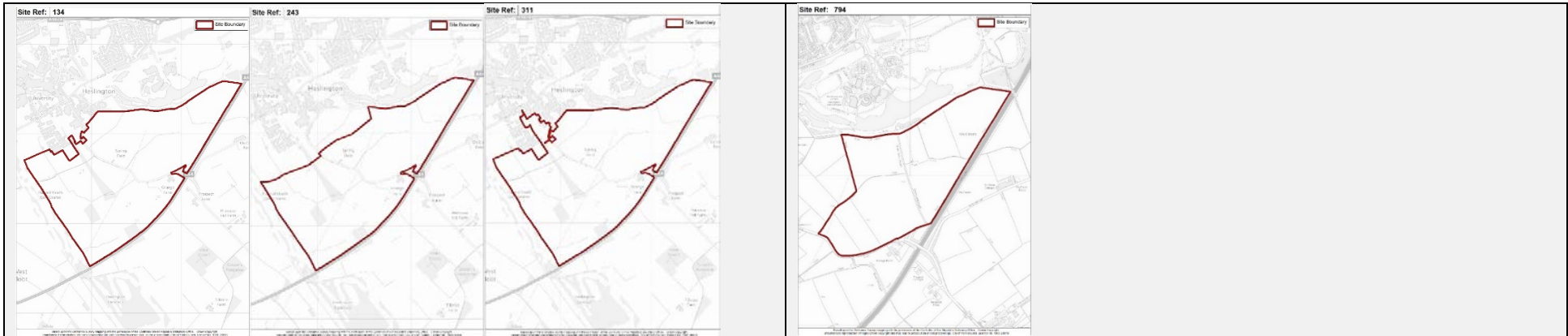
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	<p>However, land to the south and west of the boundary, <u>is</u></p> <ul style="list-style-type: none"> • In part designated as existing open space as part of the setting of the existing university campus up to Low lane only [SD085]; • In part identified as an area of high flood risk (flood zones 3a and 3b) for a narrow strip to the western edge of Low Lane; • In part identified as a Local Green Corridor in a narrow strip directly adjacent to the A64 (no.12) [SD080]; • Entirely identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as an area protecting the rural setting of the city [SD107]. The Heritage Impact Appraisal of this land has identified there is some potential scope for development if the compactness of the city and its rural setting could be preserved. In order to do this, it is important to protect the narrowest and most visually important areas for understanding the rural setting. It is therefore important that development would need to be stepped back from the A64 Outer Ring Road. From the Outer Ring Road, the land to the south of the proposed boundary is less visible compared to the land immediately to the east and west of University Campus East. Furthermore, the land to the west of University Campus East prevents the coalescence of the campus with Heslington village and has an important Green Belt role. <p>The open land beyond the boundaries has potential for development in line with the Local Plan strategy. In line with the strategy, there are constraints identified due to the potential harm to the Green Belt.</p>
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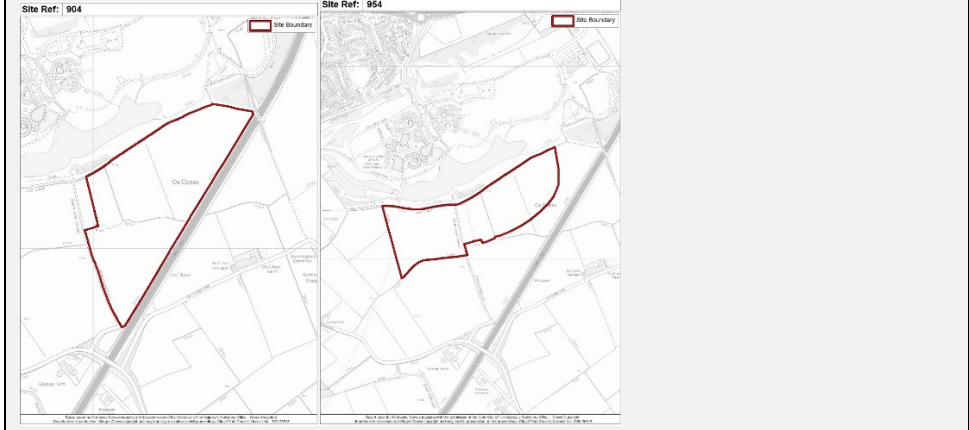
Land Considered/Site Selection
Land adjacent to this boundary has been considered for development:
As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration. Only site 852 has been allocated for development (employment use).

<p>Submitted through the call for sites 2012 Amalgamated Site 311 (includes sites 134 and 243) Site 134 Site 243 Site 311</p>	<p>Submitted through preferred options consultation 2013) Site 794</p>
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Submitted through preferred sites consultation 2016



Result of Officer discussion



Proposed Allocation

Determining a clear, defensible boundary

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Site specific considerations from GB purpose analysis	<p>Opportunities for growth need to consider the following:</p> <ul style="list-style-type: none"> • Must be set back from the Outer Ring Road as far as possible to preserve compactness and the rural setting of the City. The site should be buffered to screen the development with significant green infrastructure to mitigate any effects. • Must consider the perception of the development from open approaches (including the Outer Ring Road, Low Lane and Green Lane). • Must consider the surrounding settlements and avoiding the perception of coalescence therefore development should not extend to the west or south west towards Heslington village in order to maintain the scale and identity of York and its districts. • Development should be set back from the ring-road to increase the distance from the new freestanding settlement of ST15 and prevent perception of coalescence. • Must provide screening and landscaping in order to protect the rural views from the Outer Ring Road as well as views from Heslington Conservation Area. • Must reflect the historic grain of the landscape in the design of any new development with any significant features incorporated as they are. • Must have consideration for the existing designed parkland campus.
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In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for the City to grow within a sustainable pattern of development, to the southern western extent of Section 7 boundaries 7 and 8; the site represents a strategic expansion of the University of York to provide land for delivery of employment targets to support the economy of York while causing the least possible harm to the Green Belt. This results in the final Green Belt boundary for this boundary of the city as:

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Proposed boundary description and recognisability:	<p>The majority of the site is clearly defined by recognisable and permanent features, the site boundary heads south east towards the Ring Road – this part of the boundary is denoted by a post and wire fence at the bottom of an embankment. From this point the site’s south east boundary runs along the alignment of the Ring Road in a south westerly direction (with hedge and ditch boundary) to the next field boundary, where it cuts across the southern edge of the site. This boundary consists of a hedge field boundary to the point where it meets Green Lane, a narrow track bounded by trees and hedges on both sides, to the point where it meets Low Lane. Green Lane forms the western boundary of the site.</p> <p><u>Recommendation:</u></p>
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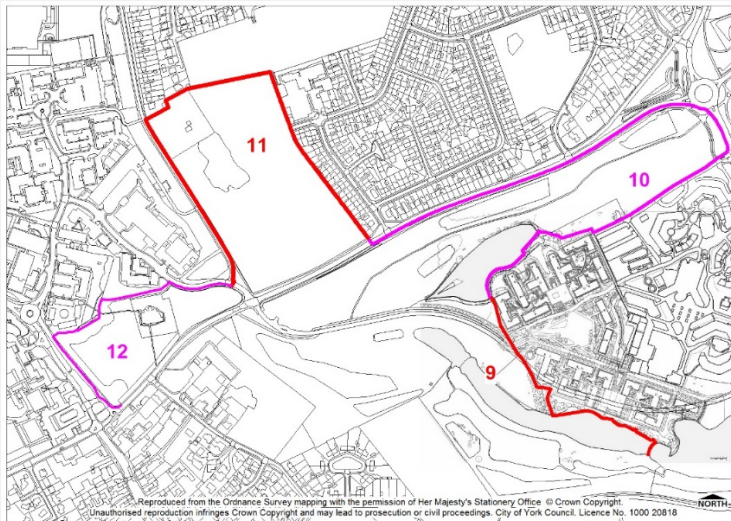
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	While the Outer Ring Road is a clearly defensible boundary, in defining a clear and defensible boundary for the rest of the site, it is recommended that the existing boundaries are strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a single boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.
Permanence of proposed boundary	The fields boundaries are historic shown on 19 th Century mapping. The boundary of the lake and A64 ring-road is 20 th Century. The boundary offers permanence.
Summary	
Drawing on the assessment of Green belt purposes, in order to mitigate the potential harm to the Green Belt the location of a freestanding settlement in this location:	
<ul style="list-style-type: none"> • Provides landscape buffers and screening to separate it from the A64 to retain the setting of York to the south and interrelationship between the land to the north and south of the A64 as perceived when travelling through; important to the perception of compactness of the historic city in a rural setting (boundary 1). • Maintains the openspace and parkland setting of campus east important to setting; • Maintains the scale and identity of York and its districts by preserving the separation with adjacent settlements. • The remaining Green Belt to the west, south and east will have an increased importance in maintaining the rural setting of the city. 	
In defining a clear and defensible boundary, it is recommended that the existing boundaries are strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a holistic single boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.	
Strategic Policy 'SS22: University of York Expansion' and 'ED3: Campus East' in the submitted Local Plan (2018) sets out relevant planning principles detailing issues which must be addressed as part of the development. Where applicable, this policy seeks to ensure the mitigation outlined from the Heritage Impact Appraisals specific to that site are mitigated through principles in the policy to be demonstrated in master planning and applications to deliver the site allocation. These principles work with policies set out in Section 8: Placemaking, Heritage, Design and Conservation to ensure high environmental quality and supports the character and setting of the city.	

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The boundary crosses the lake along the built edge of the weir, follows the northern banks of the eastern lake and the edge of the proposed University colleges development up to and around where it meets the northern lake before it cuts back to Goodricke Lane and onto Field Lane, before turning north to include Pond Field and turning west around the grounds of Heslington Church until Field Lane/Main Street.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details



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

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the west of proposed Boundary 9 and enclosed by the proposed Boundary 10 is relatively flat, rising in height towards Hull Road (North) /Kimberlow Hill (East) (Annex 1, Evidence 5). The land has an important function in separating the main dense compact urban area of the city from the University of York Campus East (which is of a significantly different character). While the land to the north of the University (Boundary 10) is enclosed to a certain extent, there are open views into and across it to the urban edge of the city to the north (Badger Hill district) and Heslington Village (to the west). Maintaining open land in the foreground to this view allows an understanding of the compact city within its original open context. The sense of the setting of the city within an open landscape is gained both from the view and also from the general sense of openness in this location, and the limited distances involved make this area particularly important in terms of understanding the form of the compact city and its evolution. The land to the east of Heslington (to the east of Boundary 12 and to the west of Boundary 9) is identified within the GB Appraisal 2003 as being important to the historic character and setting of York as Area F2 – area retaining the rural setting of the City (Annex 1, Evidence 11b). This area of open countryside provides an impression of a historic city set within a rural setting and is important as the open countryside is visible from a prominent location and provides good views. Area F2 extends around the south and west of Heslington all the way up to the outer ring road. It is identified as an open agricultural landscape affording good views towards the Minster and Heslington Village.</p> <p>In views from Field Lane the University is seen as separate from the edge of the city to the north, and is set back from the road within its own designed parkland setting. In approaches from the east the sense of entering the urban area comes at the eastern edge of Heslington, just past the church - If development were to take place within these boundaries the separate identity of the University would be lost and the effective edge of the city would move out to the Kimberlow Lane roundabout - it is therefore important that the land should remain permanently open.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale and identity of York and its districts, preventing coalescence and maintaining a connection to open and historic setting. The open land adjacent to the proposed boundaries in this location plays an important role in maintaining the scale and identity of the districts of the city, maintaining the separate identities of the Badger Hill residential district to the north of Boundary 10 and the University to the south. Similar considerations apply in respect of Boundary 11, which separates the residential area to the east and the University science Park to the west, and also (though the distances involved are greater) Boundary 9, which provides separation between the University and the village of Heslington. Boundary 12 also provides separation between the Science Park to the north and Heslington to the south. The land enclosed by the proposed boundaries is therefore important in preventing the coalescence of these different character districts of the city.</p> <p>The land in this area of York is part of Character area 61 (Annex 1, Evidence 14) which includes the University of York campuses (West and East), the Science Park and two blocks of residential development south of Hull Road.</p> <p>To the immediate north of the proposed boundaries is Badger Hill, a large 1960s housing estate containing Bishop Holgate’s Secondary School and Badger Hill Primary School. This forms a continuation of the growth of the suburban areas to the east of the city along the arterial roads and marks the edge of the planned residential expansion of the city within the ring road.</p> <p>The low density urbanised area to the south/east of the proposed boundaries is the University of York Campus East, which forms an extension to the University and was granted outline consent on appeal in 2007 (Ref: APP/C2741/V/05/1189972) and reserved matters in 2008. The outline permission included a number of conditions to limit and contain harm to the Green Belt and the setting of the city by restricting building density and height, as well as containing development within a central designated envelope encapsulated by a wider landscaped area, in order to be appropriate in the context of the open character of the Green Belt and protect the setting of the city, including Heslington Conservation area. As a result of this the character of this area is very different from other areas or extensions of the city, and the University is seen within a designed parkland setting. The relatively narrow lake to the south west of Campus East (to the west of Boundary 9) would not be enough of a barrier/ buffer on its own to prevent coalescence between the University and Heslington</p>	
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	<p>and maintain their separate identities, and all of the presently open land enclosed by the proposed boundaries should be retained in order to provide a robust buffer.</p> <p>To the west of the proposed boundaries is the Medieval nucleated village of Heslington (Area 62, Annex 1, Evidence 14). The village is separated from York Science Park by Heslington Church but has merged with the main urban area of the city to the north (largely due to the development and expansion of the original University Campus West since the 1960s). Despite this, the village maintains a strong sense of its own identity and character which is tied to its layout, association with farming and its independent historic rural setting which it has retained to its other edges. Heslington has a designated Conservation Area, the open setting of which to the east and south is important and one of its key characteristics. It is therefore important to maintain separation between the University Campus East and the village, and between York Science Park and the village; this was acknowledged in the original campus east planning consent.</p> <p>These three areas (i.e. the University, Badger Hill and Heslington) are all very different in character and by preventing their coalescence and maintaining their independence from one another their unique identities would be maintained. The openness in this location is also a contributing factor to those separate identities, providing the setting to the distinct districts and links to their open or historic setting as part of their special character. The land should therefore be kept permanently open in order to maintain the separate identities of these districts.</p> <p>An alternative boundary to Boundary 9 would be to utilise the outer edge of the lake before joining back onto Lakeside Way. Due to the development pressures in this location, it is important to have a clearly defined edge which both maximises and protects this important buffer between Campus East and Heslington, and which differentiates between the developed areas and the parkland areas specified in the outline planning consent for the extension to the University. This alternative boundary would risk the erosion of this buffer and encroachment of development.</p> <p>An alternative boundary to Boundary 10 and Boundary 11 would be to follow Lakeside Way until it joins Field Lane. This would exclude these open areas from the Green Belt which would risk the merging of Badger Hill, University Campus East, York Science Park, and Heslington. As set out above, these open areas are important in maintaining the scale and identity of York.</p>	
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	<p>An alternative boundary to Boundary 12 would be to exclude Heslington Church from the Green Belt and to utilise Field Lane as the boundary. This would risk the merging of York Science Park with Heslington, as well as risking a reduction in the gap between University Campus West/Heslington, Badger Hill and University Campus East. The open space around the Church provides continuation of the green infrastructure along Field Lane.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land should be kept permanently open to understand the siting and context of Heslington Church. Heslington Church occupies a locally prominent site enclosed by Boundary 12 within Heslington Conservation Area, with open green areas to its west and east enabling attractive views of the church and particularly its spire, which is a local landmark. The church marks the entrance to the city in approaches from the east, and the land within Boundary 12 needs to be kept permanently open in order to maintain the ability to appreciate the church within its green setting and continue its role as a local landmark.</p> <p>2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3) 3.1 The land is important in the understanding of the historical relationship of the city to its hinterland, as perceived from open approaches. The land within the proposed area was historically part of the Dunnington enclosure award and dated between 1770 and 1772 but is now modern improved large irregular fields, defined by erratic hedgerows with fragmentary legibility to their past (Annex 1, Evidence 19). The open land further south demonstrates the human influence over the landscape of the city through the agricultural economic heritage close to the main urban area which has shaped the city's form and the connectivity of the landscape within and beyond the York Outer Ring Road. The openness which has been retained further north immediately adjacent to the proposed boundaries extends a sense of this rural context closer to the city. As more open land within the ring road is diminished through development pressures, it has increased the importance of the remaining openness in illustrating the connectivity to the wider landscape and hinterland.</p> <p>While the land no longer contains agricultural fields, and is (for the area enclosed by Boundary 10) public open space laid out in a parkland setting, it retains its sense of openness as well as physical and</p>	
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	<p>visual connectivity to the wider swathes of countryside which reach into the urban form of the city to the west.</p> <p>The university campuses are a modern landmark in the evolution of the city which maintain an openness and connectivity with the countryside. The University of York's Campus East was designed to be set in open parkland with a low density footprint. The campus design includes strategic landscape buffers outside and inside the development area to maintain vistas into and across the campus from open approaches as well as to mitigate visual impacts associated with Heslington Conservation Area.</p> <p>The land should be kept permanently open to aid the understanding of the relationship of the city (to the north of the proposed boundary) to its hinterland to the south, and to respect the designed parkland setting of the University which has been developed within that historic hinterland. That setting can be perceived from open approaches along field Lane and (in more distant views) the Outer Ring Road (A64).</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 The land is connected to the urban area and therefore relevant for sprawl. The proposed boundaries to the north of this area represent the edge of the contiguous developments of the main urban area back to the centre of York, and to the west is the edge of the village of Heslington which has now merged with the main urban area along its northern edge (due to the University Campus West). While the University Campus East is designed to be a campus which is separate from the main urban area with its own identity and context, it is within proximity to the main urban area and contains a range of land uses which are comparable with those in the main urban area (including education, residential, employment and recreation). Although these developed areas are limited in density and within their own landscaped parkland setting, they should still be considered against the same principles of preventing uncontrolled sprawl.</p> <p>4.2 The land has an increased risk of sprawl occurring as it is surrounded by development. The boundaries enclose a number of parcels of land which currently consist of open space and which are undeveloped. The only existing structure within this location is Heslington Church which is enclosed by Boundary 12. Given that the land enclosed by Boundaries 10, 11 and 12 have development on three sides, there is an increased risk of sprawl on this land.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 7	Boundaries: 9-12	Boundary Name: Buffers to University campuses, Badger Hill and Heslington Village
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	<p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The land to the west of Boundary 9 is contained by Heslington Village to the west and road boundaries to the north and south (Lakeside Way and Low Lane). The land adjacent to Boundary 10 is enclosed by the urban area to the north and University Campus East to the south. The land adjacent to Boundary 11 is enclosed by the urban area and York Science Park with Field Lane to the south. The land adjacent to Boundary 12 is enclosed by Heslington Village and York Science Park. Although these parcels of land are contained, development within these parcels would erode the separation between distinct areas of different character which would represent unacceptable sprawl and would result in the loss of compactness.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land to the west of Boundary 9 consists of the open parkland surrounding University Campus East comprising a lake and open space, beyond which is agricultural land. The land enclosed by Boundary 10 also forms part of the open parkland around Campus East. This land is maintained as open space. The land enclosed by Boundary 11 consists of undeveloped open space. The land enclosed by Boundary 12 consists of Heslington Church and its open grounds. The structures within the proposed boundaries are low density buildings, less than 33 per 250 sq.m (Annex 1, evidence 4), and include one isolated property to the east of Windmill Lane and Heslington Church set within its own grounds (With the exception of these structures, the land is characterised by an absence of built development. The boundaries therefore follow a generally clear demarcation between built development and open land.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land is for the most part not in agricultural use (the fields within Boundary 11 are rough pasture, and there is one arable field to the west of Boundary 9), but the land is open consisting of open space and parkland and it connects with the wider countryside to the south. The University itself is a designed landscape with limited density and gradually blends in to the rural agricultural fields immediately to its west and south through its designed parkland landscape which merges into the countryside as a result of the naturalistic design of the lake and its setting.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land has a strong sense of openness and there are views across the parcels of land as well as further south out in the wider countryside. Boundary 9 in particular has a strong sense of visual continuity with the countryside as a result of views to the south and also views in the reverse direction</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

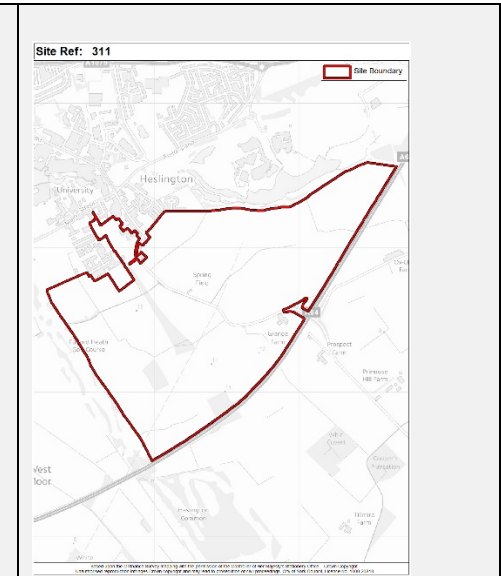
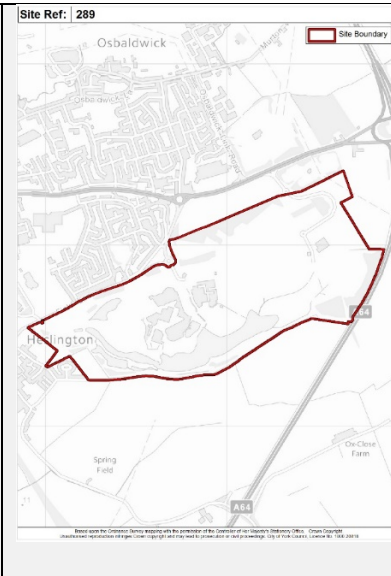
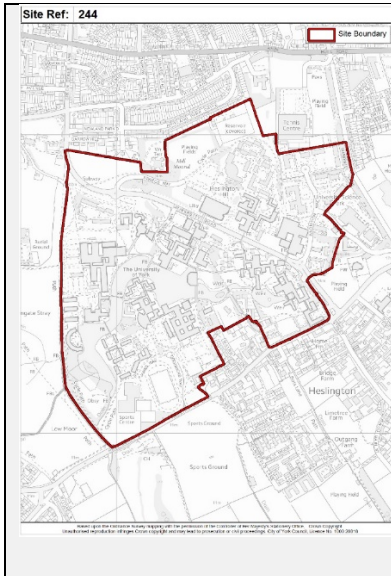
Section: 7	Boundaries: 9-12	Boundary Name: Buffers to University campuses, Badger Hill and Heslington Village
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	from the Ring road. There is also some physical continuity in terms of pedestrian links into the countryside along Low lane and the bridleway to its south, which continues across the Ring Road as Long Lane.	
Local Permanence		
Proposed Boundary	Built edge of weir, northern banks of the eastern lake, edge of the proposed University colleges development, road carriageway (Goodricke Lane, Field Lane, Kimberlow Lane), residential curtilages, tree lined field boundary, road carriageway (Windmill Lane, Church Lane, University Road, Field Lane/Main Street).	The proposed boundary has not been established for a significant period of time however includes recognisable features which offer strength and resilience to future change.
Recognisability of proposed boundary	The proposed boundaries follow recognisable and identifiable features which provide a clear distinction between built form and open land. Boundary 9 crosses the lake along the built edge of the weir, it then follows the northern banks of the eastern lake and the edge of the proposed University colleges development up to and around where it meets the northern lake before it cuts back to Goodricke Lane. Boundary 10 follows Goodricke Lane round to Kimberlow Lane and Field Lane. Boundary 11 extends north around the residential curtilages of properties along Sussex Road and past Badger Hill Primary School before following the tree line west towards Windmill Lane. It extends south along Windmill Lane until Church Lane. Boundary 12 follows Church Lane west around the grounds of Heslington Church, along University Road until it reaches Field Lane/Main Street.	
Permanence Scoping/Strategic Principles set out in: SP13	Given the level of redevelopment over recent years, some features in this location are modern in origin. The proposed boundary has sought permanence in using the urbanising features which have emerged as part of the university's development. As set out above, there are a number of alternative boundaries in this location which would consist of permanent features such as roads. For the reasons set out above and in order to maintain an understanding of a dense compact City and to ensure the scale and identity of York and these distinct areas is maintained in the interests of purpose 4, none of these alternative boundaries are considered appropriate.	

Section: 7	Boundaries: 9-12	Boundary Name: Buffers to University campuses, Badger Hill and Heslington Village
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection			
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this part of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, land beyond the boundaries:</p> <ul style="list-style-type: none"> • Is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as an area protecting the rural setting of the city (area F2) (west of boundary 9 & 10 / east of boundary 13/ south of boundaries 11 & 12) [SD107]; • Includes designated openspace: Boundary 9,10 and 13 is amenity greenspace associated with the university of York; this also connects into the campus inset from the Green Belt. Boundary 12 is amenity space and cemetery associated with Heslington Church; east of boundary 13 is outdoor sports associated with Lord Deremore’s Primary School [SD085]; • There are no areas of high flood risk immediately adjacent or beyond the boundaries. Beyond boundary 9 there is a linear flood risk areas adjacent to Low Lane. • Land in the ‘horseshoe’ of boundary 11 is in its entirety a local Green Corridor (no. 22) extending into the urban area - Badger Wood Walk. • Land is not designated for nature conservation. <p>The open land beyond the boundaries to the east, south and west of the proposed boundary therefore <u>does not have potential for development in line with the Local Plan strategy.</u></p>		
	Land Considered/Site Selection Land adjacent to this boundary has been considered for development		
Site 244 Submitted at the call for sites 2012	Site 299 Submitted at the call for sites 2012	Site 170 Submitted at the call for sites 2012	Site 311 Amalgamated site Submitted at the call for sites 2012

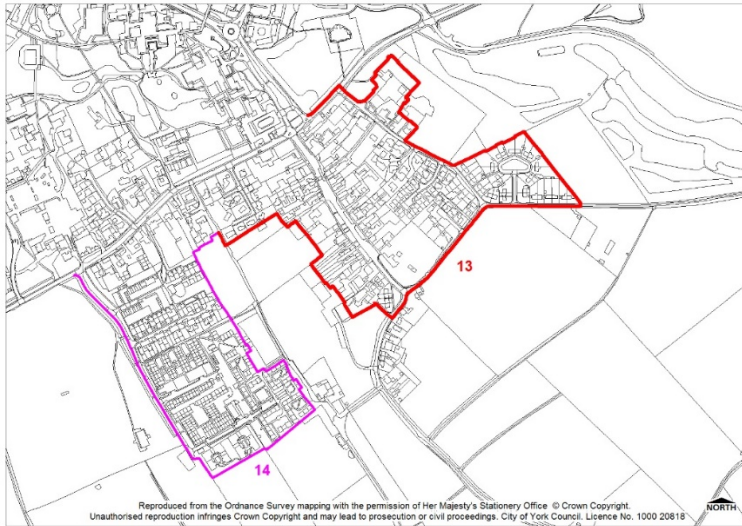
Section: 7	Boundaries: 9-12	Boundary Name: Buffers to University campuses, Badger Hill and Heslington Village
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Section: 7	Boundaries: 13-14	Boundary Name: Heslington Village
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The boundary extends east along Field Lane/Main Street, turning south on School Lane and extending around the built footprint of Lord Deramore’s Primary School before joining back onto School Lane and then following the curtilages of properties around Heslington village and development to the south of Main Street.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



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

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the east of Boundary 13 is relatively flat, rising in height towards the university campus and Kimberlow Hill adjacent to Hull Road (Annex 1, Evidence 5). The compactness of the city and its context set in a rural hinterland is understood from key approaches towards Heslington village, particularly from the Outer Ring Road (A64) to the south. This is an important approach for viewing and understanding the city (Annex 1, Evidence 6). The open views across this land make this a prominent edge to the city and a clear boundary. The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall. The land to the east and south of Boundary 13 and to the west and south of Boundary 14 is identified within the GB Appraisal 2003 as being important to the historic character and setting of York as Area F2 – area retaining the rural setting of the City (Annex 1, Evidence 11b). This area of open countryside provides an impression of a historic city set within a rural setting and is important as the open countryside is visible from a prominent location and provides good views. Area F2 extends around Heslington village and the development to the south of Main Street, extending south all the way up to the Outer Ring Road. It is identified as an open agricultural landscape affording good views towards the Minster and Heslington Village. Additionally, in the approach from Heslington Lane, entering Heslington village from the west, the open fields and sports pitches maintain the separate identity of the west side of Heslington from York’s suburbs. There are more local views to the church to the north of Field Lane and to the east, to the University of York Campus East and from the western edge across the open landscape towards Fulford.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of York and its districts and maintaining a connection to open and historic setting. The boundary follows the extent of Heslington village, which is an historic village that has coalesced with the main urban area of York (due to University Campus West) as it has expanded outwards over the course of the C20, which is recognised as a key characteristic of York (Evidence 12). The nucleated village is identified together with an area of planned estate to its west, both of which are separated from similar residential areas by the University of York to the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 7	Boundaries: 13-14	Boundary Name: Heslington Village
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	<p>north (Evidence 19b). The Historic Environment Characterisation Project (Area 62, Evidence 14) identifies this area as a medieval village with the retention of rural boundaries and bounded to the south by open countryside. Heslington Village (other than the areas of modern development in its south western and south eastern parts) is a designated Conservation Area (no 28) and retains a strong sense of its own identity and character due to its historic architecture, green space, layout and association with farming. This is despite it now forming part of the wider urban edge (due to University Campus West) and the close proximity of University Campus East and York Science Park. The characteristic medieval field pattern which became established, with long, narrow plots of land extending to the back lanes is still legible. The back lanes and croft lines from the original housing plots can be seen as Boss Lane and School Lane (formerly Back Lane). Many of the toft lines shown on the 1852 Ordnance Survey plan still exist. The Outgang at the southern end of the village is also retained. To the south-west the surviving path of Boss Lane is on the line of the road that freeholders used to reach their commons. Green spaces, open spaces and historic lanes such as Boss Lane and the Outgang should be retained. The character of development remains distinct to the University of York to the north and east as well as more modern development to the west. Land to the west is predominantly C20 modern residential development associated with the University campus to the north and adjoins the historic village along Heslington Lane. Land to the east of the proposed boundary is the University of York Campus East (Character Area 61: Annex 1, Evidence 14), which was an extension to the existing university and was granted outline consent on appeal in 2007 (Ref: APP/C2741/V/05/1189972) and reserved matters in 2008. This was designed as a compact campus in a parkland setting, with the highest density development restricted to the centre of the area, reducing toward the more rural fringes. To the western edge of the campus, landscape buffers were identified as important to maintain separation from the village of Heslington preventing coalescence and to provide a softer, more natural edge in keeping with the original rural character. The surrounding Area F2 (Annex 1, Evidence 11b) is important in retaining a rural setting to the City and the area to the east of Boundary 13 between the village and the University is important in retaining the identifiable village of Heslington - the village has merged with the wider urban area to the north, but retains a strong village character and identity, with open land on its other three sides. Additionally, the open land between the historic village to the rear of properties on Main Street and the more dense, modern development to the west should be kept open in order to prevent</p>	
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	<p>coalescence across that gap and retain the identity and historic character of Heslington village, and its connection to the countryside to the south. The boundary proposed seeks to retain the compact form of development, retain a connection to the rural setting and prevent future risk of coalescence to maintain development as independently identifiable. The built footprint of Lord Deramore’s Primary School has been utilised as the boundary (part of Boundary 13) as this ensures a clear separation between built form and open space and maintains the gap between Heslington, University Campus East and Badger Hill. An alternative boundary would be to utilise the access road into Heslington Cricket Club as the boundary. This would exclude the open land between the historic village and the denser modern development to the west from the Green Belt. This area of land is nearly completely undeveloped and includes allotments. For the reasons set out above, this open land is important in maintaining Heslington’s character and identity and it therefore should be retained in the Green Belt.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 The land should be kept permanently open as it contributes to the understanding, significance and context of historic buildings. Heslington Village contains a considerable proportion of listed buildings. Relevant to the proposed boundary is the setting of the Manor House (Grade II) which is adjacent to the proposed boundary and recognised to be in part of the village where there are views over the still traditional outer edge of the village, and the rural setting forms a key element associated with the setting. Additionally, to the north of the boundary is Heslington Church (Grade II). The boundary seeks to retain the rural parkland character of the land alongside Field Lane as it is not only important as the setting for Heslington Church, but also for the Heslington Hall (Grade II*). To the western edge is also Heslington Primary School (Grade II), which has open grounds and a connection to Field Lane and the wider open landscape.</p> <p>2.2 + 2.3 Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to both the south and west was historically part of the Dunnington enclosure award and dated between 1770 and 1772 but is now modern</p>	
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Section: 7	Boundaries: 13-14	Boundary Name: Heslington Village
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	<p>improved large irregular fields, defined by erratic hedgerows with fragmentary legibility to their past, and with sports pitches to the south of Heslington Lane (Annex 1, Evidence 19). Land to the south of the boundary contains agricultural fields and is identified as arable lowland (Annex 1-Evidence 8). This open land to the south demonstrates the human influence over the landscape of the city through the agricultural economic heritage close to the main urban area which has shaped the city’s form and the connectivity of the landscape within and beyond the York Outer Ring Road. As the extent of open land within the ring road is diminished through development pressures, it has increased the importance of the remaining openness in illustrating the connectivity to the wider landscape and hinterland.</p> <p>The open land to the east, south and west of the proposed boundary is identified as of importance to keep open in order to protect the rural setting of the city (Area F2). Additionally, land to the west/south west has a second designation as it forms part of a Green Wedge [SD108] (Evidence 11) linked to Walmgate Stray. The proposed boundary consequently protects the open rural land and the perception of a compact urban form in a rural context, and provides a constraint to development beyond the existing urban edge. The boundary also assists in preventing coalescence between Heslington Village and the University of York Campus East. This separation will become more important for the historic setting of the City as development within the campus proceeds.</p> <p>The proposed development of the University and the new free-standing settlement of ST15 will bring development and the perception of development in closer proximity to either side of the ring road. Retaining land to the south of the boundary and beyond the A64 has become more important in protecting the perception of an urban area set in a rural hinterland as experienced from this open approach. The boundary seeks to prevent development to the south to help prevent loss of this understanding of the city in this location.</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The boundary is drawn to follow the edge of the main urban area which includes Heslington Village given that it has merged with University Campus West along its northern edge. The boundary follows the rear</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>of domestic properties or carriageways. The land beyond the boundary is entirely in agricultural or open space use.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures and potential for ribbon development. There are a few structures immediately adjacent to the proposed boundary including to the south of Boundary 13 where there are some residential properties which have formed a short stretch of ribbon development along Common Lane. The proposed boundary seeks to retain these properties within the Green Belt to prevent further sprawl away from the main core of the village. To the south and west of Boundary 14, Heslington Cricket Club at The Outgang and the University sports pavilions are both located beyond the proposed boundary. The boundary seeks to retain these within the Green Belt as acceptable uses well related to the open landscape and vernacular and which are not a significant risk to sprawl. There is some potential for sprawl between the historic village and the new C20 development to the west (Halifax College) across the open land which extends to the north. This land is enclosed by built development on three sides and is therefore at an increased risk of sprawl. The proposed boundary (the western side of Boundary 13 and eastern side of Boundary 14) seeks to prevent this potential infill between the two spurs of development to the south of Main Street. C20 post war development has already extended the village to the east along Low Lane, and the proposed boundary which clearly defines the eastern extent of the village would prevent further expansion in that direction.</p> <p>An alternative boundary would be to exclude the properties forming ribbon development along Common Lane from the Green Belt however these properties have a rural character and their gardens have a strong connection to the wider countryside to the south. Furthermore, the boundary would consist of the built curtilage of these properties which, in comparison to the proposed boundary of Low Lane/Main Street, would not represent a strongly defined southern extent to the village.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained however development would still represent sprawl. The proposed boundary legibly follows the edge of the urban area in contrast to the open land beyond, seeking to prevent sprawl. The open land to the east is contained by University Campus East and to the west by Fulford. To the south, the land is characteristically rural and open and is eventually</p>	<p>UNRESTRICTED SPRAWL</p>
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	contained further south by the Outer Ring Road (A64). Therefore, any development within this area would eventually be restricted by this. However, this would open up a large area of land which would represent unacceptable sprawl and would result in the loss of compactness which would have an adverse effect on purpose 4 and the York Green Belt.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 The land is predominantly characterised by an absence of built development or urbanising influences. There is an absence of built development beyond the majority of the boundary, with the exceptions of some scattered residential properties, Heslington Cricket Club and the sports pavilions which are well related to their open setting. The University campus to the east does have a somewhat urbanising influence to the east of the village, but is separated from it by open land. 5.2 + 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of the countryside through openness, views and accessibility. The boundary maintains the agricultural setting and historic landscape context to Heslington Village and the network of surrounding agricultural fields, which is well related to the countryside context and flat open landscape. The open agricultural land is the dominant view from the A64 and reflects the openness of land both inside and outside the ring road. The separation between this road and the built edge of development creates a sense of openness and countryside which is important to maintain. Heslington Cricket Club at The Outgang and the University sports pavilions are both located beyond the proposed boundary. The boundary seeks to retain these within the Green Belt as acceptable uses which retain openness, and which are well related to the open landscape and vernacular. They are also not a significant risk to encroachment. There are historic routes extending from the urban area to the south and beyond the A64 providing accessibility to the wider countryside.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Built footprint of Lord Deramore’s Primary School, road carriageway (School Lane), residential curtilage of properties on The Crescent to Low Lane, road carriageway (Low Lane), residential curtilage of properties on Main Street, Hall Park, Holburns Croft, Peel Close, Turner’s Croft, W Moor Lane, Garrowby Way and road carriageway (Holmeffield Lane).	The proposed boundary has been established for a significant

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Recognisability of proposed boundary	<p>The Green Belt boundary follows easily identifiable boundaries of roads and property boundaries which ensure a recognisable boundary that clearly delineates between built and open: much of the development in the village faces out on to open agricultural land.</p> <p>Boundary 13 follow recognisable carriageways and the curtilage of historic development associated with Heslington village, present on C18 maps and post war development from the 1950s.</p> <p>Boundary 14 follows the curtilage of 1970s and modern development to the east and south of Garrowby Way. It the follows the historic carriageway of Holmeffield Lane, present on C18 maps.</p>	period of time. The layering of different boundary features offers strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	<p>Both boundaries 13 and 14 follow the existing urban edge. The boundaries are permanent and are evident from historical mapping and evidence. The proposed boundary is important in retaining the rural setting of the city and village of Heslington and providing a strong and permanent green wedge between Heslington and Fulford. The housing adjacent to parts of the boundary to the west is 1970s and more modern development which follows historic field patterns, and on the eastern side comprises the historic village of Heslington. The proposed boundary is legible as the extent of the urban area, with an open agricultural landscape beyond. Maintaining openness in this area maintains the historic context and legibility of historic lanes, such as Common Lane, associated with local rural and agricultural land uses. The boundary as proposed would create a permanent edge to development to the south of Main Street/Field Lane/Heslington Road.</p>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this part of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, Land to the south of the boundary, is:</p>	

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	<ul style="list-style-type: none"> • identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as an area protecting the rural setting of the city (to the east, south of boundary 13) and as Green Wedge C3 (to the west, south of boundary 14) [SD107]; <ul style="list-style-type: none"> • Includes outdoor sports and natural semi natural open space designations [SD085] • Has some areas of high flood risk around the east-west running Germany Beck. <p>Land to the east is :</p> <ul style="list-style-type: none"> • is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as an area protecting the rural setting of the city [SD107]; • is entirely designated as open space provision in the form of outdoor sports provision associated with the school and amenity green space associated with the university [SD085]; <p>Land to the west is :</p> <ul style="list-style-type: none"> • identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as Green Wedge [SD107]; • Designated as open space provision in the form of outdoor sports facilities [SD085]; • Designated as District Green Corridor 7 (Tillmire) [SD080]; <p>Land encapsulated within the centre is:</p> <ul style="list-style-type: none"> • designated natural Semi Natural Open Space [SD085] <p>The adjacent land is not:</p> <ul style="list-style-type: none"> • Designated for nature conservation. <p>The open land to the east, south and west of the proposed boundary therefore <u>does not have potential for development in line with the Local Plan strategy.</u></p>
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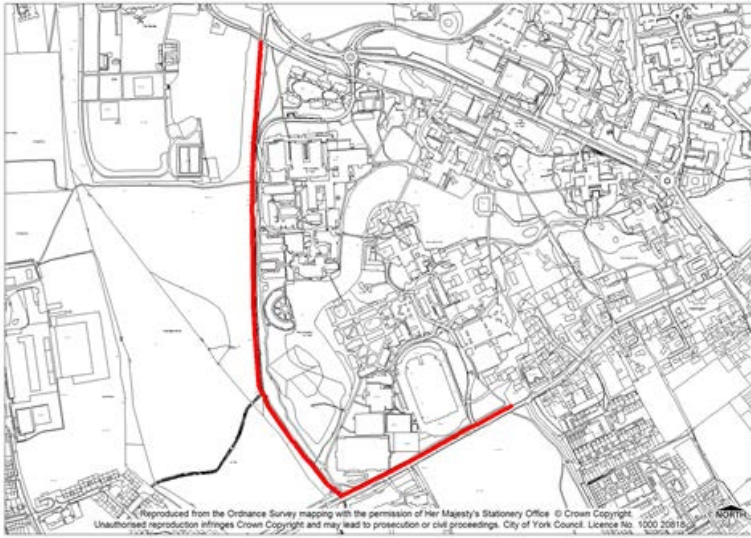
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Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development
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Section: 7	Boundaries: 15	Boundary Name: Heslington Lane / path west of University of York
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The boundary runs west of Heslington Lane, diverts north at the path by the Sports Centre at UoY. The boundary then follows the path which is west of the University. This starts from Low Moor, and ends at the northernmost extent of Walmgate Stray.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	Yes				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	Yes					

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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. This section of the proposed inner boundary follows the southern and western extent of the University of York’s Campus West, where it meets the open land of Walmgate Stray and more open countryside to the south. The land to the west is identified as Walmgate Stray A3 and Green Wedge Area C3: Extension to Walmgate Stray, and the area to the south as Area F2: South of Heslington which is an area retaining the rural setting of the City (Evidence 11: Green Belt Appraisal). This area of open countryside provides an impression of a historic city set within a rural setting and is important as the open countryside is visible from a prominent location and provides good views. Area F2 extends around Heslington village and Germany Beck extending south all the way to the Outer Ring Road. It is identified as an open agricultural landscape affording good views towards the Minster and Heslington Village.</p> <p>Walmgate Stray was created from the enclosure of an area of Low Moor in 1757. The green wedge, which includes the stray, the grounds of The Retreat psychiatric hospital, York Cemetary and Imphal Barracks sports grounds, is a characteristic feature of York that extends the countryside into the city and retains some of the character of the earlier settlement form of the city. The land to the south of the inner boundary, extending to the A64 Outer Ring Road offers an impression of the historic city within its rural setting, especially when viewed in longer distance views from the outer ring road, which is an important open approach for understanding the city. It is important to keep the land permanently open as part of the preservation of the setting and special character of the historic city.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The open land to the west of the proposed boundary is within a Green Wedge (C3: Extension to Walmgate Stray) (Annex 1, Evidence 11b). Green Wedges function to contain the compact urban form of the historic city and divide the city’s built form into identifiable segments. They prevent the lateral calescence of different parts of the urban area retaining the distinctive characteristics of these areas (Annex 1,</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>Evidence 11a). The Green Wedge is enclosed by boundaries 15-19. The land to the west of the proposed boundary lies within Character Area 63 The Retreat and Walmgate Stray. It is bounded by different clusters of development that have been subsumed by the main urban area or have extended the main urban area into the countryside surrounding the historic city. These include predominantly residential Character Area 60 Lawrence Street and Heslington Road to the north and 65 Fulford Road and 67 Broadway to the west, the military Character Area 64 Imphal Barracks to the west and the educational institution of University of York Character Area 61 to the east. There is a distinct difference between the open landscape character of Character Area 63 and the more built up landscaped grounds of the University (Character Area 61). In keeping this land permanently open, the scale and identity of the existing urban clusters, particularly that of the University, would be maintained and their lateral coalescence would be prevented.</p> <p>The land to the south of Heslington Lane falls within a larger area of open countryside, Area F2: South of Heslington, which provides an impression of a historic city set within a rural setting. This is especially when viewed from the A64 Outer Ring Road to the south, which is a key open approach with an elevated position, that allows the openness of the land and setting of the historic city to be perceived.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 + 2.3 The land should be kept permanently open to understand the original siting and context, the visual dominance, and as part of the tranquillity of the Grade II* listed building and the Grade II* Registered Park and Garden, and their setting. The land, at its eastern point on Heslington Lane, is adjacent to the Heslington Conservation Area and within 50m of Grade II 1-6 Hesketh Cottages (Almshouses) and 250m of Grade II listed buildings – More House, The Lodge and the Old Porch of Heslington Hall. At its northern point, where the boundary meets Heslington Road, it is within 250m of the Grade II* listed The Retreat, the Grade II listed Stables and coach house within the grounds of The Retreat and Grade II Garrow Hill House and within 30m of the eastern boundary of The Retreat and Heslington Road Conservation Area. The land is within 250m of two designated landscapes included on the Register of Historic Parks and Gardens - Grade II* Grounds associated with The Retreat and Grade II University of York Campus West designed landscape.</p>	
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	<p>The land does not need to be kept permanently open in terms of the setting of the listed buildings on Heslington Lane nor that of the University Campus West designed landscape, which relates to the historic and design interest of contemporary university planning 1963-1980.</p> <p>However, the openness and rural character of the land to the west of the proposed boundary at its northern extent with the uninterrupted views west/south-west of the parkland of The Retreat, positively contributes to the setting of this Grade II* historic asylum dating from the 1796 and its Grade II* grounds, which all sit within the designated conservation area of The Retreat and Heslington Road. The site that was chosen by the School of Friends (Quakers) to develop a more humane and enlightened environment for the asylum was a previously undeveloped site, on elevated ground, that sloped down to the south enabling views over the grounds and southern boundary wall to Walmgate Stray and wider landscape beyond. The relationship of The Retreat site to the open land surrounding it, including views out of it and beyond it, was important in the designation of the grounds of the Retreat as a Registered Park and Garden and is reflected in the wider boundary of the conservation area. The main hospital building is visually prominent as a focal point in views looking north from Low Moor given its elevated position. Therefore, it is important to keep the land to the west of boundary 15 permanently open to understand the original siting and context of the Retreat and retain the tranquility of the designated heritage assets.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area.</p> <p>The parcel of land adjacent to the proposed boundary to its west is partly within Walmgate Stray A3 and partly Green Wedge C3, which helps to provide a rural setting to the city. The land to the south of the boundary, Area F2: South of Heslington, is identified as of importance to keep open in order to protect the rural setting of the city. There is significant legibility of the original landscape features for the land to the west and south.</p> <p>Walmgate Stray has historical importance as common grazing land, close to the historic city, over which the Freeman of York held long established grazing rights. It consists of two main areas of land. Firstly, Low Moor, a flat, low-lying area of open unimproved pasture formally enclosed in 1757 as a large area of common land, but which originally formed the northern end of a tract of</p>	
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	<p>ancient common land that extended for about three miles to the south-east of York, likely to have formed no later than the 12th or 13th centuries. This land is ECUS landscape character area 4 – wooded arable lowland. Secondly, the areas to the north of Low Moor, on the south-facing slope of a ridge of higher land, whose soil is lighter as it overlies a deposit of glacial sands and gravels.</p> <p>During the 18th and 19th centuries, land on the stray was turned over from agriculture to urban development. In 1793, 12 acres (5 hectares) of land to the north of Low Moor (west of the proposed inner boundary 15) were purchased for the site of a psychiatric hospital, called The Retreat, in open surroundings with access to gardens and animals. This was established by William Tuke, a wealthy Quaker merchant, and opened in 1796. In 1839, a further 10 acres (4 hectares) of land were purchased to the west of the original site, including Lamel Hill.</p> <p>The Retreat and Heslington Road Conservation Area was designated in 1975 and consists of a series of listed buildings, gardens and open green space on the edge of the main built up area of the city. The open character of the Conservation Area extends east towards the landscaped campus of the University of York; it includes land within The Retreat grounds known as Daffodil Field, but not the linear tract of open land immediately adjacent to boundary 15. Key aspects of the conservation area are recognised to be that The Retreat is set in a series of gardens and parkland with views out despite the high walls on two sides, giving a very open landscape character. Its position on high ground offers views north of the city and York Minster and south over Walmgate Stray. The open aspect of the parkland adjacent to Walmgate Stray, with views across the Daffodil Field, means that they are synonymous and read together in the landscape.</p> <p>Walmgate Stray is important to the historic agricultural economy of the city. This is evident from the identified areas of Medieval and Napoleonic ridge and furrow ploughing earthworks, including on the Daffodil Field. However, the stray has also been used for a number of other functions, such as quarrying, as well as military training during the First and Second World War, and recreational activities including football and cricket. The fields to the east of the Stray remained in cultivation until the early 1960s, when this area was heavily landscaped and a large lake constructed, to form the campus of the newly established University of York.</p>	
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	<p>The southern section of Low Moor continues to be used for the grazing of cattle, but the primary use of the Stray is that of recreational amenity land. There is unrestricted access to the public via the formal and informal tracks that cross the Stray.</p> <p>3.2 The land needs to remain permanently open to aid the understanding or significance for the situation of a designated landscape, park or garden. The open land immediately adjacent to the west of the boundary line is part of the Stray and part enclosed open pasture land, beyond which are the more formal grounds associated with The Retreat, which are registered at Grade II* on the Register of Historic Parks and Gardens. The land slopes up from Low Moor towards Heslington Road and there are open, uninterrupted views across the land from the east of the the parkland and, from the north, beyond it to the Stray. The land, therefore, needs to remain permanently open as it contributes to the setting of the Registered Park and Garden and in turn its significance.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The boundary line runs in a westerly direction along Heslington Lane, to the south-western corner of the University of York Campus West, before heading north along the western extent of the campus. The open land sits adjacent to the built-up area of the city. The inclusion of the parcel of land to the south and west of the boundary line within the Green Belt would assist in containing the urban area by constraining its expansion, thereby protecting the open land from further sprawl by the University campus.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There are limited structures within the land, less than 33 per 250 sq.m., apart from the pavilion/club houses and associated storage structures related to the University sports field and the Fulford Golf Club, which are both located on the south side of Heslington Lane. These are isolated, low density buildings associated with the outdoor recreational use of the land that do not detract from the strong sense of general openness of the land. However, the land has an increased risk of sprawl from further development associated with the recreational use of the land.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained, however development would still represent sprawl. The land, as part of</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>Walmgate Stray and green wedge to which boundaries 15-19 relate, extends into the urban area and, as such, is enclosed on three sides by existing urban development. It is open to countryside at its southern extent, beyond Heslington Lane. Despite being enclosed by built development to the west, there is still a risk of sprawl occurring in this direction, as well as to the south of the boundary. If development were allowed to extend to the west or to the south, this would risk eroding the openness of the Green Wedge and the Stray which would represent unacceptable sprawl and would result in the loss of compactness.</p> <p>The proposed boundary line marks the outer edge of the main built-up area of the city, where the west campus of the university meets the open land beyond it. The line follows the northern kerb edge of Heslington Lane and then a fence/hedge and tree line along the eastern extent of Walmgate Stray. As adopted highway and an established physical feature in the landscape, the boundary line provides a readily recognisable boundary that is likely to be permanent.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land to the west and south of the proposed boundary has a strong sense of openness and is predominantly characterised by an absence of built development. There are some limited urbanising influences present to the south of the proposed boundary consisting of Heslington Road and associated street furniture, the pavilion, a lit footpath and access road for the university's sports field, Fulford Golf Course with club house and car park, and the remains of hard surfaced areas serving a former market garden south of Heslington Lane. These urbanising influences do not detract from the open character of the land.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land to the south of the proposed boundary along Heslington Lane is used for outdoor recreation purposes and agriculture. The land to the west of the proposed boundary is historic common land used historically for grazing and for informal public recreation. The structures on the land relates to these uses, which are acceptable in the countryside.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the south and west of the University is part of the historically important Walmgate Stray and open countryside beyond to the south. The land has a strong sense of openness. The Stray extends the tranquil feel of countryside up to the urban edge of the city. The Stray is publicly accessible from various access points onto it from the surrounding</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	urban areas and there are formal and informal paths that cross it. Heslington Lane borders it to the south. This high level of access allows views both of it from outside and from within. The land immediately to the south of Heslington Lane has more restrictive access (former market garden and golf club), but there are views of it from Homefield Lane adjacent to the University sports field and the footpath crossing it.	
Local Permanence		
Proposed Boundary	Rear of University campus	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows recognisable features consisting of the northern (kerbed) edge of Heslington Lane, including the road itself within the green belt. The boundary turns north, following the line of vegetation and post/wire fence, which marks the eastern extent of Walmgate Stray.	
Permanence Scoping/Strategic Principles set out in: SP13	This boundary has significance in its longevity; both sections reflect the First Edition OS Survey Plan 1852. This section of the boundary also follows the southernmost extent of the existing University Campus (Campus West), excluding the University Campus from Green Belt. 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.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has partial access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, the land immediately to the south and east of the proposed boundary is</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of a Walmgate Stray (A3) to the east, its associated Green Wedge to the east and south (C3) and an area protecting the rural setting of the city (F2) to the south [SD107] • Almost entirely designated for open space provision [SD085]; 	

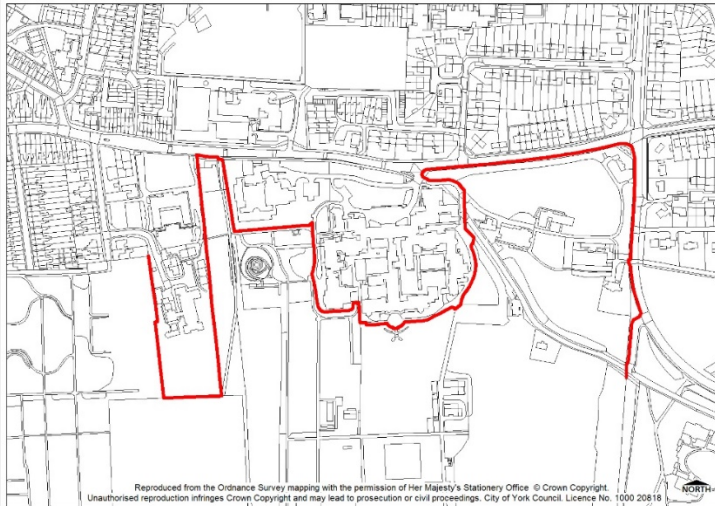
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	<ul style="list-style-type: none"> • Entirely within District Green Corridor 7 (Tillmire)[SD080]). • Is not in an area of high flood risk; • Does not contain nature conservation designations <p>The open land to the west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development

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The boundary then continues north along University Road until Thief Lane/Heslington Road. This then continues along to the west of Thief Lane/Heslington Road until the access road to The Retreat. It extends around the access road surrounding The Retreat before continuing west around the curtilage of Lamel Beeches joining back onto Heslington Road. The boundary then follows the tree line south to the rear of properties at William Plows Avenue until the allotments where it returns and carries on north to the southern point of Belle Vue Terrace.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	Yes				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	Yes					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the south of the proposed inner boundary includes the grounds of the historic psychiatric hospital, The Retreat, and includes a linear strip of open land along the western boundary of The Retreat and the properties 103 and 105 Heslington Road. It then follows the outer boundary of the modern development on William Plows Avenue. The land to the south of the proposed boundary is identified as Green Wedge Area C3: Extension to Walmgate Stray (Evidence 11; Green Belt Appraisal). The linear strip of land along the western boundary of The Retreat is part of A3 Walmgate Stray. The proposed boundary excludes the main hospital building at The Retreat and utilises the access road surrounding it as the boundary. These buildings do not form part of the Green Wedge or the Stray.</p> <p>Walmgate Stray was created from the enclosure of an area of Low Moor in 1757. The green wedge is a characteristic feature of York that extends the countryside into the city and retains some of the character of the earlier settlement form of the city. The Retreat and its open and spacious grounds are set on an elevated ridge of land. This is the highest ground south of York that is higher than the city centre and the dense urban area in between. There are clear, uninterrupted views of the city and, importantly, of York Minster within its compact urban context from the parkland to the north of Garrow Hill House. It is important to keep the land permanently open as part of the preservation of the setting and special character of the historic city.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The open land to the south of the proposed boundary is within a Green Wedge (C3: Extension to Walmgate Stray) (Annex 1, Evidence 11b). Green Wedges function to contain the compact urban form of the historic city and divide the city's built form into identifiable segments. They prevent the lateral calescence of different parts of the urban area retaining the distinctive characteristics of these areas (Annex 1, Evidence 11a). The Green Wedge is enclosed by boundaries 15-19. The Retreat site and open strips of land either side of it, lies within Character Area 63 The Retreat and Walmgate Stray. The</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>Green Wedge is bounded by different clusters of urban development of different form, character and history, that have been subsumed by the main urban area or have extended it into the countryside surrounding the historic city. These include predominantly residential Character Area 60 Lawrence Street and Heslington Road to the north and 65 Fulford Road and 67 Broadway to the west, the military Character Area 64 Imphal Barracks to the west and the educational institution of University of York Character Area 61 to the east. There is a distinct difference between Character Area 60 to the north of Heslington Road, which is predominantly high density 19th-21st century residential housing and, in particular, inter-war social housing immediately opposite The Retreat, and that of Character Area 63 and the open parkland setting of the historic asylum. In keeping this land permanently open, the scale and identity of the existing urban clusters would be maintained and their lateral coalescence would be prevented.</p> <p>The Retreat hospital site, established in 1796, and expanded with the inclusion of Garrow Hill House, falls within The Retreat and Heslington Road Conservation Area, which has a close historical relationship with the surrounding Stray. There are clear views into and out of the conservation area both of and from the Stray, possible because of the elevated position of The Retreat. Therefore, by keeping this land permanently open would maintain a connection to the historic setting of The Retreat with the more open stray land that bounds it on three sides.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 + 2.3 The land should be kept permanently open to understand the original siting and context and as part of the tranquillity of the Grade II and II* listed buildings and the Grade II* Registered Park and Garden, and their setting. The land should be kept permanently open to understand the visual dominance and role of York Minster. The Grade II* listed Retreat, its Grade II* Grounds are included on the Register of Historic Parks and Gardens, the Grade II listed Summerhouse and Grade II listed Stables and coach house within the grounds of The Retreat, Grade II listed Garrow Hill House and Grade II listed Herdman’s Cottage at the entrance to the Stray from Heslington Road. The land is also within The Retreat and Heslington Road Conservation Area and the Retreat Area of Archaeological Importance. The Scheduled Ancient Monument Lamel Hill (Anglo-Saxon Tumulus) is within The Retreat grounds to the west of the main building.</p>	
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	<p>The open, rural character of the land associated with and surrounding the historic psychiatric hospital positively contributes to its setting. The site that was chosen by the School of Friends (Quakers) to develop a more humane and enlightened environment for the asylum was previously undeveloped land on the south-facing slope of higher ground, thereby enabling views over the grounds and southern boundary wall to Walmgate Stray and wider landscape beyond. The relationship of The Retreat site to the open land surrounding it, including views out of it and beyond it, was important in the designation of its grounds as a Registered Park and Garden and is reflected in the wider boundary of the conservation area. The Stray around and adjacent to The Retreat reflects the original openness that it would have surrounded by when first built in the late 18th century and enhances its setting. The open strip of land with a parkland feel to the west of The Retreat contributes to the setting of the scheduled ancient monument, Lamel Hill. Therefore, it is important to keep the land permanently open to understand the original siting and context of The Retreat and retain the tranquility of the designated heritage assets. As set out in the Annex 1 - evidence 13, there is a city-wide view of the Minster which crosses the triangular parcel of land between University Road and Thief Lane. This land should therefore be kept permanently open to ensure this view is maintained as this enables the visual dominance and role of the Minster to be understood.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area.</p> <p>The parcel of land adjacent to the proposed boundary is partly within Walmgate Stray A3 and partly Green Wedge C3, which helps to provide a rural setting to the city. There is significant legibility of the original landscape features. Walmgate Stray has historical importance as common grazing land, close to the historic city. It consists of two main areas of land. Firstly, Low Moor, a flat, low-lying area of open unimproved pasture formally enclosed in 1757 as a large area of common land, but which originally formed the northern end of a tract of ancient common land that extended for about three miles to the south-east of York, likely to have formed no later than the 12th or 13th centuries. Secondly, the areas to the north of Low Moor, on the south-facing slope of a ridge of higher land, whose soil is lighter as it overlies a deposit of glacial sands and gravels.</p>	
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	<p>During the 18th and 19th centuries, land on the stray was turned over from agriculture to urban development. In 1793, 12 acres (5 hectares) of land to the north of Low Moor were purchased for the site of a psychiatric hospital, called The Retreat, in open surroundings with access to gardens and animals. This was established by William Tuke, a wealthy Quaker merchant, and opened in 1796. In 1839, a further 10 acres (4 hectares) of land were purchased to the west of the original site, including Lamel Hill.</p> <p>The Retreat and Heslington Road Conservation Area was designated in 1975 and consists of a series of listed buildings, gardens and open green space on the edge of the main built up area of the city. Key aspects of the conservation area are recognised to be that The Retreat is set in a series of gardens and parkland with views out despite the high walls on two sides, giving a very open landscape character. Its position on high ground offers views north of the city and York Minster and south over Walmgate Stray. The Stray land to the east and west of The Retreat is more park like in nature, attested by the purposely planted rows of trees, an attempt to make the Stray areas more recreational spaces. The open aspect of the parkland adjacent to Walmgate Stray means that they are synonymous and read together in the landscape.</p> <p>The Retreat is currently in use by various providers for the treatment of people with mental health issues but is due to close with alternative uses being investigated. Heslington Road cycle and pedestrian route runs through the site allowing views of the open land. The sports provision within The Retreat grounds continues to be used by local sports clubs.</p> <p>Walmgate Stray is important to the historic agricultural economy of the city. This is evident from the Grade II listed Herdsman's Cottage situated next to the northern entrance to the Stray on the main Heslington Road. It was occupied by the herdsman, who was employed by the Freemen of Walmgate to look after the livestock on the Stray. There are also areas of Medieval and Napoleonic ridge and furrow ploughing, including Medieval ridge and furrow earthworks identified in the Daffodil Field. However, the stray has also been used for a number of other functions, such as quarrying, as well as recreational activities including football and cricket. The stretch of land to the west of The Retreat grounds, leading from Low Moor to Heslington Road was used as an assault course for the training of soldiers during World War Two stationed at the</p>	
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	<p>Barracks to the west of the Stray. The planting of an ornamental line of trees, probably during the 1920s, also saw the Stray take a step towards its current primary function; that of recreational amenity land. There continues to be unrestricted access to the public via the formal and informal tracks that cross the Stray. The southern section of Low Moor continues to be used for the grazing of cattle.</p> <p>3.2 The land should remain permanently open to aid the understanding or significance for the situation of a designated landscape, park or garden. The grounds of the Retreat are registered as Grade II* on the Register of Historic Parks and Gardens. The land slopes up from Low Moor towards Heslington Road and there are views of The Retreat buildings within their parkland setting from the Stray to the south and west despite the high boundary walls as well as open, uninterrupted views from the cycle and pedestrian section of Heslington Road and the Stray to the east due to the lower boundary fences. The setting of The Retreat is enhanced by the presence of the stray and the open aspect of the parkland adjacent to the Stray means that they are synonymous and read together in the landscape. As such, the land needs to remain permanently open as it contributes to the setting of the registered park and garden and, in turn, its significance.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The proposed boundary marks the edge of the main urban area of the city consisting of University Road, Thief Lane/Heslington Road, the access road around The Retreat and the adjacent properties of Fairfax House on Heslington Road and Dower Court on William Plows Avenue. The main hospital building of The Retreat is included within the urban area alongside Lamel Beeches care home (105 Heslington Road) as these buildings front Heslington Road being clearly evident as part of the main urban area.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The land to the south of the proposed boundary includes a number of existing structures largely focused immediately adjacent to the northern and eastern proposed boundary line and associated with The Retreat. These include former farm buildings, Garrow Hill House and walled garden, Katherine Allen House (115 Heslington Road), Tuke House, 109 Heslington Road, 26 Green Dykes Lane, and the various garden and sports structures within its grounds, as well as unrelated buildings including 103 Heslington Road (Herdman’s Cottage), and the private house</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>113 Heslington Road. The buildings are in a residential institutional use currently or are residential properties and there is a change between the higher density (more than 33 or more structures per 250 sq.m.) of the land closer to Heslington Road and the lower density (less than 33 structures per 250sq.m.) of The Retreat’s southern grounds and the Stray. Therefore, the land is vulnerable to sprawl through the presence of existing structures.</p> <p>An alternative boundary would be to exclude the properties to the east of the main hospital building from the Green Belt (113 Heslington Road, 115 Heslington Road, Garrow Hill House, and 26 Green Dykes Lane) and to utilise University Road and Thief Lane/Heslington Road as the boundary. However these properties are surrounded by open land and could be argued to be visually divorced from the main hospital building, in particular Garrow Hill House has a walled garden and open grounds and assists in preserving the openness of the historic parkland setting of The Retreat. This area maintains the different characters of the dense urban form of the housing areas to the north and east, and that of The Retreat grounds. Furthermore, from this elevated position, there are clear views northwards of the city including of the Minster and other city landmarks, such as the listed chimney on Foss Islands Road. There has been, and continues to be, pressure for development of the open land within the wider Retreat grounds, including the Daffodil Field and the open land to the north and south of Garrow Hill House, as part of the reuse and redevelopment of The Retreat. Inclusion of this land within the Green Belt would provide the strongest protection for this open land.</p> <p>A further alternative boundary would be to include the main hospital building and Lamel Beeches care home (105 Heslington Road) within the Green Belt and to utilise Heslington Road as the boundary. The main hospital building is a substantial three storey building reducing to single storey to the rear and is surrounded by extensive areas of hard surfacing for parking vehicles or as an amenity terrace. These buildings are therefore large developed areas which do not have a sense of openness and which do not fulfil a Green Belt purpose. The hospital building is protected due its listed status.</p> <p>A further alternative boundary would be to exclude the whole of The Retreat and its grounds from the Green Belt and to utilise the outer boundary wall as the boundary. However, there is a strong historical and visual connection between the open character of Walmgate Stray and the situation and setting of The Retreat and its grounds. This relationship and the views out from The</p>	
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	<p>Retreat over the adjacent Stray are specifically referred to in the inclusion of the grounds on the Register of Historic Parks and Gardens justification for listing as well as in the conservation area description. The exclusion of the grounds from the Green Belt would not acknowledge the visually synonymous relationship of the eastern grounds of The Retreat (often referred to as the Daffodil Field) and the Stray running contiguous to its east; further, the low post and rail enclosure between the Stray and the Daffodil Field is a less permanent boundary. There has been, and continues to be, pressure to develop this open and undeveloped linear tract of land, which would erode the setting of the listed Retreat and its grounds as well as the open character of the land separating The Retreat from the University.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained, however development would still represent sprawl. The land, as part of Walmgate Stray and green wedge to which boundaries 15-19 relate, extends into the urban area and, as such, is enclosed on three sides by existing urban development. It is open to countryside at its southern extent. The parcel of land enclosed by boundary 16 is contained on more than one side by built development. To the east beyond University Road is a residential housing estate, to the west is Fairfax House and the Dower Court development on William Plows Avenue, to the north are further residential areas. Furthermore the main hospital buildings is located in the middle. Despite being enclosed by built development, there is still a risk of sprawl occurring to the south and south west of the boundary. If development were allowed to extend to the south and south west this would risk eroding the openness of the Green Wedge and the Stray which would represent unacceptable sprawl and would result in the loss of compactness.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is partly characterised by an absence of built development or urbanising influences. The land to the south of the proposed boundary is partly characterised by an absence of built or urbanising development. As set out above, there are various buildings to the east of the main hospital building however these are set within open grounds and therefore this does not detract from the wider countryside character of the area. To the south of the main hospital building are playing fields, sports pitches and sports related pavillions. The wider grounds of The Retreat include various paths and garden structures but are relatively free from built development. A high brick wall encloses the southern and western boundaries of the rear gardens.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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SP4, SP5, SP9	<p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land is partly open and undeveloped amenity space as part of Walmgate Stray that has limited or no structures and makes a positive contribution to the feeling of countryside that the Stray and Green Wedge extend close to the urban centre of the city. The buildings to the east of the main hospital building are residential or residential institutions however as they are set within open grounds, they function as part of the wider countryside to the south and connect with it visually. They also provide separation between the main hospital building and the dense urban area to the east. The land to the south of the main Retreat building, including the Daffodil Field, positively contribute to the feeling of countryside. The outdoor sports uses within the grounds of The Retreat represent acceptable uses in the Green Belt.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the south of the proposed boundary has a strong sense of openness and there are views out from the grounds of The Retreat over the adjacent Stray. The open land to the east and west of The Retreat that is part of the historically important Walmgate Stray and extends the tranquil feel of countryside provided by the Stray up to the urban edge of the city. These tracts of land are publicly accessible and provide access to Low Moor with views of the Stray and the open countryside beyond it to the south. The grounds of The Retreat contribute to the tranquillity and openness of the Stray. Whilst access to and views from The Retreat are largely private, there are clear vistas from the cycle and pedestrian section of Heslington Road at Daffodil Fields of the Stray.</p>	
Local Permanence		
Proposed Boundary	Hedge line, leading along edge of footpath/highway on both University Road and Thief Lane/Heslington Road. Access road around The Retreat. Curtilage of Lamel Beeches care home. Tree line to curtilage of William Plow Ave.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and
Recognisability of proposed boundary	The proposed boundary follows recognisable features. The boundary follow University Road until Thief Lane/Heslington Road. This then continues along to the west of Thief Lane/Heslington Road until the access road to The Retreat. It extends around the access road surrounding The Retreat before continuing west around the curtilage of Lamel Beeches joining back onto Heslington Road. The boundary then follows the tree line south to the rear of properties at William Plows Avenue	

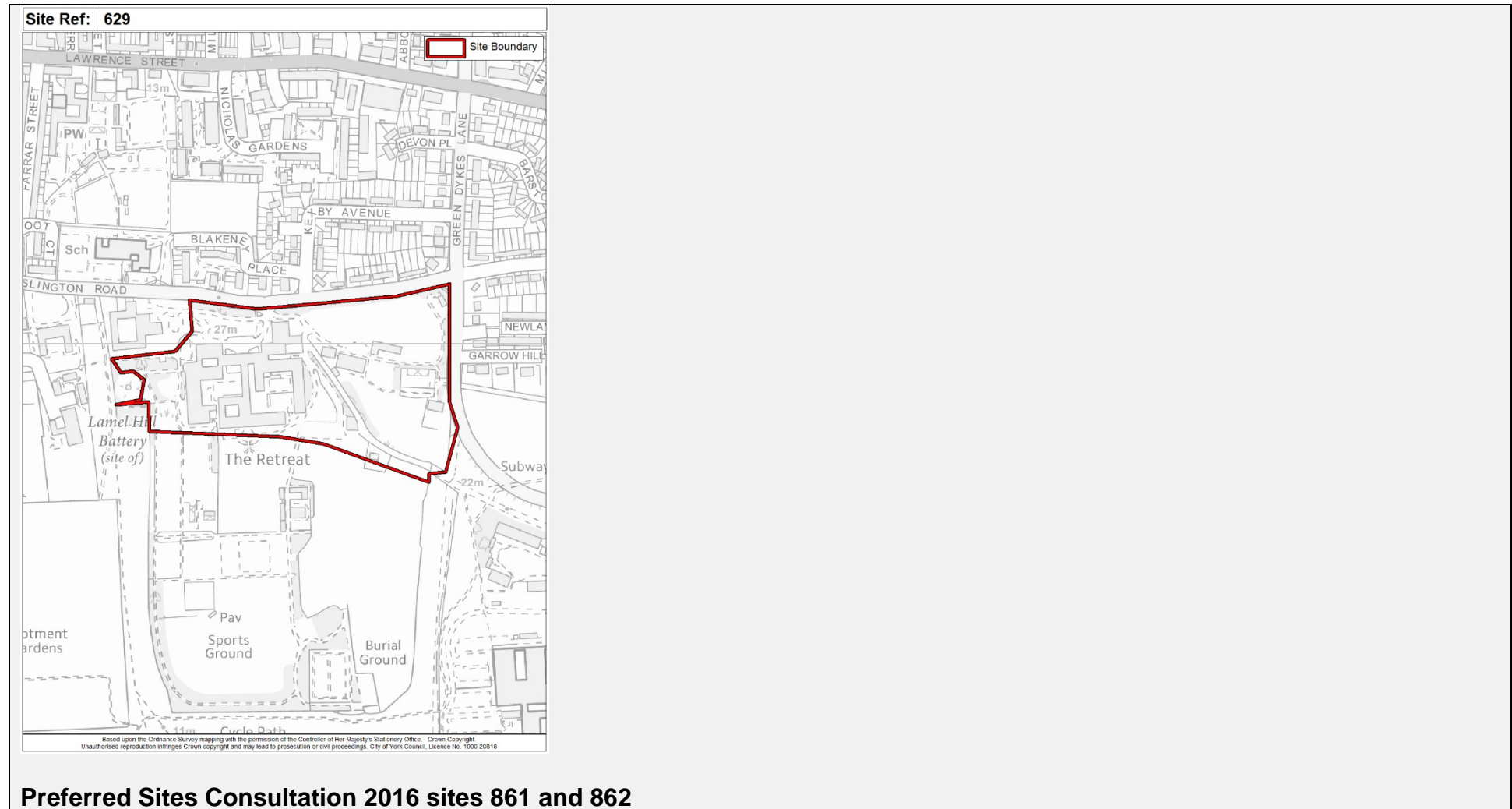
Section: 7	Boundaries: 16	Boundary Name: University Road, Heslington Road and The Retreat
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	<p>until the allotments where it returns and carries on north to the southern point of Belle Vue Terrace.</p> <p>As set out above, there are a number of alternative boundaries within this area which would be equally recognisable and permanent however these boundaries would not fulfil Green Belt purposes.</p>	resilience to change.
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The proposed boundary line follows the adopted highways of University Road and along Thief Lane and Heslington Road, the latter being an extant road on the First Edition OS Plan 1852. The western boundary, along the boundary with Fairfax House and Dower Court, follows an extant boundary also visible on the 1852 OS Plan. The boundary follows existing permanent features on the ground, predominantly road carriageways and established hedge and mature tree lines.</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>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long-term permanence.</p> <p>However, land to the south of the boundary, <u>is</u>:</p> <ul style="list-style-type: none"> • Entirely designated as District Green infrastructure Corridor 7 (Tillmire) [SD080] • Partly identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city; to the western edge (up to and including 103 Heslington road) and below the walled grounds of The Retreat being within the historic Stray (A3), to the south of the listed buildings of The Retreat the entire area is identified as Green Wedge C3,[SD107] • Partly designated as outdoor sports facility and natural semi-natural existing open space [SD085]; 	

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	<p>It is <u>not</u> however:</p> <ul style="list-style-type: none"> • identified as an area of high flood risk (flood zones 3a and 3b) • designated for nature conservation. <p>The open land to the south of the proposed boundary therefore has limited potential for development in line with the <u>Local Plan strategy</u>. No allocations have been taken forward.</p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has been considered for development Call for sites 2012 site 629</p>	

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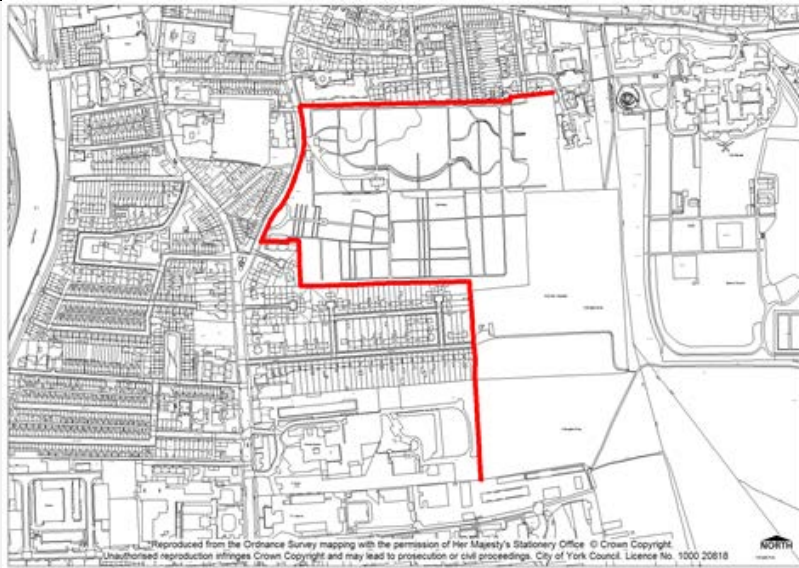


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Section: 7	Boundaries: 17	Boundary Name: North of York Cemetery / Cemetery Road and r/o Fulford Police Station
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The boundary runs west from Belle Vue Terrace along the north of York Cemetery, to the rear of properties at Belle Vue St and Alne Terrace. The boundary then follows Cemetery Road south until the end of the Cemetery boundary continuing to the rear of properties on Edgeware Road and the eastern boundary of North Yorkshire Police – Fulford Road Police Station.



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

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. This section of the proposed inner boundary follows northern, western and southern boundaries of York Cemetery and the western boundary of the Low Moor Allotments and Walmgate Stray. The allotments are part of A3 Walmgate Stray and the cemetery is identified as Green Wedge Area C3: Extension to Walmgate Stray (Evidence 11; Green Belt Appraisal). Walmgate Stray was created from the enclosure of an area of Low Moor in 1757 and the allotments, situated on higher land, became part of the Stray in 1828. The green wedge is a characteristic feature of York that extends the countryside into the city and retains some of the character of the earlier settlement form of the city. It is important to keep the land permanently open as part of the preservation of the setting and special character of the historic city.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The open land to the east and south east of the proposed boundary is within a Green Wedge (C3: Extension to Walmgate Stray) (Annex 1, Evidence 11b). Green Wedges function to contain the compact urban form of the historic city and divide the city’s built form into identifiable segments. They prevent the lateral coalescence of different parts of the urban area retaining the distinctive characteristics of these areas (Annex 1, Evidence 11a). The Green Wedge is enclosed by boundaries 15-19.</p> <p>The land occupied by the allotments lies within Character Area 63 The Retreat and Walmgate Stray and the land occupied by York Cemetery lies within Character Area 65 Fulford Road. The Green Wedge is bounded by different clusters of urban development of different form, character and history, that have been subsumed by the main urban area or have extended it into the countryside surrounding the historic city. These include predominantly residential Character Area 60 Lawrence Street and Heslington Road to the north and 65 Fulford Road and 67 Broadway to the west, the military Character Area 64 Imphal Barracks to the west and the educational institution of University of York Character Area 61 to the east. There is a distinct difference between the open landscape character of Character Area 63 and that of character areas 65 Fulford Road and 64 Imphal Barracks. With the exception of the open landscape setting of the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>cemetery, there is dense development either side of Fulford Road with inter-war private housing on Kilburn Road lying south of the cemetery and west of the allotments. In keeping this land permanently open, the scale and identity of the existing urban clusters would be maintained and their lateral coalescence would be prevented.</p> <p>The boundary separates areas of distinctly different character and follows the boundary of York Cemetery. To the north it abuts the curtilage of residential properties; to the west it continues to follow the low wall and fence marking the western boundary of York Cemetery from Cemetery Road; to the south it follows a fenced/hedged boundary with residential properties (Kensal Rise and Edgeware Road). At its most easterly point, this section of the boundary moves south, describing the hedge/treed edge of Low Moor allotments to the east.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 + 2.3 The land should be kept permanently open to understand the original siting and context, the visual dominance, and as part of the tranquillity of the Grade II* listed building, the Grade II* Registered Park and Gardens, and the Scheduled Ancient Monument, and their settings. York Cemetery is a Grade II* Registered Park and Garden. The Grade II* York Cemetery Chapel, Grade II York Cemetery Lodge and Grade II York Cemetery Railings, Gates and Piers along with various listed monuments lie within the cemetery. The Retreat and Heslington Conservation Area is adjacent to the land to the east. The parcel of land is within 50m of the Fulford Road Conservation Area. The Central Historic Core Conservation Area, the Grade II* Retreat hospital building and Grade II summerhouse within its grounds, and the Schedule Ancient Monument Lamel Hill (Anglo-Saxon Tumulus), lie within 250m of the land.</p> <p>The setting of York Cemetery is enhanced by the presence of the Stray and the open aspect adjacent to the Stray contributes to the setting of the Registered Park and Garden and, in turn, its significance. The open, rural character of the parcel of land to the west of The Retreat's Registered Park and Garden, which is occupied by the Low Moor Allotments and which is contiguous with Walmgate Stray, positively contributes to the setting of both The Retreat, its Registered Park and Garden and the Scheduled Ancient Monument of Lamel Hill. The relationship of The Retreat site to the open land surrounding it, including views out of it and beyond it, was important in the designation of its grounds as a Registered Park and Garden and is reflected in</p>	
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	<p>the wider boundary of the conservation area, which extends west to York Cemetery. Therefore, it is important to keep the land permanently open to understand the original siting and context of York Cemetery and The Retreat and retain the tranquility of the designated heritage assets.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs to be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The allotments were provided on part of Low Moor in 1828 and are part of Wamgate Stray A3. The allotments and the cemetery are identified as Green Wedge C3, which helps to provide a rural setting to the city. Walmgate Stray consists of two main areas of land. Firstly, Low Moor, a flat, low-lying area of open unimproved pasture formally enclosed in 1757 as a large area of common land, but which originally formed the northern end of a tract of ancient common land that extended for about three miles to the south-east of York, likely to have formed no later than the 12th or 13th centuries. Secondly, the areas to the north of Low Moor, on the south-facing slope of a ridge of higher land, whose soil is lighter as it overlies a deposit of glacial sands and gravels. It is on the edge of this higher land level that York Cemetery sits.</p> <p>During the 18th and 19th centuries, land on the stray was turned over from agriculture to urban development, including The Retreat psychiatric hospital in 1793. The Retreat and Heslington Road Conservation Area was designated in 1975 and consists of a series of listed buildings, gardens and open green space on the edge of the main built up area of the city that extends to York Cemetery. A key aspect of the conservation area is the grounds of The Retreat and its open landscape character.</p> <p>York Cemetery was established in 1837 and was expanded south and west in 1868 through the purchase of two blocks of land adjoining the Stray. The northern and western extent of York Cemetery reflects the boundary as shown on the First Edition OS Plan 1852. It bridges the gap between The Retreat Conservation Area to the east and Fulford Road Conservation Area to the west and south. This is the large municipal cemetery in York, which has partial legibility and displays evidence of designed views, as well as mausoleums, which form the main building features and gardens.</p>	
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	<p>Walmgate Stray is important to the historic agricultural economy of the city, as common grazing land, close to the historic city. There are areas of Medieval and Napoleonic ridge and furrow ploughing, with earthworks identified adjacent to the Low Moor Allotments. However, the stray has also been used for a number of other functions, such as quarrying, as well as recreational activities including football and cricket. There continues to be unrestricted access to the public via the formal and informal tracks that cross the Stray. The southern section of Low Moor continues to be used for the grazing of cattle. The allotments sit within the north-western corner of the Stray. They are managed and subdivided by fencing, though retain a high level of openness and significant legibility of the original landscape features.</p> <p>To the south, the boundary follows the eastern edge of the site of the former Cavalry Barracks (now in use by North Yorkshire Police). The Cavalry Barracks were constructed to house troops who had previously been billeted throughout the surrounding area, one of 101 barracks built in England between 1793 and 1804. The adjacent Stray and Low Moor, like many other public open spaces, was utilised by the army as a training area during the First and Second World War. However, the military connection to this large patch of land probably dates back to the construction of the Cavalry Barracks in the late 18th century.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land is connected to the main urban area of the city where it abuts the residential housing to the north, west and south of the cemetery and the residential housing on Kilburn Road and North Yorkshire Police site, both the west of the Low Moor Allotments and Walmgate Stray.</p> <p>4.2 The land has a slight increased risk of sprawl occurring through the presence of existing structures. The land has a strong sense of openness with limited structures on it. There are only 4 no. buildings relating to York Cemetery, with 3 no. related at the site entrance from Cemetery Road. There is a larger communal building at Low Moor Allotments, adjacent to the eastern end of Kilburn Road, and individual low level temporary buildings, e.g. sheds and greenhouses. Although the allotment and cemetery represent acceptable uses within the Green Belt provided they preserve openness, there is still a slight increased risk of sprawl occurring as a result of these existing structures.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained, however development would still represent sprawl. The land, as part of Walmgate Stray and/or green wedge to which boundaries 15-19 relate, extends into the urban area and, as such, is enclosed on three sides by existing urban development. Walmgate Stray is open to countryside at its southern extent, beyond Heslington Lane. The parcel of land enclosed by boundary 17 is contained on more than one side by built development being bounded by existing urban development and publicly adopted highways on more than one side. Despite being enclosed by built development, there is still a risk of sprawl occurring to the east and south east of the boundary. If development were allowed to extend to the east and south east, this would risk eroding the openness of the Green Wedge and the Stray which would represent unacceptable sprawl and would result in the loss of compactness.</p> <p>The proposed boundary line marks the outer edge of the main built-up area of the city, where the dense residential areas around Heslington Road, Cemetery Road and Fulford Road, and Fulford Road Police Station meet the less development and more open land of York Cemetery and Low Moor Allotments and the undeveloped land of Walmgate Stray south of the allotments. The line follows the garden enclosures of the housing areas, the listed boundary wall/railings of the cemetery along Cemetery Road and the brick wall around the police station, and provide a readily recognisable, permanent and robust inner boundary. There are no alternative physical features that would provide a better boundary line.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The parcel of land has a strong sense of openness, with urbanising influences being the buildings, roadway and footpaths within the cemetery, the structures, access and parking area serving the allotments, and the surfaced path across the Stray. The built development and urbanising influences do not detract from the open character of the land.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The function of the land, being cemetery, allotments and common land used historically for grazing and for informal public recreation, is compatible with countryside and contribute to the open character of the Stray and green wedge.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land is part of or contiguous with the historically important Walmgate Stray,</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	which extends the tranquil feel of countryside up to the urban edge of the city. The land is publicly accessible from various entry points from the adjacent urban areas and there are numerous formal and informal paths that provide access across the Stray, allowing views of it and the open countryside beyond it to the south.	
Local Permanence		
Proposed Boundary	Walled boundary of historic Cemetery. Fenced/hedged boundary between urban edge (residential property/site of Fulford Police Station) and allotments.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows recognisable features consisting of the northern boundary of York Cemetery, where it abuts properties on Alne Terrace and Auden House. The boundary turns south, following the walled western boundary of York Cemetery, the east and south again along the Cemetery's southern hedged and fenced boundary with properties on Kensal Rise and Edgeware Road. Where it meets Low Moor Allotments, the boundary turns south and follows the rear hedged and fenced boundary with residential properties on Edgeware Road, Kilburn Road and east of Fulford Road Police Station.	
Permanence Scoping/Strategic Principles set out in: SP13	This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, following the boundary of York Cemetery and the former site of the Cavalry Barracks on Fulford Road, defining the urban edge with Walmgate Stray to the east. 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	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has partial access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the south and east of the proposed boundary <u>is</u> :	

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	<ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of a Green Wedge (C3) and Walmgate Stray (A3) further to the south east from the allotment gardens and below [SD107]. • Entirely designated as a Cemetery public open space, with allotments directly adjacent to the south east and amenity land beyond that in relation to the stray further to the south east[SD085]. • Entirely within District Green Corridor 7 (Tillmire) further to the east [SD080]). • Is not in an area of high flood risk. • Does not contain nature conservation designations. <p>The open land to the west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development

Section: 7	Boundaries: 18	Boundary Name: East of Imphal Barracks along Hollands Road. East of Moorlands Fields
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The boundary follows the northern extent of Imphal Barracks in an easterly direction, until it reaches the end of the buildings, it follows the hard surfaced area extending south and at the end of this turns west to join Hollands Road. It extends south along Hollands Road until it reaches the boundary of gardens of properties on Bray Road, it then extends east until it reaches Walmgate Stray.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further detail.



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

Section: 7	Boundaries: 18	Boundary Name: East of Imphal Barracks along Hollands Road. East of Moorlands Fields
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. This section of the proposed inner boundary follows the northern and eastern-most buildings of Imphal Barracks. It excludes the outdoor sports fields and pitches to the east of these buildings. The land to the east of the proposed boundary is identified as Green Wedge Area C3: Extension to Walmgate Stray (Evidence 11: Green Belt Appraisal). Whilst outside the Stray, the open land and sports provision to the east of the proposed boundary are within the green wedge and contribute to the open setting of the City, providing the physical separation between the more urban form of the barracks and open land of the Stray.</p> <p>Walmgate Stray was created from the enclosure of an area of Low Moor in 1757. The green wedge, which includes the Stray, the grounds of The Retreat psychiatric hospital, York Cemetary and Imphal Barracks sports grounds, is a characteristic feature of York that extends the countryside into the city and retains some of the character of the earlier settlement form of the city. It is important to keep the land permanently open as part of the preservation of the setting and special character of the historic city.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The land to the east of the proposed boundary is within a Green Wedge (C3: Extension to Walmgate Stray) (Annex 1, Evidence 11b). Green Wedges function to contain the compact urban form of the historic city and divide the city's built form into identifiable segments. They prevent the lateral calescence of different parts of the urban area retaining the distinctive characteristics of these areas (Annex 1, Evidence 11a). The Green Wedge is enclosed by boundaries 15-19. The land to the east of the proposed boundary line lies within Character Area 64 Imphal Barracks which includes the barracks site up to its northern and eastern fenced/tree lined boundary with Walmgate Stray and the former Calvary Barracks, now the Fulford Police Station to the north. The Green Wedge is bounded by different clusters of development that have been subsumed by the main urban area or have extended the main urban area into the countryside surrounding the historic city. These include</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 7	Boundaries: 18	Boundary Name: East of Imphal Barracks along Hollands Road. East of Moorlands Fields
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	<p>predominantly residential Character Area 60 Lawrence Street and Heslington Road to the north and 65 Fulford Road and 67 Broadway to the west, the military Character Area 64 Imphal Barracks to the west and the educational institution of University of York Character Area 61 to the east. There is a distinct difference between the open landscape character of Character Area 63 and the developed site of the barracks, as well as between the barracks and the character areas of the university and the residential character area of Broadway. In keeping this land permanently open, the scale and identity of the existing urban clusters would be maintained and their lateral coalescence would be prevented.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area.</p> <p>The land is part of Green Wedge C3: Extension to Walmgate Stray, which is a characteristic feature of York that is important in preserving the open setting and special character of the city and open space adjacent to the Barracks.</p> <p>Walmgate Stray is a flat, low-lying area of open unimproved rough grassland pasture that has historical importance as common grazing, and is presently maintained as public open space with various formal and informal tracks crossing it. The Stray was formally enclosed in 1757 as a large area of common land, but which originally formed the northern end of a tract of ancient common land that extended for about three miles to the south-east of York, likely to have formed no later than the 12th or 13th centuries. It is important to the historic agricultural economy of the city, evident from the identified areas of Medieval and Napoleonic ridge and furrow ploughing earthworks. However, the stray has also been used for a number of other functions, such as quarrying and recreational activities including football and cricket. This land is ECUS landscape character area 4 – wooded arable lowland.</p> <p>The parcel of land immediately adjacent to the boundary is partly identified as military broad area type (Evidence 19), with significant legibility of the original landscape features. The northern section also follows the northern boundary of the former Cavalry Barrack Nursery</p>	
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Section: 7	Boundaries: 18	Boundary Name: East of Imphal Barracks along Hollands Road. East of Moorlands Fields
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	<p>(established as part of the Calvary Barracks in the late 1750s), which is now Fulford Police Station. The Infantry Barracks were constructed to the south of the Cavalry Barracks in 1877 (renamed Imphal Barracks). The adjacent Stray and Low Moor, like many other public open spaces, was utilised by the army as a training area during the First and Second World Wars. The earliest direct physical evidence for military use of the Stray dates from the First World War, in the form of four practice firing trenches and section of practice communication trenches which survive on the Stray. It also contains the earthwork remains of military features dating to the Second World War. Of these the most unusual are the earthworks of an army assault course on land to the north. However, the military connection to this large patch of land probably dates back to the construction of the Cavalry Barracks in the late 18th century, and may have been a factor in the decision to establish barracks here.</p> <p>The Barracks is adjacent to but not included in the Fulford Road Conservation Area due to lack of access to date, given the sensitive nature of the site. Whilst it lies within 250m of the parcel of land, the land does not need to be kept permanently open to preserve the significance of the designated conservation area. However, it is important to keep the land open because of the historical connection of the parcel of land to the Stray.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land lies to the east of the developed site of Imphal Barracks and north of the houses on Bray Road.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The land to the east of the proposed boundary comprises open sports fields, fenced and floodlit sports pitches, tennis courts and an indoor squash court which are connected to the barracks. Outdoor sports and recreational facilities are acceptable uses in the Green Belt provided they preserve openness. The open fields, pitches and tennis courts contribute to the strategic importance of the Stray and provide a buffer between the urban and rural. There is an increased risk of sprawl occurring if further development or intensification of these outdoor sports facilities occurred.</p> <p>An alternative boundary would be exclude the outdoor sports fields and pitches from the Green Belt and utilise the boundary of the barracks however if development is not checked in this</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 7	Boundaries: 18	Boundary Name: East of Imphal Barracks along Hollands Road. East of Moorlands Fields
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	<p>location where a distinction between urban and recreational uses can be made, development could easily sprawl out into the Green Wedge and the Stray.</p> <p>A further alternative boundary would be to include the eastern-most buildings of the barracks within the Green Belt and utilise Hollands Road as the boundary. These three linear buildings and the smaller buildings to their north and south lie to the east of Hollands Road which is an internal circulation road within the barracks. The buildings are surrounded by hard surfaced area. These buildings do not form part of the Green Wedge. This alternative boundary would not be consistent with Purpose 1 as these buildings have an urban appearance and would represent sprawl. Furthermore the urban area would be less clearly defined.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore constrained, however development would still represent sprawl. The land, as Green Wedge C3: Extension to Walmgate Stray to which boundaries 15-19 relate, extends into the urban area and, as such, is enclosed on three sides by existing urban development. The Stray is open to countryside at its southern extent, beyond Heslington Lane. However, the land adjacent to the proposed boundary line is not enclosed in a way that would prevent sprawl and development of the adjacent barracks and housing area onto the land would result in urban sprawl that would erode the contribution it makes to the historic setting of the city. Development would represent unacceptable sprawl and would result in the loss of compactness. The boundary separates areas of distinctly different character, the built up military barracks and the open playing fields, beyond which is Walmgate Stray/Low Moor.</p> <p>The barracks is referred to in Policy SS20: Imphal Barracks, Fulford Road, in the emerging Local Plan (Publication Draft Regulation 19) as strategic housing site ST36. Development of the sports land within the barracks site, as part of any redevelopment of the barracks site, would erode the special quality of the Stray, as has happened on its eastern side by development at the University campus.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and the land functions as part of the countryside in terms of relationships or acceptable uses within it. The land to the immediate east of the proposed boundary includes open fields, sports pitches, tennis courts and an indoor squash court which are associated with the barracks.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE</p>

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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Outdoor sports and recreational uses are an acceptable use in the Green Belt provided they preserves openness. Although the indoor squash court building has been included in the Green Belt, this is intrinsically linked to the outdoor sports provision and the tennis courts which are adjacent to it. The outdoor sports provision visually contributes to the feel of the countryside providing a separation between the more urban form of the barracks and open land of the Stray. Beyond the outdoor sports provision is the Stray which is free from built development and has the character of countryside.</p> <p>An alternative boundary would be exclude the outdoor sports fields and pitches from the Green Belt and utilise the boundary of the barracks however this would risk encroachment into the Green Belt and harm to the Green Wedge and the Stray if intensification of development occurred in the future.</p> <p>A further alternative boundary would be to exclude the indoor squash court building and the outdoor tennis courts adjacent to Hollands Road from the Green Belt. Although this includes indoor sports uses, the squash court building is intrinsically linked to the surrounding sports provision, and the proposed boundary utilising the hard surfaced area around the buildings to the north provides a clear demarcation between urban and recreational uses. Furthermore, this area of sports provision should be protected from further intensification of development as this would represent encroachment. It would not possible to only include the tennis courts within the Green Belt as there are no clearly defined boundaries between this and the building.</p> <p>A further alternative boundary would be to include the eastern-most buildings of the barracks within the Green Belt and utilise Hollands Road as the boundary. These military buildings are not acceptable uses in the Green Belt, they have an urban appearance and character and they do not function as part of the countryside. This alternative boundary would therefore not be consistent with Purpose 3.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The parcel of land immediately east of the inner boundary is not part of Walmgate Stray, though is part of the Green Wedge C3: Extension to Walmgate Stray. The Stray extends the tranquil feel of the countryside up to the urban edge of the city and is publicly accessible. The northern and eastern outer boundaries of Imphal Barracks are enclosed by a low post and rail fence and vegetation and the use of the land by the military means that public access is</p>	<p>COUNTRYSIDE FROM ENCROACHMENT</p>
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	prohibited. Views of the land are possible through this when in close proximity, especially at its southern extent where the land is laid to grass with sports pitches marked out. Whilst the developed part of the site is apparent in views from the Stray, the outdoor sports provision north of Bray Road, even though not accessible, contributes to the general openness along the western boundary of the Stray. The land is visible in views from the public footpath (55/199/50) that runs across the Stray, along the northern and eastern boundaries of the barracks site.	
Local Permanence		
Proposed Boundary	Boundary wall, hard surfaced area, road carriageway and hedge/fence line.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	<p>The boundary follows recognisable features. The northern section of the boundary follows a hedged tree line along the northern extent of the Imphal Barracks site. It then follows the hard surfaced area around the buildings extending south before turning west onto Hollands Road. It continues south along Hollands Road then turns east along the rear property boundary of houses on Bray Road.</p> <p>As set out above, an alternative boundary would be to exclude the outdoor sports fields and pitches from the Green Belt and utilise the boundary of the barracks. A further alternative would be to include the eastern-most buildings of the barracks within the Green Belt and utilise Hollands Road as the boundary. Both of these alternatives would be recognisable and permanent however they would risk sprawl and encroachment and potential harm to the Green Wedge and the Stray. A further alternative boundary would be to exclude the outdoor tennis courts and squash court building adjacent to Hollands Road from the Green Belt however the edge of the hard surfaced area to the north represents a more recognisable and permanent boundary with would prevent encroachment.</p>	
Permanence Scoping/Strategic Principles set out in: SP13	This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, following the boundary of the former Cavalry Barrack Nursery/Imphal Barracks with Walmgate Stray. 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	

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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has partial access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, the land immediately to the East/northeast of the proposed boundary <u>is</u>:</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of a Green Wedge (C3) and further to the east forms part of the historic Walmgate Stray (A3), Green Wedge (C2) [SD107]. <p>Further to the East the land <u>is</u> also:</p> <ul style="list-style-type: none"> • Designated as amenity open space on Walmgate stray to the East [SD085]; • Within District Green Corridor 7 (Tillmire [SD080]). • Is not in an area of high flood risk; • Does not contain nature conservation designations <p>The open land to the west of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has been considered for development</p> <p>Site 937 Submitted through the Preferred Sites Consultation 2016</p>	

Section: 7	Boundaries: 18	Boundary Name: East of Imphal Barracks along Hollands Road. East of Moorlands Fields
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Section: 7	Boundaries: 19	Boundary Name: North of Broadway. Junction of Broadway
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The boundary follows the north eastern boundary of gardens of properties on Bray Road and Smith Close, as far as the junction of Broadway, Heslington Lane and Mitchell's Lane



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 7	Boundaries: 19	Boundary Name: North of Broadway. Junction of Broadway
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. This section of the proposed inner boundary follows the eastern extent of the housing on Bray Road, Smith Close and Broadway, where it meets the open land of Walmgate Stray. The land to the east is identified as Walmgate Stray A3 and Green Wedge Area C3: Extension to Walmgate Stray (Evidence 11: Green Belt Appraisal). Walmgate Stray was created from the enclosure of an area of Low Moor in 1757. The green wedge, which includes the stray, the grounds of The Retreat psychiatric hospital, York Cemetary and Imphal Barracks sports grounds, is a characteristic feature of York that extends the countryside into the city and retains some of the character of the earlier settlement form of the city. It is important to keep the land permanently open as part of the preservation of the setting and special character of the historic city.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. The open land to the east of the proposed boundary is within a Green Wedge (C3: Extension to Walmgate Stray) (Annex 1, Evidence 11b). Green Wedges function to contain the compact urban form of the historic city and divide the city's built form into identifiable segments. They prevent the lateral calescence of different parts of the urban area retaining the distinctive characteristics of these areas (Annex 1, Evidence 11a). The Green Wedge is enclosed by boundaries 15-19. The land to the east of the proposed boundary line lies within Character Area 67 Broadway. The Green Wedge is bounded by different clusters of development that have been subsumed by the main urban area or have extended the main urban area into the countryside surrounding the historic city. These include predominantly residential Character Area 60 Lawrence Street and Heslington Road to the north and 65 Fulford Road and 67 Broadway to the west, the military Character Area 64 Imphal Barracks to the west and the educational institution of University of York Character Area 61 to the east. There is a distinct difference between the open landscape character of Character Area 63 and the built up residential housing around Broadway (Character Area 67). In keeping this land permanently</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 7	Boundaries: 19	Boundary Name: North of Broadway. Junction of Broadway
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	<p>open, the scale and identity of the existing urban clusters would be maintained and their lateral coalescence would be prevented.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land is part of Walmgate Stray A3 and Green Wedge C3, which is important in preserving the setting and special character of York. Walmgate Stray is an open area of rough grassland that has historical importance as common grazing, and is presently maintained as public open space with various formal and informal tracks crossing it. The green wedge helps protect the open setting of the City. There is significant legibility of the original landscape features. Walmgate Stray is a flat, low-lying area of open unimproved pasture formally enclosed in 1757 as a large area of common land, but which originally formed the northern end of a tract of ancient common land that extended for about three miles to the south-east of York, likely to have formed no later than the 12th or 13th centuries. This land is ECUS landscape character area 4 – wooded arable lowland. It is important to the historic agricultural economy of the city. This is evident from the identified areas of Medieval and Napoleonic ridge and furrow ploughing earthworks, However, the stray has also been used for a number of other functions, such as quarrying, as well as military training during the First and Second World War, and recreational activities including football and cricket. 3.2 Not applicable.</p>	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in:	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land adjoins the rear boundaries of housing on Bray Road and Smith Close and areas of open amenity space that exist adjacent to the housing.</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL

Section: 7	Boundaries: 19	Boundary Name: North of Broadway. Junction of Broadway
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<p>SP4, SP5, SP8</p>	<p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no structures on the parcel of land to the east of the proposed boundary.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained, however development would still represent sprawl.</p> <p>The land, as part of Walmgate Stray and green wedge to which boundaries 15-19 relate, extends into the urban area and, as such, is enclosed on three sides by existing urban development. Walmgate Stray open to countryside at its southern extent, beyond Heslington Lane. Despite being enclosed by built development to the north and east, there is still a risk of sprawl occurring in this direction, as well as to the south of the boundary. If development were allowed to extend to the north, east or south, this would risk eroding the openness of the Green Wedge and the Stray which would represent unacceptable sprawl and would result in the loss of compactness. The proposed boundary line marks the outer edge of the main built-up area of the city, where the housing development around Broadway meets the open land beyond it. The line follows the rear garden boundaries. It has parity with features shown on the First Edition OS Survey Plan 1852, following the western extent of Walmgate Stray and Low Moor. There is no more recognisable boundary that is likely to be permanent.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Enroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land has a strong sense of openness, with no urbanising influences, other than a cycle and pedestrian path crossing north of Heslington Lane, along with Heslington Lane and related street furniture, which do not detract from the open countryside character.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land to the east of the proposed boundary is common land used historically for grazing and for informal public recreation. The structures on the land relates to these uses, which are acceptable in the countryside.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the east is part of the historically important Walmgate Stray. The Stray extends the tranquil feel of countryside up to the urban edge of the city. It has a strong sense of openness. It is publicly accessible from various access points onto it from the surrounding urban areas and there are formal and informal paths that cross it. Heslington Lane</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	borders it to the south. This high level of access allows views both of it from outside and from within.	
Local Permanence		
Proposed Boundary	Rear Boundary of Properties/Hedge/fence line	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The boundary follows recognisable features consisting of a fenced tree and hedge line to the rear of residential properties.	
Permanence Scoping/Strategic Principles set out in: SP13	This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, following the western boundary of Low Moor. 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	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has partial access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, the land immediately to the east of the proposed boundary is:</p> <ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Walmgate Stray (A3) and Green Wedge (C3) [SD107]. • Designated as amenity open space in relation to the stray [SD085]. • In its entirety within District Green Corridor 7 (Tillmire) [SD080]). • Is not in an area of high flood risk. • Does not contain nature conservation designations. 	

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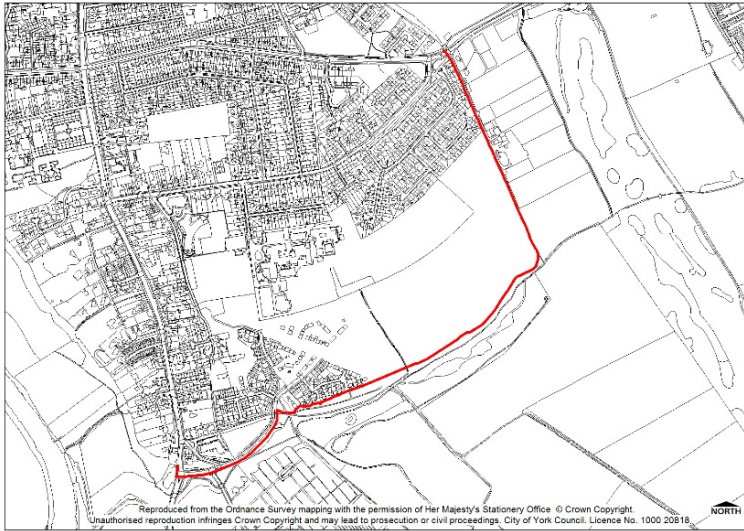
	The open land to the west of the proposed boundary is therefore not suitable for development in line with the Local Plan strategy.
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Land Considered/Site Selection
Land adjacent to this boundary has not been proposed for development

Section: 7	Boundaries: 20-24	Boundary Name: Mitchel's Lane and Public Right of Way. Approved housing development of Germany Beck. Thornton Road. A19 Main Street.
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The boundary follows Mitchel's Lane to the rear of properties at Heath Moor Drive and Tilmire Close and the field boundary / track to the intersection with Germany Beck. West from here, the boundary follows the outer edge of the housing areas approved as part of the Germany Beck residential development including Thornton Road, until it joins A19 Main Street and then heads north until it meets the southern boundary of 142 Main Street.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further detail.



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

Section: 7	Boundaries: 20-24	Boundary Name: Mitchel's Lane and Public Right of Way. Approved housing development of Germany Beck. Thornton Road. A19 Main Street.
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. This section of the proposed inner boundary follows the eastern extent of the housing development that lies to the south of Broadway, bounded by Mitchel's Lane in the east, and the eastern and southern edges of the approved C21 Germany Beck development (under construction). The land to the east of Mitchel's Lane and to the east and south of the new Germany Beck housing development is identified as part of the larger Area F2: South of Heslington that extends from the urban edge of the city to the A64 Outer Ring Road and partly within Green Wedge C3: Extension to Walmgate Stray (Evidence 11: Green Belt Appraisal). Area F2 is a significant swathe of open agricultural landscape that offers an impression of the historic city within its rural setting and affords good views towards the Minster, especially in longer distance general views from the outer ring road; a key open approach that allows open views that contribute to understanding the context of the city and its dense compact core surrounded by countryside. The Green Wedge comprises areas of undeveloped land that are an extension of the historic Walmgate Stray. It is important to keep the land permanently open as part of the preservation of the setting and special character of the historic city.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, and maintaining a connection to open and historic setting and to constrain development from coalescing. The parcel of largely open land to the east and south of the proposed inner boundary is distinctly different to the housing areas to the west of Mitchel's Lane and north of Germany Beck and the stand-alone residential area of Fordlands Road beyond the southern extent of Fulford Village.</p> <p>The open land to the east of Mitchel's Lane lies within Character Area 67 Broadway. It is defined as part agricultural, part recreational, with a small area of 1960s housing development at the junction of University Road and Mitchel's Lane. The agricultural and recreational land, along with the University sports fields further to the east, fall within Area F2 and Green Wedge C3 and contribute to the separation of the distinctly different areas of higher density housing west of Mitchel's Lane that falls within Character Area 67 and the village of Heslington (Character Area 62) to the east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 7	Boundaries: 20-24	Boundary Name: Mitchel's Lane and Public Right of Way. Approved housing development of Germany Beck. Thornton Road. A19 Main Street.
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	<p>The open land to the south of Germany Beck separates the housing in Character Area 67, which is extended by the Germany Beck residential scheme, and the housing development to the south-west around Fordlands Road, which falls within Character Area 68: Fulford.</p> <p>The open land between Fulford village and the Fordlands Road housing estate is important in preserving the compactness of the Fordlands Road residential area and its physical separation from the built up extent of Fulford, in order to maintain the separate identities and characters of the residential districts. The land south of Germany Beck that includes the area of public open space is identified as Green Wedge SD108, which is designated as an Area Preventing Coalescence. If the gap between Fulford and the Fordlands Road residential area were to be breached and the compactness of the Fordlands Road development is compromised, it would become part of the built-up extent of Fulford extending the city outwards. The development of Germany Beck has made this separation more important to avoid coalescence with the main urban area of the city.</p> <p>In keeping this land permanently open, the scale and identity of the existing urban clusters would be maintained, and their lateral coalescence would be prevented.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The parcel of land adjacent to the proposed inner boundary falls within larger Area F2: South of Heslington and is a significant tract of open agricultural landscape that retains the rural setting of the historic city, and within Green Wedge C3 (Evidence 11: Green Belt Appraisal). It is identified as part of ECUS Landscape Character Area 4: Wooded Arable Lowland and is, in part, formerly ancient common land that extended from the historic city for about three miles to the south-east of York, likely to have been formed no later than the 12th or 13th centuries. It is important to the historic and modern agricultural economy of the city, still used predominantly for agricultural purposes and interspersed with farmsteads, such as Bleak House Farm on Mitchel's Lane. Sitting between the nucleated village of Heslington and the linear village of Fulford, with more recent encroachment from 20th Century planned</p>	
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Section: 7	Boundaries: 20-24	Boundary Name: Mitchel’s Lane and Public Right of Way. Approved housing development of Germany Beck. Thornton Road. A19 Main Street.
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	<p>estates, it is largely enclosed land consisting of modern improved fields and has fragmentary legibility of the original landscape features (Evidence 19). The land is experienced in longer distance views from the A64 Outer Ring Road and from within from the long distance pedestrian approach, Millennium Way. The land contributes to the understanding of the historical relationship of the city to its hinterland.</p> <p>Whilst the land is within 50m of Fulford Conservation Area, it does not contribute to its significance. However, retaining the land south of the village as permanently open separates the historic village of Fulford from the more modern housing development of Fordlands Road to its south. Green Wedge SD108: Land between Fordlands Road and Stone Bridge recognises the need to protect this gap by designating the land occupied by the public open space as an Area Preventing Coalescence.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land adjoins the eastern and southern extents of existing housing on Heath Moor Drive and Tilmire Close and the ‘in-construction’ housing development of the Germany Beck residential scheme, and the southern extent of Fulford village.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There are limited structures within the parcel of land, with less than 33 structures per 250 sq.m.. The structures that do exist consist of: two detached houses set within large spacious plots east of Mitchel’s Lane, known as Kanoni and Treetops; Bleak House Farm at the southern end of Mitchel’s Lane; Fordlands Road and the A19 Main Street and associated highway infrastructure; water related structures adjacent to Germany Beck; and the lodge and ancillary buildings associated with Fulford Cemetery. The land has a strong sense of openness, but the presence of these structures within it, particularly the buildings, increases the potential risk of sprawl.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side and is therefore contained; however development would still represent sprawl. The land adjacent to the proposed boundary line is not contained by built development on more than one side, other than at its western extent where the land is bounded by Fulford village and the Germany Beck housing development to the north and the Fordlands Road housing estate to the south</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 7	Boundaries: 20-24	Boundary Name: Mitchel's Lane and Public Right of Way. Approved housing development of Germany Beck. Thornton Road. A19 Main Street.
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	<p>west. To the south of the proposed boundary and to the east of the Fordlands Road housing estate, the land is rural and open and is eventually contained by the Outer Ring Road (A64). Therefore, any development within this area would eventually be restricted by this. However, this would open up a large area of land which would represent unacceptable sprawl as it would result in the loss of compactness and would erode the contribution the open land makes to the historic setting of the city. This would have an adverse effect on purpose 4 and the York Green Belt.</p> <p>The boundary line marks the outer edge of the main built-up area of the city, where the existing denser housing development around Broadway and the southern extent of Fulford village meets the open land beyond it to the east and south respectively. The boundary line takes into account the approved and 'in-construction' residential development of Germany Beck and follows the outer edge of the developed area of the housing blocks within the scheme.</p> <p>The line follows Mitchel's Lane, including the two detached houses and the farm within the Green Belt. It then follows the eastern and southern extents of the main developed areas of the Germany Beck housing scheme, excluding the housing and internal access roads within each housing block from the Green Belt but including the new flood meadow/nature park, before reaching Thornton Road and the southern extent of Fulford village. The eastern section of this boundary has parity with features shown on the First Edition OS Survey Plan 1852, namely Mitchel's Lane, and follows established field boundaries.</p> <p>Beyond the end of Mitchel's Lane, the boundary reflects the approved developed footprint of the Germany Beck housing scheme (01/01315/OUT and 12/00384/REMM as amended). As such, the Green Belt boundary follows the southern edge of the approved housing blocks.</p> <p>An alternative boundary line would be to exclude the two detached houses that lie east of Mitchel's Lane from the Green Belt. However, these two houses, built on the site of a former police station, sit within spacious plots and so appear more open in character compared to the planned housing development to the west of Mitchel's Lane. They have been included because the historic lane offers a stronger, more permanent and easily recognisable boundary line.</p>	
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Section: 7	Boundaries: 20-24	Boundary Name: Mitchel's Lane and Public Right of Way. Approved housing development of Germany Beck. Thornton Road. A19 Main Street.
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<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The land has a strong sense of openness, with limited urbanising influences, other than the properties on Mitchel's Lane and the roads of Mitchel's Lane and the raised access road to the Germany Beck housing scheme. The spacious appearance of the houses on Mitchel's Lane, Bleak House Farm and Certified Location caravan site and the roads themselves are not detrimental to the general rural character of the open land.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The parcel of land functions as part of the countryside that surrounds the main urban area of York and has historically been used for arable farming. Bleak House Farm relates to this use and is acceptable in the Green Belt. Areas proposed to be included in the Green Belt, such as the Germany Beck new flood meadow/nature park, Fulford cemetery and the Fordlands Road public open space, are acceptable uses within it.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land positively contributes to the open and rural character of the countryside adjacent to the edge of the main urban area of the city. It is visible in longer distance views from the A64 Outer Ring Road. It is also experienced from the A19 Main Street and the public rights of way that run along Mitchel's Lane, joining to Germany Lane and extending in a south-easterly direction towards the A64 Outer Ring Road.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Edge of path/hedge line/outer boundaries of houses and roads/carriageway</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and</p>
<p>Recognisability of proposed boundary</p>	<p>Follows the western path edge (Mitchel's Lane) until its end, then the track following a field boundary south to its intersection with Germany Beck. West from here, the boundary follows the outer edge of the housing areas approved/being constructed as part of the Germany Beck residential development. The boundary then follows the southern edge of the main access road to the housing development, Thornton Road, until it joins A19 Main Street and then heads in a northerly direction along the western edge of A19 Main Street/flood defence wall until it meets the southern boundary of 142 Main Street.</p>	

Section: 7	Boundaries: 20-24	Boundary Name: Mitchel's Lane and Public Right of Way. Approved housing development of Germany Beck. Thornton Road. A19 Main Street.
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Permanence Scoping/Strategic Principles set out in: SP13	This boundary has significance in its longevity; the boundary reflects the First Edition OS Survey Plan 1852, on which both Mitchel's Lane and Germany Lane are both visible features. 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.	resilience to change.
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

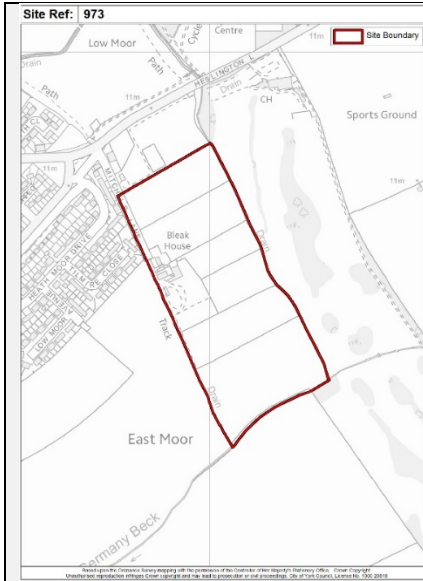
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, land immediately south and east of the proposed boundary is:</p> <ul style="list-style-type: none"> • Almost entirely identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, as part of Green Wedges C3 and C4 and important for retaining the rural setting of the city (F2) [SD108]. • To the eastern boundary, entirely within District Green Corridor 7 (Tillmire), and to the southern boundary within Local Green Corridor 27 (Germany Beck) [SD080]. • To the southern boundary within an area of high flood risk 3a and 3b. • Partially designated for nature conservation to the east within Fulford Golf Course and the south, within Germany Beck Meadow [SD080]. • Partially designated as openspace (Fordlands Road Playing fields) to the south [SD085]. <p>The land to the east and south of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
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Land Considered/Site Selection

Land adjacent to this boundary has been considered for development

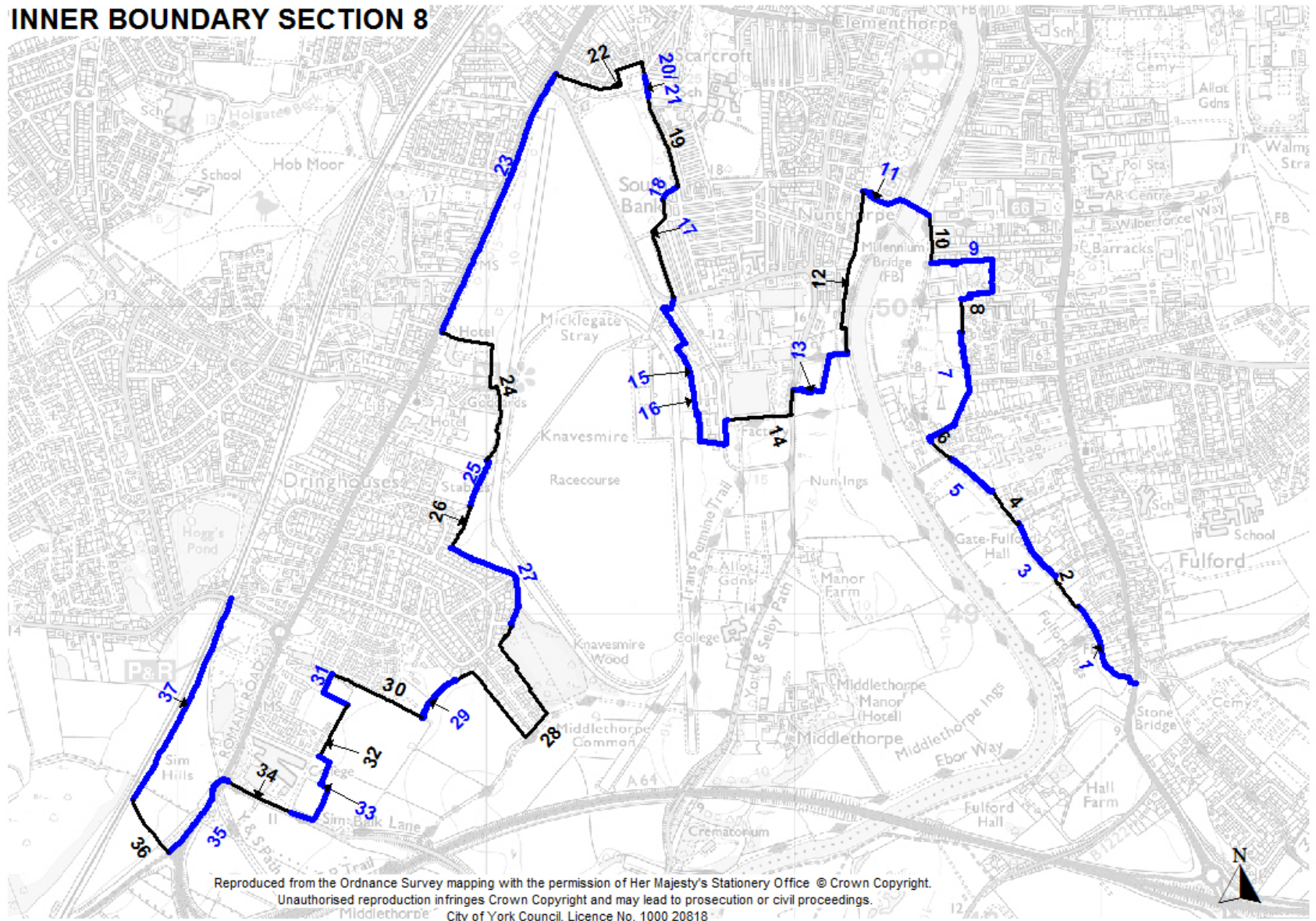
Site 973 first submitted through Pre Publication Consultation 2017

Section: 7	Boundaries: 20-24	Boundary Name: Mitchel's Lane and Public Right of Way. Approved housing development of Germany Beck. Thornton Road. A19 Main Street.
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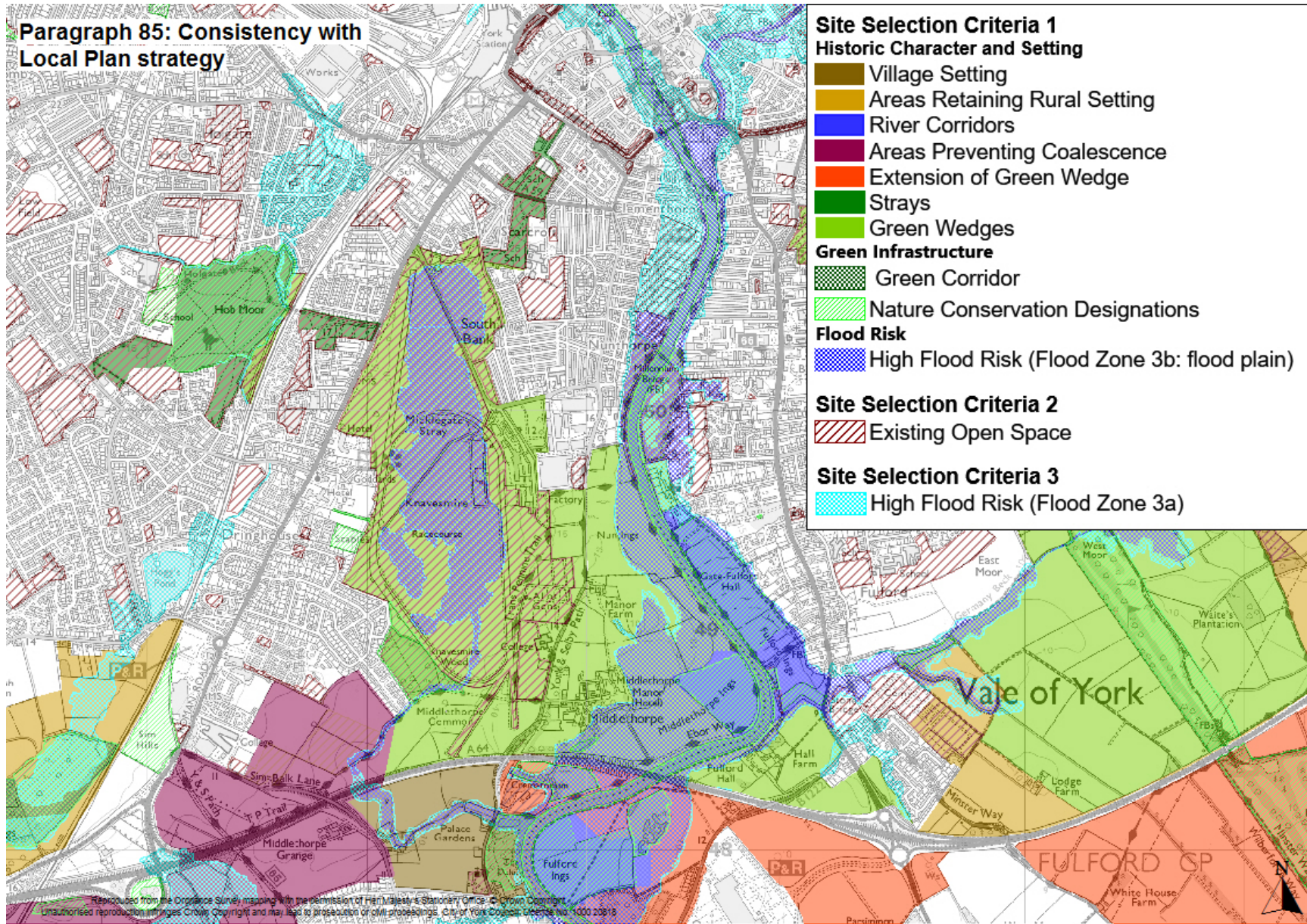
Section 8

INNER BOUNDARY SECTION 8



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Paragraph 85: Consistency with Local Plan strategy




- Site Selection Criteria 1**
Historic Character and Setting
- Village Setting
 - Areas Retaining Rural Setting
 - River Corridors
 - Areas Preventing Coalescence
 - Extension of Green Wedge
 - Strays
 - Green Wedges
- Green Infrastructure**
- Green Corridor
 - Nature Conservation Designations
- Flood Risk**
- High Flood Risk (Flood Zone 3b: flood plain)
 - High Flood Risk (Flood Zone 3a)
- Site Selection Criteria 2**
- Existing Open Space
- Site Selection Criteria 3**
- High Flood Risk (Flood Zone 3a)

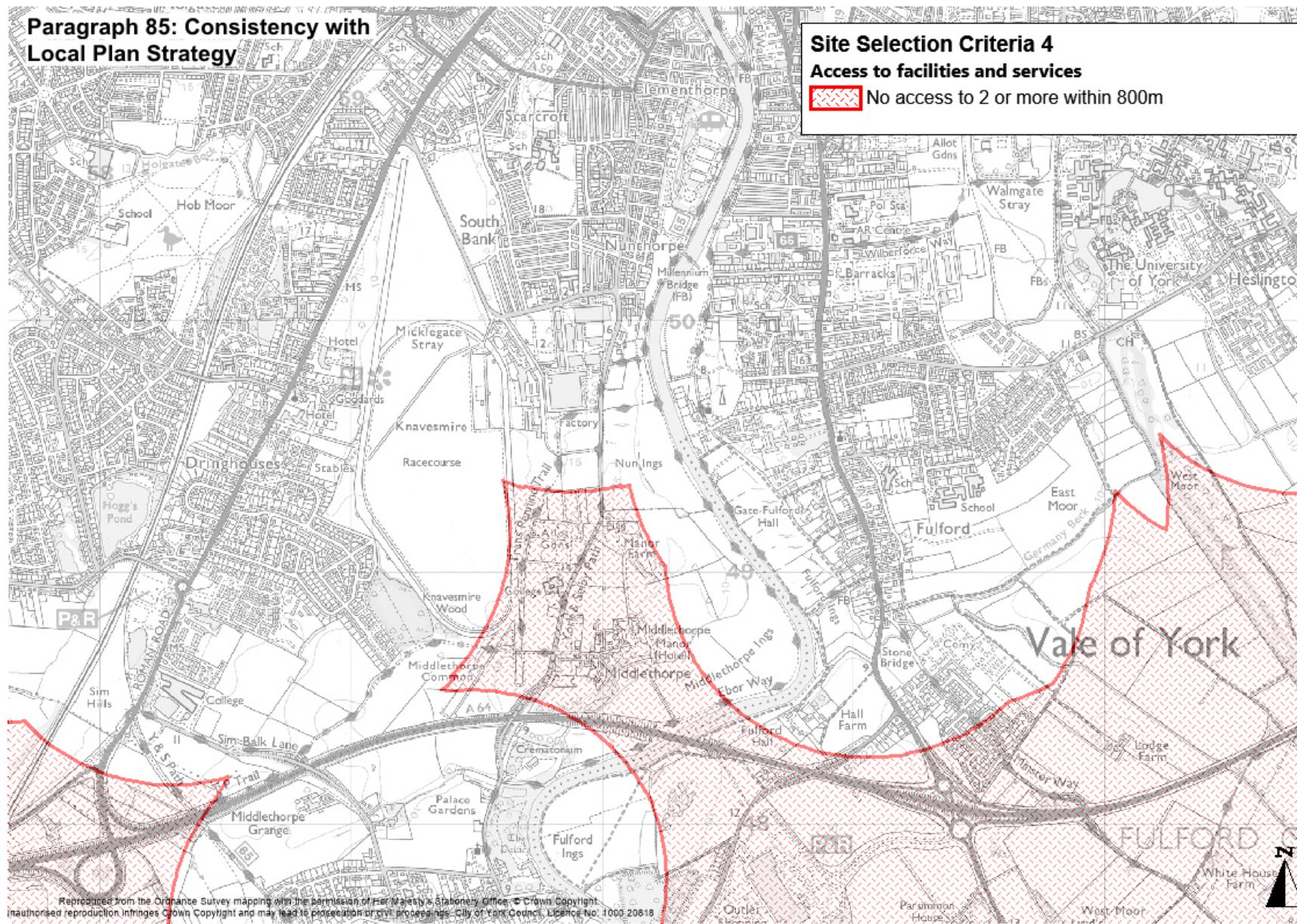
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Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

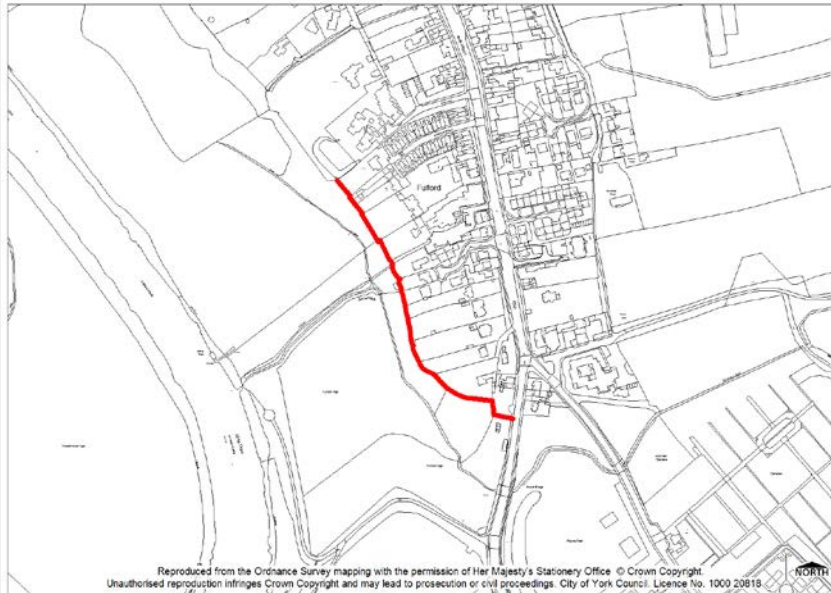
 No access to 2 or more within 800m



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Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm and Prospect Terrace
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From the West of Main St, Fulford, the boundary runs to the rear of properties of Main St, Pasture Farm and Prospect Terrace



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	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm and Prospect Terrace
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1+1.2+1.3 The land needs to be kept permanently open as part of a wider view of a dense compact city in an open landscape, to maintain the identity and distribution of settlements around York and to maintain a connection to historic setting. The land forms part of a Green Wedge which extends the countryside into the City (Annex 1 – Evidence 11 - GB Appraisal) and supports as a compact walkable city by providing swathes of open countryside which are easily accessible, including from the City’s core. This part of the Green Wedge follows the river corridor and is of significance to the compactness of York as part of a finger of green and open space which brings the countryside into the heart of the City and contributes to a contained urban form. The area contributes to maintaining identifiable compact districts, in this case Fulford Village as a linear suburban and village area extending out from York’s central core. Openness plays an important part to the adjacent conservation area and views into and out of the area. Open land makes a positive contribution to the setting of Fulford Conservation Area, as foreground/backdrop to views into and out of the village.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of Terry’s Clock Tower, and its visual dominance over the landscape. The Green Wedge to the west makes a positive contribution as foreground to the wider view of the Racecourse and Terry's Clock Tower. The Fulford Village Conservation Area adjoins the boundary to the east. The strong identity of the original linear village with its surviving historic street pattern and rural secluded character are some of the important surviving characteristics.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The proposed boundary is important in preserving the historic character and setting of York - a Green Wedge (C4) and a River Corridor (B3) lie to the west. These are described as “Hay flood Meadow, tall herb fen marsh contributing to the open rural approach to the city and site of the battle of Fulford 1066” and “open agricultural and semi-improved grassland adjacent to the river</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY.</p>

Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm and Prospect Terrace
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	<p>Ouse providing an open setting to the river valley and approach to the city". This area of Ings is historically important due to its representation of historical agricultural uses. The fields adjacent to the boundary today have significant legibility to the past landscape. Open land makes a positive contribution to the setting of Fulford Conservation Area, as foreground/backdrop to views into and out of the village. The Green Belt boundary in this section follows part of the Fulford Village Conservation Area which is to the west. There are recognised gradually unfolding views along main street which reveal the contrast between the character of the Ings and the attractive varied styles of and ages of housing and their gardens at the western fringe of the settlement. Openness plays an important part in the conservation area and views into and out of the area.</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 The land is within close proximity to the urban area and therefore relevant for sprawl. Land to the east forms the urban edge.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no built structures and no evidence of existing urban sprawl between the existing urbanised line to the rear of the properties and the River Ouse. This area a rural feel, with a strong sense of openness and bringing a sense of linkage to the countryside.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary represents a strongly defined boundary which contains the built development to the east from the open land to the west. The River Ouse would limit the extent of sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. There is an absence of built development/urbanising influences on this open land</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the west of the proposed boundary has a countryside character, having remained constrained from development as part of the historic green wedges.. This has also allowed for the development of local wildlife interest and has provided recreational opportunities. The boundary is within 50m of Fulford Ings SSSI and within 250m of SINC Fulford Ings Village Green (SE64-03YK).</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>

Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm and Prospect Terrace
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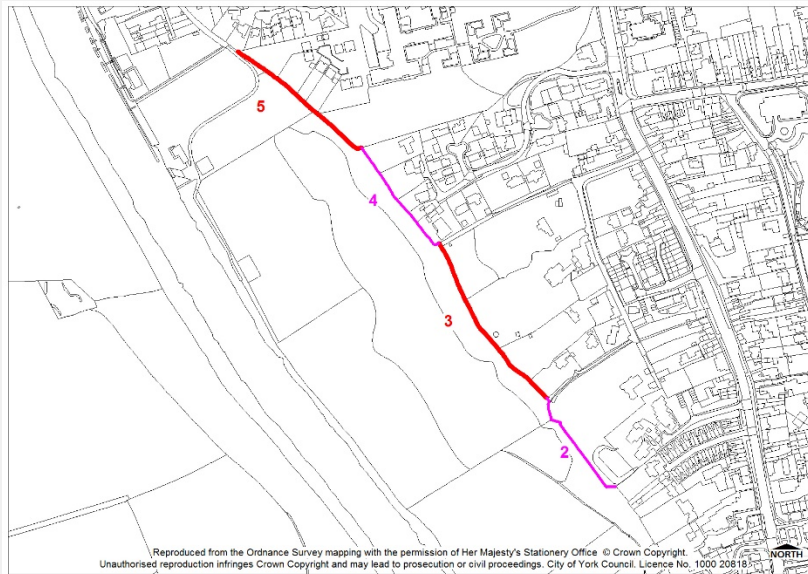
SP4, SP5, SP9		
Local Permanence		
Proposed Boundary	Rear boundary of properties with path or openland	<p>The proposed boundary has associations with historical features and has been established for a significant period of time.</p> <p>This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses.</p> <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>
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well established feature in the form of the rear boundary of properties on Main St, Pasture Farm & Prospect Terrace. Alternative boundary to follow established infrastructure could follow the River Ouse. This would be significant and would constitute significant sprawl far beyond the existing settlement detracting from the pattern of development.	
Permanence	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised development from the 18th century which has been further infilled and reinforced by inter war and early 20th century housing. The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and has been present in this form since the 18th century.	
Scoping/Strategic Principles set out in: SP13	Planning permissions on the enclosed land 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.	

Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm and Prospect Terrace
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land between the urban edge (boundary 1) and river Ouse has access to two or more services and therefore could potentially provide a sustainable location for growth, focusing development towards the urban area within the Green Belt (in line with NPPF para 85) and thereby contributing to the long term permanence for the York Green Belt.</p> <p>In line with the Local Plan Spatial Strategy, opportunities for growth would be beyond the current boundary. Most significantly the land is identified as being of primary importance to the setting of the historic city as part of the historical river corridor (Ings) and a wider Green Wedge. While there are no identified nature conservation interests immediately adjacent to this boundary, the land between it and the River Ouse does contain the Fulford Ings Village Green Site of importance to Nature Conservation. Immediately to the north and South are areas designated as being of Special Scientific Interest (Fulford Ings) and the land is all part of an important green infrastructure corridors offering linkages for these wildlife.</p> <p>The land is therefore unsuitable when considered against the spatial strategy and spatial shapers in the plan and does not form a reasonable alternative to development.</p>
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development

Section: 8	Boundary: 2- 5	Boundary Name: West of Delwood, Delwood Croft, Fenwicks Lane, Fulford Park, Connaught Mews and St Oswalds Road
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Boundary continues to the west of Main Street, Fulford, and follows the rear of properties to the west of Delwood and Delwood Croft, Fenwicks Lane, Fulford Park. Connaught Mews and St Oswalds Road



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

Section: 8	Boundary: 2-5	Boundary Name: West of Delwood, Delwood Croft, Fenwicks Lane, Fulford Park, Connaught Mews and St Oswalds Road
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The open land to the west of the proposed boundary is within Green Wedge C4 – extension to Middlethope and Fulford Ings (Annex 1 - Evidence 11- Green Belt Appraisal). The Green Belt Appraisal describes this land as providing an open setting to the river valley and approach to the city. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings. These views are particularly important from the key open approaches (Annex 1 - Evidence 6). The views are from the key approaches of the river through the centre of land in this location, mid to long distance cycle and footpaths run through the Ings and Wedge form important locations to understand the compact city from within the rural context. The Green Wedge following the river corridor in this area is of further significance to the compactness of York given that it is typical of the fingers of green and open space which bring the countryside into the heart of the city, around which linear suburbs and villages (in this case, Fulford village) extend out from York’s central core. This green space projects further towards the city centre and is therefore more significant in value.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. Land in this location is important to the historic character and setting of York. The open land to the west of the proposed boundary is within a green wedge (C4 – Annex 1 - Evidence 11b). Green wedges function to contain the compact urban form of the historic city, divide the city’s built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1 - Evidence 11a). There are key open approaches along the river and long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The land to the east of the proposed boundary is identified as character area 68 – Fulford (Annex 1 - Evidence 14) which is described as a linear village straddling Main Street/Fulford Road which has expanded from the late 18th to late 20th Century with residential and commercial properties. It retains its own sense of identity</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 2-5	Boundary Name: West of Delwood, Delwood Croft, Fenwicks Lane, Fulford Park, Connaught Mews and St Oswalds Road
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	<p>despite the urban sprawl of the nearby city and forms a distinct community. It retains a tangible rural appearance reinforced by the linear village street, gardens, trees and hedgerows, and there are glimpses from Main Street and School Lane of the wider rural view. The land to the west of the proposed boundary is more open in nature and forms character Area 69 – Fulford, Middlethorpe/Nun Ings (Annex 1 - Evidence 14). This more open character area overlaps with the designation of the Ings and Green Wedge in this location (Annex 1 Evidence 11b), described as open agricultural and semi improved grassland adjacent to the River Ouse. The Green Wedge following the river corridor is typical of the fingers of green which offer separation, rural identity and countryside setting to the subsumed suburbs and villages (in this case, Fulford village) which extend out from York’s central core, and bring the countryside into the heart of the city. Land in this location contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understanding the original siting, context Visual prominence and role of a focal point of the Minster and Terry’s Clock Tower The Green Wedge forms part of the foreground to views of the Minster, Racecourse and Terry’s Clock Tower in the context of the city and the periphery open setting.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of the proposed boundary is adjacent to the eastern banks of the River Ouse and identified as “ings” B3 (Annex1 - Evidence 11b). The River is an important determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city southwards (Annex 1, Evidence 7 + 8). This area of Fulford Ings is identified as hay flood meadow, tall herb fen and marsh contributing to the open rural approach to the city and linked to the</p>	
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Section: 8	Boundary: 2-5	Boundary Name: West of Delwood, Delwood Croft, Fenwicks Lane, Fulford Park, Connaught Mews and St Oswalds Road
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	<p>battle of Fulford in 1066 (Annex 1 - Evidence 11). The agricultural value of the Ings land would have provided some of the reason for the origin of the village of Fulford and adds to its context today. Ings represent evidence of historical continuity of land use management and tenure within a landscape important to the city as being distinguished by seasonal flooding (Annex 1 - Evidence 11). The significance of the Ings grassland cannot be over emphasised. This site provides a significant flood defence for the city and provides a visible link to how the area appeared over centuries. It is one of a number of Ings meadows within York, which form one of the city's distinct landscape features (Annex 1, Evidence 14, Character Area 39 statement). The land here retains significant legibility to its post medieval (1540 AD to 1750 AD) origins (Annex 1, Evidence 19). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland. This is reinforced by the designation of the land as one of York's distinctive Green Wedges (C4: Extension to Middlethorpe, Fulford and Nun Ings). The city's distinctive green wedges comprises open, undeveloped land easily accessible land that extends the countryside surrounding York into the urban form of the city, retaining an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1 - Evidence 11). This helps give the city a sense of being closely related to the countryside. The boundary in this section follows part of the Fulford Village Conservation Area. The strong identity of the original linear village with its surviving historic street pattern and rural secluded character are some of the important surviving characteristics. There are recognised gradually unfolding views along main street which reveal the contrast between the character of the Ings and the attractive varied styles of and ages of housing and their gardens at the western fringe of the settlement. Open land makes a positive contribution to the setting of Fulford Conservation Area, as foreground/background to views into and out of the village.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Figure ground data (Annex 1 - Evidence 3) in this location shows the contrasts in context of areas. Land to the east the of the boundary forms part of the urban area and land to the west of the boundary being open in nature with the absence of built structures.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. While there are isolated structures associated with the boat club</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 8	Boundary: 2-5	Boundary Name: West of Delwood, Delwood Croft, Fenwicks Lane, Fulford Park, Connaught Mews and St Oswalds Road
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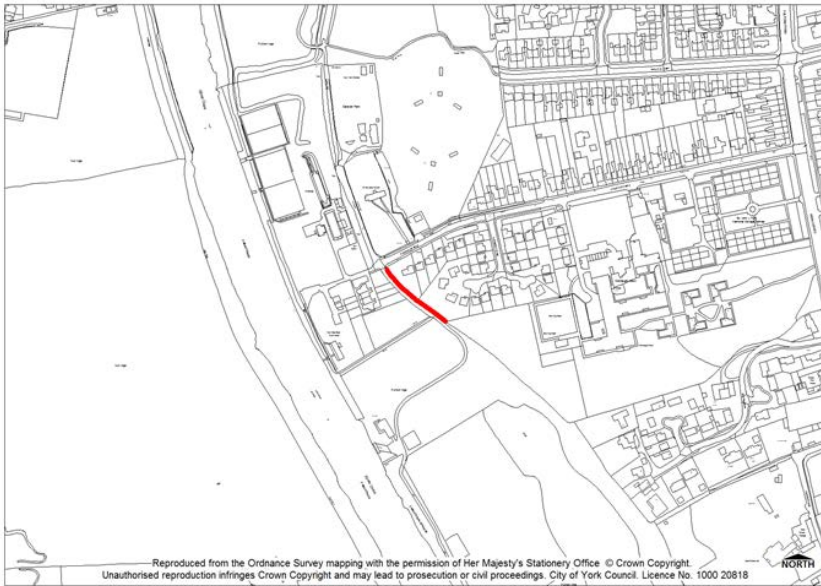
SP4, SP5, SP8	immediately adjacent to the River, there is generally an absence of built structures in this location. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The land to the east of the proposed boundary is formed of a historic linear village straddling Main Street / Fulford Road. Land to the west is open. The River Ouse would limit the extent of sprawl.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. There are no structures present and land is characterised by an absence of development. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The predominant use of the area appears to be as a transient area as people use the quiet riverbanks to access the city. In this area the lngs become less populated and feel much more rural with access from Fenwick’s lane and informal tracks and occasional seating. The lngs are a valued resource to many interest groups as well as being an aesthetically pleasing open area. The restricted use of the area has enabled plant communities to flourish so that the area is now designated as a Site of Special Scientific Interest.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear boundary of properties with path or openland	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well-established feature in the form of the rear boundary of properties west of Delwood and Delwood Croft, Fenwicks Lanes, Fulford Park, Connaught Mews and St Oswalds Road. The River Ouse offers a recognisable alternative but the proposed boundary is equally identifiable.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised development from the 18th century and elite housing. The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and has been present in this form since the 18th century. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with	

Section: 8	Boundary: 2-5	Boundary Name: West of Delwood, Delwood Croft, Fenwicks Lane, Fulford Park, Connaught Mews and St Oswalds Road
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	<p>acceptable development within the Green Belt and will not change the nature of the area. The alternative boundary of the River Ouse is a distinctive feature in the landscape and also likely to be permanent for the foreseeable future. Long term however rivers are subject to changes due to erosion and changing climates. The only alternative boundary to the west would be that of the banks of the River Ouse which offer a robust and consistent boundary.. Should this alternative be used however, this would open up development opportunities to the north and south. To the north, development between St Oswalss’s Lane/Love Lane and the River would offer some containment to development and to the south the A64 and B122, or more reasonably the track connecting Selby Road to the Ings would offer a well defined boundary. This however would be a significant swathe of land to open up and would also cause harm to Purposes 4 and 3.</p>	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the west of the proposed boundary and beyond is identified as being of primary importance to the setting of the historic city as part of an historic river corridor “Ings” (B3) and further west Micklegate Stray Green wedge (C5) [SD107]. This land is also in high flood risk categories (3b and 3a), contains land that is of importance to nature conservation (including Fulford Ings SSSI) and is entirely within Regional Green Corridor 01 (Ouse Corridor [SD080]).</p> <p>The land to the west of this boundary is therefore is not suitable for development in line with the Local Plan strategy.</p>	
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development	

Section: 8	Boundary: 6	Boundary Name: West of Atcherley Close
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The boundary follows the west of Atcherley Close, to the rear of those properties up to St Oswald's Road/Love Lane.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT	Criterion 5 - Encroachment	5.1	No
	2.2	Yes				5.2	No
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 6	Boundary Name: West of Atcherley Close
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings. These views are particularly important from the key open approaches (Annex 1 - Evidence 6). The views are from the key approaches of the river through the centre of land in this location, mid to long distance cycle and footpaths run through the ings and wedge form important locations to understand the compact city from within the rural context.</p> <p>1.2 + 1.3 The land should be sensitive as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. While there has been some development on land in this location, it is not entirely developed and the separation of the main urban area from the river is still important in maintaining the urban form of York. The land to the west is part of the River Ouse flood plain and an area formerly farmed as “ings”, these areas are important due to the representation of historical agricultural uses and human influences over the landscape. Maintaining the rural river corridor is important to preserving the historic character and setting of the city.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the original siting, context, visual prominence and role of a focal point of Terry’s Clock Tower. The Green Wedge makes a positive contribution as foreground to the wider view of the Racecourse and Terry's Clock Tower where views are not obscured by buildings within the area.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aiding the understanding of the historical relationship of the city to its hinterland. The land to the west of the proposed boundary is adjacent to the eastern banks of the River Ouse and identified as “ings” B3 (Annex1 - Evidence 11b). The River is an important</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 6	Boundary Name: West of Atcherley Close
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	<p>determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city southwards (Annex 1, Evidence 7 + 8). This area of Fulford Ings is identified as hay flood meadow, tall herb fen and marsh contributing to the open rural approach to the city and linked to the battle of fulford in 1066 (Annex 1 - Evidence 11). The agricultural value of the Ings land would have provided some of the reason for the origin of the village of Fulford and adds to its context today. Ings represent evidence of historical continuity of land use management and tenure within a landscape important to the city as being distinguished by seasonal flooding (Annex 1 - Evidence 11). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland.</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the east of the boundary forms part of the urban area.</p> <p>4.2 The land does have an increased risk of sprawl occurring through the presence of existing structures. There are a number of built structures between the proposed boundary and the river to the west in the form of three dwellings and associated outbuildings.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land to the west is contained by existing development of Fulford, but more open to the west. The River Ouse would limit the extent of sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is not characterised by an absence of built development or urbanising influence. There are a number of built structures between the proposed boundary and the river to the west, however some of these are associated with recreational boating uses (buildings and areas of hardstanding). The residential properties are isolated from the main urban area with deep front gardens and heavy tree and shrub cover maintaining a partially rural feel.</p> <p>5.2 The land does not function as part of the countryside in terms of relationships within it or acceptable uses within it. The land uses within the area are largely acceptable within the countryside but with the mix of uses/functions there is not a strong relationship with the countryside.</p> <p>5.3 The land is sensitive in contributing to the character of the countryside through openness, views and accessibility. While there are buildings in this location it does contain some green</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 8	Boundary: 6	Boundary Name: West of Atcherley Close
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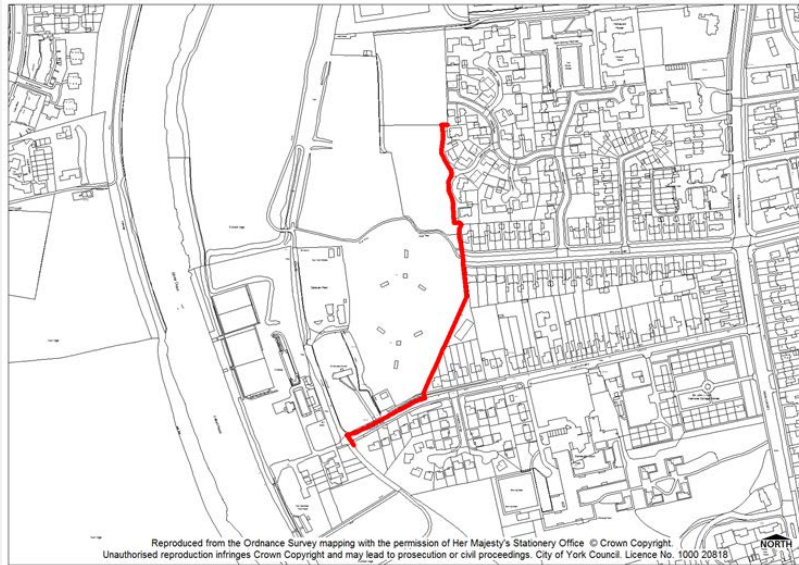
	spaces and further development would erode these at the detriment to this area and the Ings to the north and south.	
Local Permanence		
Proposed Boundary	Rear boundary of properties and gravel track.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well-established feature in the form of the rear boundary of properties west of Love Lane. The River Ouse offers a recognisable alternative but the proposed boundary is equally identifiable. Using the River Ouse as an alternative however would open up development opportunities from the urban edge towards the river.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised development from the 18th century and elite housing. The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and has been present for some time. 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 alternative boundary of the River Ouse is a distinctive feature in the landscape and also likely to be permanent for the foreseeable future. Long term however rivers are subject to changes due to erosion and changing climates.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the west of the proposed boundary and beyond is identified as being of primary importance to the setting of the historic city as part of an historic river corridor "Ings" (B3) and further west Micklegate Stray Green wedge (C5) [SD107]. This land is also in high flood risk categories (3b and 3a), is in very close proximity to land that is of importance to nature conservation (Fulford Ings SSSI) and is entirely within Regional Green Corridor 01 (Ouse Corridor [SD080]).</p>	

Section: 8	Boundary: 6	Boundary Name: West of Atcherley Close
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	The land to the west of this boundary is therefore is <u>not suitable for development in line with the Local Plan strategy.</u>
Land Considered/Site Selection	Land adjacent to this boundary to the west has not been proposed for development

Section: 8	Boundary: 7	Boundary Name: East Caravan Park at Love Lane and West of St Oswald, Broadway West and Norway Drive
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The boundary carries on to the east of Love Lane and the caravan park, following the rear and side property boundaries of St Oswald, Broadway West and Norway Drive



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>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 7	Boundary Name: East Caravan Park at Love Lane and West of St Oswald, Broadway West and Norway Drive
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. Land immediately adjacent to the boundary is grassed with a telecommunications mast with a number of wire stays. Further west is a private gypsy and traveller site that is well screened and the grade II listed former Church of St. Oswalds, now in private residential use known as St Oswald’s Hall, is set within open land. Beyond this is a wastewater treatment works which is partly open in nature and is well screened. All of these land uses retain some openness. The eastern banks of the River Ouse containing the waste water treatment works sit within Green Wedge C4 – extension to Middlethope and Fulford ings (Annex 1 - Evidence 11- Green Belt Appraisal). The Green Belt Appraisal describes this land as providing an open setting to the river valley and approach to the city. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings, as well as intermittent views of the Minster (Annex 1 – Evidence 13b – YCHCAA). These views are particularly important from the key open approaches (Annex 1 - Evidence 6). The views from the key approaches of the river through the centre of land in this location, the mid to long distance cycle and footpaths through the wedge also form important locations to understand the compact city from within the rural context. The Green Wedge following the river corridor in this area is of further significance to the compactness of York given that it is typical of the fingers of green and open space which bring the countryside into the heart of the City, around which linear suburbs and villages extend out from York’s central core. This green space projects further towards the city centre and is therefore more significant in value.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. Despite the structures within it, the land immediately adjacent to the boundary is largely open in nature, contributing to the openness of the Green Belt. Land in this location is important to the historic character and setting of York. The open land further west of the proposed boundary is within a green wedge (C4 – Annex 1 - Evidence 11b). Green wedges function to contain the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 7	Boundary Name: East Caravan Park at Love Lane and West of St Oswald, Broadway West and Norway Drive
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	<p>compact urban form of the historic city, divide the city's built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1 - Evidence 11a). There are key open approaches along the river and long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The land to the east of the proposed boundary and the land immediately adjacent to the west of the boundary is identified as character area 68 – Fulford and 65 – Fulford Road (Annex 1 - Evidence 14) which are as a linear village straddling Main Street/Fulford Road which has expanded from the late 18th to late 20th Century with residential and commercial properties and as largely suburban area spreading either side of Fulford Road leading from the city to Fulford dating from mid 19th to late 20th century. The land further west of the proposed boundary is more open in nature and forms character Area 69 – Fulford, Middlethorpe/Nun Ings (Annex 1 - Evidence 14). This more open character area overlaps with the designation of the Ings and Green Wedge in this location (Annex 1 Evidence 11b), described as open agricultural and semi improved grassland adjacent to the River Ouse. The Green Wedge following the river corridor is typical of the fingers of green which offer separation, rural identity and countryside setting to the subsumed suburbs and villages which extend out from York's central core, and bring the countryside into the heart of the City. Land in this location contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the original siting, context</p> <p>Visual prominence and role of a focal point of the Minster and Terry's Clock Tower. Land in this location preserves general panoramic citywide views of the Minster dominant on the city skyline and the city within a rural setting in juxtaposition from the A64 to the south (Annex 1 – Evidence 13b – YCHCAA). The Green Wedge makes a positive contribution as foreground to the wider view of the Racecourse and Terry's Clock Tower where views are not obscured by buildings within the area.</p> <p>2.3 No</p>	
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Section: 8	Boundary: 7	Boundary Name: East Caravan Park at Love Lane and West of St Oswald, Broadway West and Norway Drive
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	<p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aiding the understanding of the historical relationship of the city to its hinterland. The river is an important determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city southwards (Annex 1 - Evidence 7 + 8). The land further to the west of the proposed boundary is adjacent to the eastern banks of the River Ouse and identified as “Ings” B3 (Annex1 - Evidence 11b). This area of Fulford Ings is identified as hay flood meadow, tall herb fen and marsh contributing to the open rural approach to the city and linked to the battle of fulford in 1066 (Annex 1 - Evidence 11). The agricultural value of the Ings land would have provided some of the reason for the origin of the village of Fulford and adds to its context today. Ings represent evidence of historical continuity of land use management and tenure within a landscape important to the city as being distinguished by seasonal flooding (Annex 1 - Evidence 11). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland. This is reinforced by the designation of the land as one of York’s distinctive Green Wedges (C4: extension to Middlethorpe, Fulford and Nun Ings). The City’s distinctive green wedges comprises open, undeveloped land easily accessible land that extends the countryside surrounding York into the urban form of the city, retaining an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1 - Evidence 11). This helps give the city a sense of being closely related to the countryside. Land adjacent to the northern most section of the boundary is formed by Danesmead nature reserve and wood and contains fairly dense vegetation and tree planting, which connects to the wider countryside feel of land to the west and Millennium Fields.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the east of the boundary forms part of the urban area.</p> <p>4.2 The land does have an increased risk of sprawl occurring through the presence of existing structures. There are a number of built structures between the proposed boundary and the River Ouse to the east comprising an aerial mast, private gypsy and traveller site, a private dwelling and watertreatment works.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 8	Boundary: 7	Boundary Name: East Caravan Park at Love Lane and West of St Oswald, Broadway West and Norway Drive
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SP4, SP5, SP8	4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The land to the east of the proposed boundary is constrained by built development formed of residential properties. Land to the west of the boundary is largely open in nature and not enclosed until you reach the River Ouse, albeit land is partly enclosed at the southernmost end of the boundary by the water treatment works. The river would limit the extent of sprawl.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it as well as. There are a number of built structures between the proposed boundary and the river to the west comprising a Telecommunications mast with a number of wire stays, a private gypsy and traveller site, a private dwelling and wastewater treatment works. While all of these land uses detract to a degree from the openness of the GB, they do still retain some openness and make a contribution to the openness of the Green Belt, aided by grassed areas, screening, low key buildings and being partly open. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. While there are buildings in this location it does contain some green spaces and further development would erode these at the detriment to this area and the Ings to the south. Land adjacent to the northern most section of the boundary is formed by Danesmead nature reserve and wood and connects to the wider countryside towards the river to the west and Millennium Fields to the north west.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear boundary of properties with path or openland	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well-established feature in the form of the rear boundary of properties. The River Ouse offers a recognisable alternative but the proposed boundary is equally identifiable.	
Permanence	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised development from the 18th century and elite housing. The boundary features offer strength and resilience to change,	

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Scoping/Strategic Principles set out in: SP13	particularly as it marks the extent of the urban area where it meets open land and has been present in this form since the 18th century. 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 alternative boundary of the River Ouse is a distinctive feature in the landscape and also likely to be permanent for the foreseeable future. Long term however rivers are subject to changes due to erosion and changing climates.	resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the west of the proposed boundary and beyond is designated open space as natural/semi natural open space (Danesmead meadow) and connects into wider amenity green space [SD080] All of the land immediately to the west is also identified as entirely within Regional Green Corridor 01 (Ouse Corridor [SD080]. Areas of high flood risk (categories 3b and 3a) are also in very close proximity. To the west of love lane the land is also identified as being of primary importance to the setting of the historic city as part of Micklegate Stray Green wedge (C5) [SD107].</p> <p>The land to the west of this boundary is therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development	

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The boundary continues to follow along from Norway Drive before it ends at is approaches Fulford Cross



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

Section: 8	Boundary: 8	Boundary Name: East of Fulford Cross Playing Fields, West of Norway Drive
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. Land in this location is semi open with a rural feel. Immediately adjacent to the boundary is a grassed field in private ownership, further west is Danesmead Wood, and Millennium Fields nature reserve beyond this. The eastern banks of the River Ouse sit within Green Wedge C4 – extension to Middlethope and Fulford ings (Annex 1 - Evidence 11- Green Belt Appraisal). The Green Belt Appraisal describes this land as providing an open setting to the river valley and approach to the city. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings, as well as intermittent views of the Minster (Annex 1 – Evidence 13b – YCHCAA). These views are particularly important from the key open approaches (Annex 1 - Evidence 6). The views are from the key approaches of the river through the centre of land in this location, mid to long distance cycle and footpaths run through the ings and wedge form important locations to understand the compact city from within the rural context. The Green Wedge following the river corridor in this area is of further significance to the compactness of York given that it is typical of the fingers of green and open space which bring the countryside into the heart of the City, around which linear suburbs and villages extend out from York’s central core. This green space projects further towards the city centre and is therefore more significant in value.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. Land in this location is important to the historic character and setting of York. The generally open land with a rural feel immediately adjacent to the proposed boundary connects to the green wedge (C4 – Annex 1 - Evidence 11b) along the river bank. Green wedges function to contain the compact urban form of the historic city, divide the city’s built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1 - Evidence 11a). There are key open approaches along the river and long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>setting is perceived. The land to the east of the proposed boundary and immediately adjacent to the west of the boundary is identified as character area 65 – Fulford Road (Annex 1 - Evidence 14) which is described as largely suburban area spreading either side of Fulford Road leading from the city to Fulford dating from mid 19th to late 20th century. The land further west of the proposed boundary is more open in nature and forms character Area 69 – Fulford, Middlethorpe/Nun Ings (Annex 1 - Evidence 14). This more open character area overlaps with the designation of the Ings and Green Wedge in this location (Annex 1 Evidence 11b), described as open agricultural and semi improved grassland adjacent to the River Ouse. The Green Wedge following the river corridor is typical of the fingers of green which offer separation, rural identity and countryside setting to the subsumed suburbs and villages which extend out from York’s central core, and bring the countryside into the heart of the City. Land in this location contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the original siting, context Visual prominence and role of a focal point of the Minster and Terry’s Clock Tower. Land in this location preserves general panoramic citywide views of the Minster dominant on the city skyline and the city within a rural setting in juxtaposition from the A64 to the south (Annex 1 – Evidence 13b – YCHCAA). The Green Wedge makes a positive contribution as foreground to the wider view of the Racecourse and Terry’s Clock Tower where views are not obscured by buildings within the area.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aiding the understanding of the historical relationship of the city to its hinterland. The river is an important determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city southwards (Annex 1 - Evidence 7 + 8). The land further to the west of the proposed</p>	
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	<p>boundary is adjacent to the eastern banks of the River Ouse and identified as “ings” B3 (Annex1 - Evidence 11b). This area of Fulford Ings is identified as hay flood meadow, tall herb fen and marsh contributing to the open rural approach to the city and linked to the battle of fulford in 1066 (Annex 1 - Evidence 11). The agricultural value of the Ings land would have provided some of the reason for the origin of the village of Fulford and adds to its context today. Ings represent evidence of historical continuity of land use management and tenure within a landscape important to the city as being distinguished by seasonal flooding (Annex 1 - Evidence 11). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland. This is reinforced by the designation of the land as one of York’s distinctive Green Wedges (C4: extension to Middlethorpe, Fulford and Nun Ings). The City’s distinctive green wedges comprises open, undeveloped land easily accessible land that extends the countryside surrounding York into the urban form of the city, retaining an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1 - Evidence 11). This helps give the city a sense of being closely related to the countryside. Land adjacent to the northern most section of the boundary is formed by Danesmead wood and contains fairly dense vegetation and tree planting, which connects to the wider countryside to the west and Millennium Fields.</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the east of the boundary forms the edge of the urban area.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There is one isolated building in this location of Lilac House in residential use in this otherwise area of open land and woods.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is contained to the east by existing residential development but open to the west. The River Ouse is further to the west and would limit the extent of sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. The area retains a rural feel and a sense of linkage to the countryside. Dunsmead Wood provides access to outdoor activities. The land to west of the proposed boundary is crossed by various worn tracks providing leisure opportunities and is rural in character. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. Land immediately adjacent to boundary is an open grassed field, further west is Danesmead wood which connects to the wider countryside feel of land at Millennium Fields and the green wedge.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear property boundaries	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs. The River Ouse offers a recognisable alternative but the proposed boundary is equally identifiable.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised development from the 18th century and elite housing. The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and has been present in this form since the 18th century. 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 alternative boundary of the River Ouse is a distinctive feature in the landscape and also likely to be permanent for the foreseeable future. Long term however rivers are subject to changes due to erosion and changing climates.	

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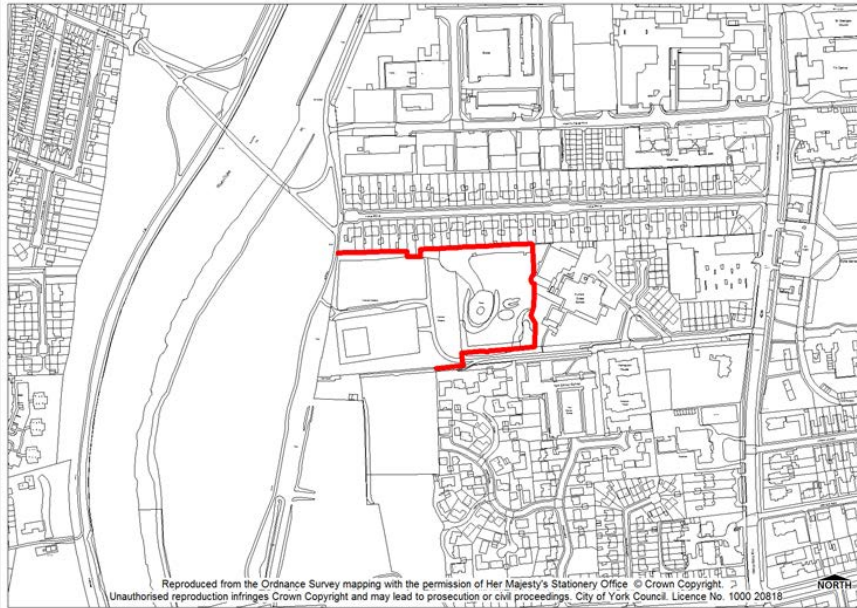
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the west of the proposed boundary and beyond is designated open space as Outdoor sports facility which connects to an natural/semi natural open space (Danesmead meadow) and wider amenity green space [SD080] All of the land immediately to the west is also identified as entirely within Regional Green Corridor 01 (Ouse Corridor [SD080]. Areas of high flood risk (categories 3b and 3a) are also in very close proximity. Further to the west land is also identified as being of primary importance to the setting of the historic city as part of Micklegate Stray Green wedge (C5) [SD107].</p> <p>The land to the west of this boundary is therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>
Land Considered/Site Selection	
Land adjacent to this boundary has been considered for development	
Site 66 submitted through the call for sites 2012	

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The boundary follows Fulford Cross until it goes to the rear boundary of Danesgate Community College and until the end of Maple Grove



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>
	1.2	Yes			4.2	Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The open land beyond the allotments to the west of the proposed boundary is within Green Wedge C4 – extension to Middlethope and Fulford ings (Annex 1 - Evidence 11- Green Belt Appraisal). The Green Belt Appraisal describes this land as providing an open setting to the river valley and approach to the city. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings, as well as intermittent views of the Minster (Annex 1 – Evidence 13b – YCHCAA). These views are particularly important from the key open approaches (Annex 1 - Evidence 6). The views are from the key approaches of the river through the centre of land in this location, mid to long distance cycle and footpaths run through the ings and wedge form important locations to understand the compact city from within the rural context. The Green Wedge following the river corridor in this area is of further significance to the compactness of York given that it is typical of the fingers of green and open space which bring the countryside into the heart of the City, around which linear suburbs and villages extend out from York’s central core. This green space projects further towards the city centre and is therefore more significant in value. While land directly to the west of the boundary does not form part of the Green Wedge, it provides continuity with it, and the separation of the main urban area from the river is important in maintaining York’s urban form.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. Land in this location is important to the historic character and setting of York. The open land to the west of the proposed boundary is within a green wedge (C4 – Annex 1 - Evidence 11b). Green wedges function to contain the compact urban form of the historic city, divide the city’s built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1 - Evidence 11a). There are key open approaches along the river and long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The land to the north, east and south</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

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	<p>of the proposed boundary is identified as character area 65 – Fulford Road (Annex 1 - Evidence 14) which is described as largely suburban area spreading either side of Fulford Road leading from the city to Fulford dating from mid 19th to late 20th century. The land to the west of the proposed boundary is more open in nature and forms character Area 69 – Fulford, Middlethorpe/Nun Ings (Annex 1 - Evidence 14). This more open character area overlaps with the designation of the Ings and Green Wedge in this location (Annex 1 Evidence 11b), described as open agricultural and semi improved grassland adjacent to the River Ouse. The Green Wedge following the river corridor is typical of the fingers of green which offer separation, rural identity and countryside setting to the subsumed suburbs and villages (in this case, Fulford village) which extend out from York’s central core, and bring the countryside into the heart of the City. Land in this location contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the original siting, context, visual prominence and role of a focal point of the Minster, Terry’s Clock Tower and Millennium Bridge. Land in this location preserves general panoramic citywide views of the Minster dominant on the city skyline and the city within a rural setting in juxtaposition from the A64 to the south (Annex 1 – Evidence 13b – YCHCAA). From this section there are views across towards the Racecourse, to the south west and towards Millennium Bridge, to the north west.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land to the west of the proposed boundary is adjacent to the eastern banks of the River Ouse. The River is an important determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city</p>	
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	<p>southwards (Annex 1, Evidence 7 + 8). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland. This is reinforced by the designation of the land as one of York’s distinctive Green Wedges (C4: Extension to Middlethorpe, Fulford and Nun Ings). The city’s distinctive green wedges comprises open, undeveloped land easily accessible land that extends the countryside surrounding York into the urban form of the city, retaining an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1 - Evidence 11). This helps give the city a sense of being closely related to the countryside.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the east forms the edge of the urban area.</p> <p>4.2 The land has an increased risk of sprawl occurring as it is surrounded by development. The parcel of land to the west and south of the proposed boundary is contains dense vegetation and trees and allotments. There are isolated structures in this location which is surrounded by the urban area on three sides (to the north, east and south) which creates an increased risk of sprawl on this land.</p> <p>4.3 Land immediate to much of the boundary is constrained by built development or strong boundaries on more than one side, and therefore contained/enclosed in a way which would prevent sprawl.The adjacent land is largely well enclosed on three sides by the urban area/boundary.However there is still a risk of sprawl beyond the western field boundary and towards the River.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. There are a limited number of built structures which forms the corner of Fulford allotments however land in this location retains a strong sense of openness.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and acceptable uses within it. There is an area of moderately dense natural vegetation immediately adjacent to the eastern extent of the boundary which contributes to a sense of rural context. Beyond this there is a sense of openness and countryside here, connecting the open fields to the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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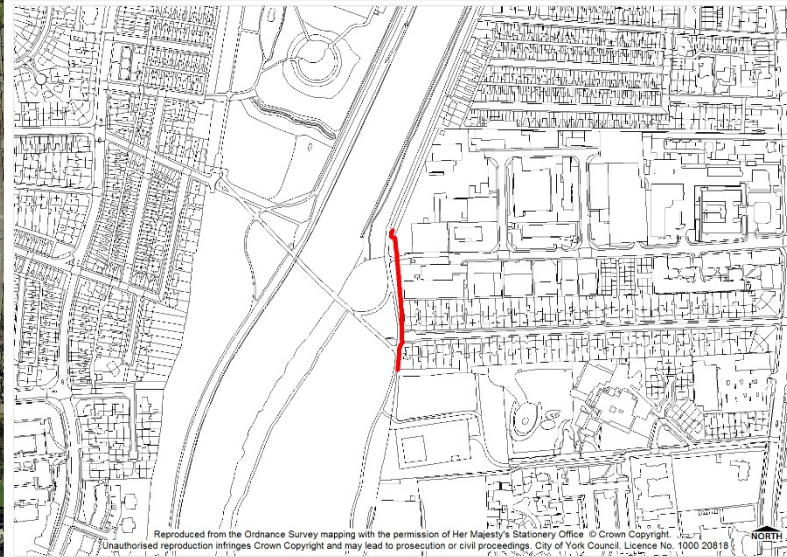
SP4, SP5, SP9	west. The area retains a rural feel, despite being utilised as allotments. The green nature of the area results in a sense of linkage to the countryside.	
Local Permanence		
Proposed Boundary	Rear boundary of properties	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well-established feature in the form of the rear boundary of properties as well as a track (Fulford Cross). The River Ouse offers a recognisable alternative but the proposed boundary is equally identifiable.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary appears to be mostly 20th Century. 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.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the west of the proposed boundary and beyond is designated open space as natural/semi natural open space (Fulford Cross nature Reserve), allotments and wider amenity green space [SD080]. This land is also important as part of Local Green Corridors 26 Fulford Road Fulford Cross and connects into regional Green Corridor 1 (Ouse Corridor) to the west. Areas of high flood risk (categories 3b and 3a) are also in very close proximity. Further to the west land is also identified as being of primary importance to the setting of the historic city as part of Micklegate Stray Green wedge (C5) [SD107].</p> <p>The land to the west of this boundary is therefore is <u>not suitable for development in line with the Local Plan strategy.</u></p>	

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Land Considered/Site Selection
Land adjacent to this boundary has not been proposed for development

Section: 8	Boundary: 10	Boundary Name: West of Fulford Road, Path by River Ouse
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The boundary follows straight along a path next to the River Ouse, starting from Maple Grove until just beyond the path at the end of Hospital Fields Road.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 10	Boundary Name: West of Fulford Road, Path by River Ouse
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The open land to the west of the proposed boundary is within Green Wedge C4 – extension to Middlethorpe and Fulford Ings (Annex 1 - Evidence 11- Green Belt Appraisal). The Green Belt Appraisal describes this land as providing an open setting to the river valley and approach to the city. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings. The views are from the key approaches of the river through the centre of land in this location, mid to long distance cycle and footpaths run through the Ings and wedge form important locations to understand the compact city from within the rural context. The Green Wedge following the river corridor in this area is of further significance to the compactness of York given that it is typical of the fingers of green and open space which bring the countryside into the heart of the city, around which linear suburbs and villages extend out from York’s central core. This green space projects further towards the city centre and is therefore more significant in value.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. Land in this location is important to the historic character and setting of York. The open land to the west of the proposed boundary is within a green wedge (C4 – Annex 1 - Evidence 11b). Green wedges function to contain the compact urban form of the historic city, divide the city’s built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1 - Evidence 11a). There are key open approaches along the river and long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The land to the east of the proposed boundary is identified as character area 65 – Fulford Road (Annex 1 - Evidence 14) which is described as largely suburban area spreading either side of Fulford Road leading from the city to Fulford dating from mid 19th to late 20th century. The land to the west of the proposed boundary is more open in nature and forms character Area 69 – Fulford, Middlethorpe/Nun Ings</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 10	Boundary Name: West of Fulford Road, Path by River Ouse
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	<p>(Annex 1 - Evidence 14). This more open character area overlaps with the designation of the Ings and Green Wedge in this location (Annex 1 Evidence 11b), described as open agricultural and semi improved grassland adjacent to the River Ouse. The Green Wedge following the river corridor is typical of the fingers of green which offer separation, rural identity and countryside setting to the subsumed suburbs and villages, which extend out from York's central core, and bring the countryside into the heart of the City. Land in this location contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the original siting, context, visual prominence and role of a focal point of Terry's Clock Tower and Millennium Bridge From this section there are views across to the west towards the Racecourse and towards Millennium Bridge.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the west of the proposed boundary is adjacent to the eastern banks of the River Ouse. The River is an important determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city southwards (Annex 1, Evidence 7 + 8). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland. This is reinforced by the designation of the land as one of York's distinctive Green Wedges (C4: Extension to Middlethorpe, Fulford and Nun Ings). The city's distinctive green wedges comprises open, undeveloped land easily accessible land that extends the countryside surrounding York into the urban form of the city, retaining an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1 - Evidence 11). This helps give the city a sense of being closely related to the countryside.</p> <p>3.2 Not Applicable</p>	
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Section: 8	Boundary: 10	Boundary Name: West of Fulford Road, Path by River Ouse
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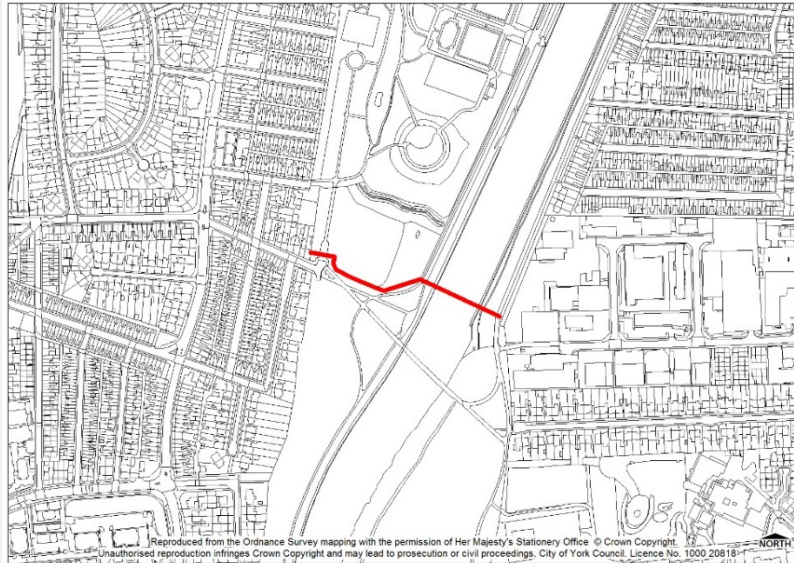
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the east of the boundary forms part of the urban area. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no buildings between the boundary and the River Ouse; the River Ouse directly to the west acts as a barrier to sprawl at this point. The land between the boundary and the River Ouse is a narrow strip of recreational land (riverside walkway and grass). There is no development potential in this area to result in sprawl. 4.3 Land is constrained by built development or strong boundaries on more than one side, and therefore contained or enclosed in a way which would prevent sprawl. Land here is a narrow strip of recreational land. It is constrained by built development of the main urban area to the east and has a strong boundary of the river to the west. There is some risk of sprawl (particularly in association with boundary 9) but it would be limited due to the narrow extent of land.	IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. There are no structures present and land is characterised by an absence of development. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The predominant use of the area is as a transient area as people use the quiet riverbanks to access the city.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear boundary of properties	The proposed boundary has been established for a significant
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of built and natural features in the form of garden boundaries, hedges, fences and a brick retaining wall.	

Section: 8	Boundary: 10	Boundary Name: West of Fulford Road, Path by River Ouse
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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The proposed boundary follows a clear and defined boundary from the First Edition OS Survey Plan 1852, with a track (Love Lane) to the southern extent, with the current boundary between the riverside walk and the residential area to the east, being defined in 1852 as a walled boundary to a nursery garden site. This boundary has been retained as the western extent of the boundary to Hospital Fields Industrial Estate and housing between Fulford Road and the River Ouse. 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>period of time. The layering of different boundary features offers strength and resilience to change.</p>
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the west of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of Micklegate Stray Green wedge (C5) [SD107]. It is also entirely designated as Regional Green Corridor 1 (Ouse Corridor) and is within an area of high flood risk (categories 3b and 3a).</p> <p>The land to the west of this boundary is therefore is not suitable for development in line with the Local Plan strategy.</p>	
Land Considered/Site Selection		
Land adjacent to this boundary has not been proposed for development		

Section: 8	Boundary: 11	Boundary Name: South of Rowntree Park
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The boundary crosses the River Ouse, crosses Terry Avenue, and follows the fence line of Rowntree Football Pitches
This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL	
	1.2	Yes			4.2	No		
	1.3	Yes			4.3	No		
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 5 - Encroachment	5.1	Yes	Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
	2.2	Yes				5.2	Yes	
	2.3	No				5.3	Yes	
Criterion 3 Landscape and Setting	3.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY		Criterion 5 - Encroachment	5.1	Yes	Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
	3.2	Yes				5.2	Yes	
5.3						Yes		

Section: 8	Boundary: 11	Boundary Name: South of Rowntree Park
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The open land to the south of the proposed boundary is within Green Wedge C4 – extension to Middlethope and Fulford Ings (Annex 1 - Evidence 11- Green Belt Appraisal). The Green Belt Appraisal describes this land as providing an open setting to the river valley and approach to the city. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings, as well as intermittent views of the Minster (Annex 1 – Evidence 13b – YCHCAA). These views are particularly important from the key open approaches (Annex 1 - Evidence 6). The views are from the key approaches of the river through the centre of land in this location, mid to long distance cycle and footpaths run through the Ings and wedge form important locations to understand the compact city from within the rural context. The Green Wedge following the river corridor in this area is of further significance to the compactness of York given that it is typical of the fingers of green and open space which bring the countryside into the heart of the City, around which linear suburbs and villages extend out from York’s central core. This green space projects further towards the city centre and is therefore more significant in value.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. Land in this location is important to the historic character and setting of York. The open land to the south of the proposed boundary is within a green wedge (C4 – Annex 1 - Evidence 11b). Green wedges function to contain the compact urban form of the historic city, divide the city’s built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1 - Evidence 11a). There are key open approaches along the river and long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The land immediately to the north of the proposed boundary comprises Rowntree football pitches, further north is the designated park and garden known as Rowntree Park. Land to the north of the boundary forms a city park</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 11	Boundary Name: South of Rowntree Park
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	<p>and whilst open is an essentially urban feature, and while undeveloped in terms of buildings does not have the same open and semi-rural character as land to the south of the boundary. The land to the south of the proposed boundary forms character Area 69 – Fulford, Middlethorpe/Nun Ings (Annex 1 - Evidence 14). This open character area overlaps with the designation of the Ings and Green Wedge in this location (Annex 1 Evidence 11b), described as open agricultural and semi improved grassland adjacent to the River Ouse. The Green Wedge following the river corridor is typical of the fingers of green which offer separation, rural identity and countryside setting to the subsumed suburbs and villages which extend out from York’s central core, and bring the countryside into the heart of the City. Land in this location contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land is sensitive to understand the original siting, context, visual prominence and role of a focal point of the Minster, Terry’s Clock Tower and Millennium Bridge Land in this location preserves general panoramic citywide views of the Minster dominant on the city skyline and the city within a rural setting in juxtaposition from the A64 to the south (Annex 1 – Evidence 13b – YCHCAA). From this section there are views towards the Racecourse and the Millennium Bridge.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the south of the proposed boundary is formed of the western and eastern banks of the River Ouse. The River is an important determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city southwards (Annex 1, Evidence 7 + 8). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland. This is reinforced by the designation of the land as one of York’s distinctive</p>	
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	<p>Green Wedges (C4: Extension to Middlethorpe, Fulford and Nun Ings). The city’s distinctive green wedges comprises open, undeveloped land easily accessible land that extends the countryside surrounding York into the urban form of the city, retaining an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1 - Evidence 11). This helps give the city a sense of being closely related to the countryside.</p> <p>3.2 The land is sensitive as part of aiding the understanding for the situation of Rowntree Park registered park and garden. Rowntree Park to the north of the boundary is a Grade II registered park and garden, entered on to the register of historic parks and gardens by Historic England for its special historic interest. It is one of York’s first municipal parks, laid out in 1919-21 following design proposals by Frederick Rowntree, and presented as a memorial to the Cocoa Works staff who fell and suffered during the First World War. Land to the south of the park has historically been communal open land. As such the openness of land at the proposed boundary along the riverside is a consideration in the significance of the setting of the registered park and garden.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Land in this location is connected to the urban areas of Fulford and Bishopthorpe Road.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no buildings on land to the south of the boundary. The river banks represent narrow strips of recreational land (riverside walkway and grass). There is no development potential in this area to result in sprawl.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side, and therefore contained or enclosed in a way which would prevent sprawl. The land is contained by built development to the east and west and the city park to the north.</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. There are no structures present and land is characterised by an absence of development.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The predominant use of the area is as a transient area as people use the quiet riverbanks to access the city. It connects to the open area to the south and collectively brings the countryside into the heart of the city.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

Section: 8	Boundary: 11	Boundary Name: South of Rowntree Park
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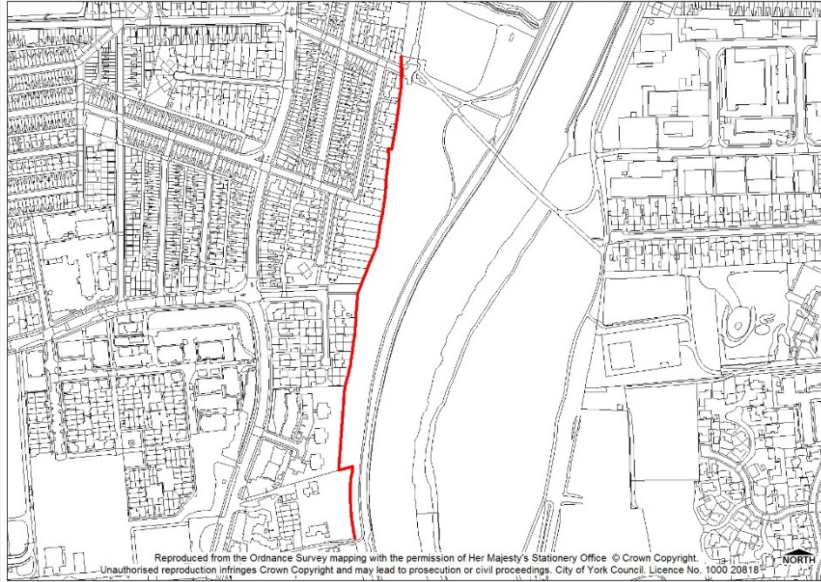
SP4, SP5, SP9		FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Railings	The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. 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.
Recognisability of proposed boundary	The proposed boundary cuts across the river to the western bank, across Terry Avenue and then follows the railings on the perimeter of Rowntree Football Pitches. The fence line denotes what is open to the public at all times in relation to the city park which offers the most recognisable boundary.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open and semi rural green wedge to the south and the more urban city park to the north. An alternative boundary would be to follow the tree planting to the immediate sound of Rowntree Park, and include the Rowntree football pitch in the green belt. However it is considered following the railings offers a stronger, permanent boundary.	

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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the north east of the proposed boundary is identified as designated open space as part of amenity Green Space and City park beyond. The whole area is within Regional Green Corridor 1 (Ouse Corridor) and is within as area of high flood risk (categories 3b and 3a).</p> <p>The land to the west of this boundary is therefore is not suitable for development in line with the Local Plan strategy.</p>
Land Considered/Site Selection	
Land adjacent to this boundary has not been proposed for development	

Section: 8	Boundary: 12	Boundary Name: East of Bishopthorpe Road
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The boundary follows Bishopthorpe Road, along rear property boundaries starting from Terry Street until Croft Mews



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	Yes					

Section: 8	Boundary: 12	Boundary Name: East of Bishopthorpe Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The open land to the east of the proposed boundary is within Green Wedge C4 – extension to Middlethorpe and Fulford Ings (Annex 1 - Evidence 11- Green Belt Appraisal). The Green Belt Appraisal describes this land as providing an open setting to the river valley and approach to the city. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings. These views are particularly important from the key open approaches (Annex 1 - Evidence 6). The views from the key approaches of the river through the centre of the swathe, the mid to long distance cycle and footpaths through the Ings and Wedge form important locations to understand the compact city from within the rural context. The Green Wedge following the river corridor in this area is of further significance to the compactness of York given that it is typical of the fingers of green and open space which bring the countryside into the heart of the city, around which linear suburbs and villages extend out from York's central core. This green space projects further towards the city centre and is therefore more significant in value.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. Land in this location is important to the historic character and setting of York. The open land to the east of the proposed boundary is within a green wedge (C4 – Annex 1 - Evidence 11b). Green wedges function to contain the compact urban form of the historic city, divide the city's built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1 - Evidence 11a). There are key open approaches along the river and long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The land to the west of the proposed boundary is identified as character area 71 – Clementhorpe and Bishopthorpe Road (Annex 1 - Evidence 14) which is described as a predominantly mid to late 19th century residential suburb with pockets of mid to late 20th century development (including social housing) and late 20th</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 12	Boundary Name: East of Bishopthorpe Road
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	<p>century redevelopment of industrial riverside areas. The land to the east of the proposed boundary is more open in nature and forms Character Area 69 – Fulford, Middlethorpe/Nun Ings (Annex 1 - Evidence 14). This more open character area overlaps with the designation of the Green Wedge in this location (Annex 1 Evidence 11b), The Green Wedge following the river corridor is typical of the fingers of green which offer separation, rural identity and countryside setting to the subsumed suburbs and villages which extend out from York’s central core, and bring the countryside into the heart of the City. Land in this location contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the original siting, context, visual prominence and role of a focal point of Terry’s Clock Tower and the Millennium Bridge From this section there are views towards the Racecourse and Millennium Bridge.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the east of the proposed boundary forms the western banks of the River Ouse. The River is an important determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city southwards (Annex 1, Evidence 7 + 8). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland. This is reinforced by the designation of the land as one of York’s distinctive Green Wedges (C4: Extension to Middlethorpe, Fulford and Nun Ings). The city’s distinctive green wedges comprises open, undeveloped land easily accessible land that extends the countryside surrounding York into the urban form of the city, retaining an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1 - Evidence 11). This helps give the city a sense of being closely related to the countryside.</p>	
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Section: 8	Boundary: 12	Boundary Name: East of Bishopthorpe Road
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	<p>3.2 The land is sensitive as part of aiding the understanding for the situation of Rowntree Park registered park and garden. In association with boundary 11 the northernmost land is sensitive as part of aiding the understanding for the situation of Rowntree Park registered park and garden. Rowntree Park is a Grade II registered park and garden, entered on to the register of historic parks and gardens by Historic England for its special historic interest. It is one of York's first municipal parks, laid out in 1919-21 following design proposals by Frederick Rowntree, and presented as a memorial to the Cocoa Works staff who fell and suffered during the First World War. Land to the south of the park has historically been communal open land. As such the openness of land at the proposed boundary along the riverside is a consideration in the significance of the setting of the registered park and garden.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the west of the boundary forms part of the urban area.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no buildings between the boundary and the River Ouse; the River Ouse directly to the east acts as a barrier to sprawl at this point. The land between the boundary and the River Ouse is a narrow strip of recreational land (riverside walkway and grass). There is no development potential in this area to result in sprawl.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side, and therefore contained or enclosed in a way which would prevent sprawl. Land here is a narrow strip of recreational land. To the north is the city park, to the west is built development and to the east is the river.</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. There are no structures present and land is characterised by an absence of development.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The predominant use of the area is as a transient area as people use the quiet riverbanks to access the city. It connects to the open area to the south and collectively brings the countryside into the heart of the city.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 8	Boundary: 12	Boundary Name: East of Bishopthorpe Road
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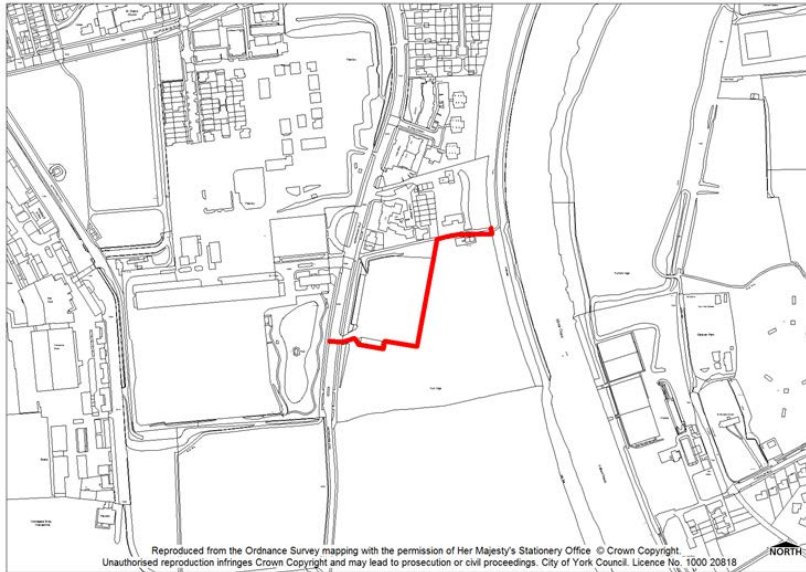
SP4, SP5, SP9		
Local Permanence		
Proposed Boundary	Rear boundary of properties	The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. 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.
Recognisability of proposed boundary	The proposed boundary is a recognisable varied collection of hedge and fence boundary treatments forming rear property boundaries.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary line along this section is generally defined by development from the early 20th Century onwards. 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.	

Section: 8	Boundary: 12	Boundary Name: East of Bishopthorpe Road
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the east of the proposed boundary and beyond is identified as being of primary importance to the setting of the historic city as part of Micklegate Stray Green wedge (C5) [SD107]. This land is also designated open space as Amenity Green Space [SD080] and is entirely within Regional Green Corridor 1 (Ouse Corridor) [SD085] as well areas of high flood risk (categories 3b and 3a)</p> <p>The land to the west of this boundary is therefore is not suitable for development in line with the Local Plan strategy.</p>
Land Considered/Site Selection	
Land adjacent to this boundary has not been proposed for development	

Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
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Boundary continues alongside footpath from river turning south to the rear of tarmac car park/Chocolate Works to Bishopthorpe Road



Criterion 1 Compactness	1.1	Yes	<p>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>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The open land to the south and east of the proposed boundary is within Green Wedge C4 – extension to Middlethorpe and Fulford Ings (Annex 1 - Evidence 11- Green Belt Appraisal). The Green Belt Appraisal describes this land as providing an open setting to the river valley and approach to the city. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings. These views are particularly important from the key open approaches (Annex 1 - Evidence 6). The views are from the key approaches of the river through the centre of the swathe, mid to long distance cycle and footpaths which run through the Ings and wedge form important locations to understand the compact city from within the rural context. The Green Wedge following the river corridor in this area is of further significance to the compactness of York given that it is typical of the fingers of green and open space which bring the countryside into the heart of the city, around which linear suburbs and villages extend out from York’s central core. This green space projects further towards the city centre and is therefore more significant in value.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. Land in this location is important to the historic character and setting of York. The open land to the south and east of the proposed boundary is within a green wedge (C4 – Annex 1 - Evidence 11b). Green wedges function to contain the compact urban form of the historic city, divide the city’s built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1 - Evidence 11a). There are key open approaches along the river and long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The land to the north of the proposed boundary is identified as character area 71 – Clementhorpe and Bishopthorpe Road (Annex 1 - Evidence 14) which is described as a predominantly mid to late 19th century residential suburb with pockets of mid to late 20th century development (including social</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
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	<p>housing) and late 20th century redevelopment of industrial riverside areas. The land to the south and east of the proposed boundary is more open in nature and forms Character Area 69 – Fulford, Middlethorpe/Nun Ings (Annex 1 - Evidence 14). This more open character area overlaps with the designation of the Green Wedge in this location (Annex 1 Evidence 11b), The Green Wedge following the river corridor is typical of the fingers of green which offer separation, rural identity and countryside setting to the subsumed suburbs and villages which extend out from York’s central core, and bring the countryside into the heart of the City. Land in this location contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land needs to be kept permanently open to understand the original siting, context, visual prominence and role of a focal point of Terry’s Clock Tower and factory complex. There are excellent views to the adjacent Terry’s Factory Clock Tower. The boundary lies adjacent to the Racecourse and Terrys Factory Conservation Area, which is a cluster of buildings set in an open landscape, with buildings of both the Terrys Factory (especially the Clock Tower) and Racecourse grandstands rising out of their parkland setting. Given that the adjacent Terrys Factory site is higher than this boundary, it dominates the area. Land makes a positive contribution to the setting of the Terry’s factory complex, which is of significance to York’s character given its historical and communal value.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land to the east of the proposed boundary forms the western banks of the River Ouse. The River is an important determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city southwards (Annex 1, Evidence 7 + 8). The river corridor and land either side of it aids the understanding of the</p>	
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Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
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	<p>historical relationship of the city to its hinterland. This is reinforced by the designation of the land as one of York’s distinctive Green Wedges (C4: Extension to Middlethorpe, Fulford and Nun Ings). The city’s distinctive green wedges comprises open, undeveloped land easily accessible land that extends the countryside surrounding York into the urban form of the city, retaining an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1 - Evidence 11). This helps give the city a sense of being closely related to the countryside. The boundary lies adjacent to the Racecourse and Terrys Factory Conservation Area, which is a cluster of buildings set in an open landscape, with buildings of both the Terrys Factory redevelopment site (especially the Clock Tower) and Racecourse grandstands rising out of their parkland setting. The adjacent Terrys Factory site dominates the area, and the surrounding open landscape makes a positive contribution as part of the setting of this historically and communally significant complex of buildings.</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the west and north of the boundary forms part of the urban area.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no buildings to the east and south of the proposed boundary.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land to the north and west is characteristically urbanised by modern 20th Century residential development and a tarmac surface car park with semi-enclosed bike sheds. Land south and east of the boundary retains a strong sense of openness.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. There are no structures present and land is characterised by an absence of development.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The predominant use of the area is as a transient area as people use the quiet</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

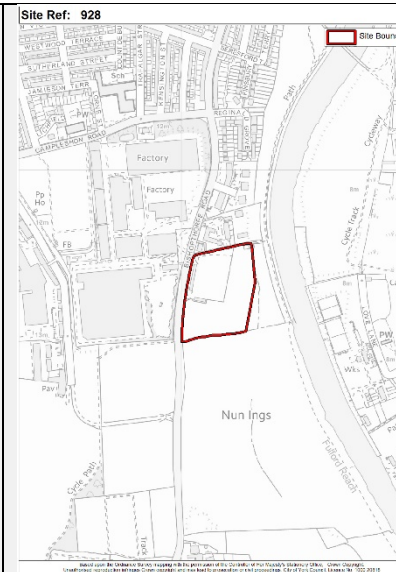
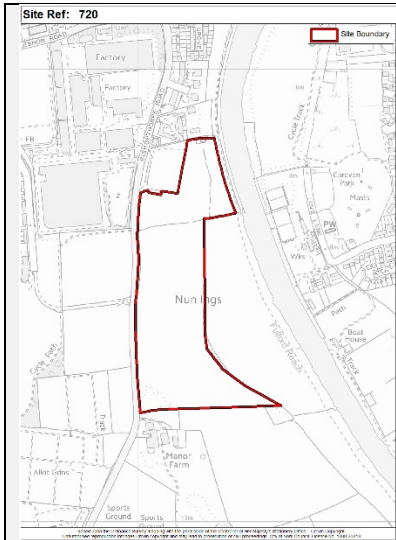
Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
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Scoping/Strategic Principles set out in: SP4, SP5, SP9	riverbanks to access the city. Land in this location is crossed by various worn tracks providing leisure opportunities and is rural in character.	FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear of properties and car park	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. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and
Recognisability of proposed boundary	The proposed boundary is a recognisable boundary formed by the riverside path, trees, hedges and metal security fencing around Terrys Car Park site.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary line along this section is generally defined by development from the early 20th Century onwards. 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	

Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
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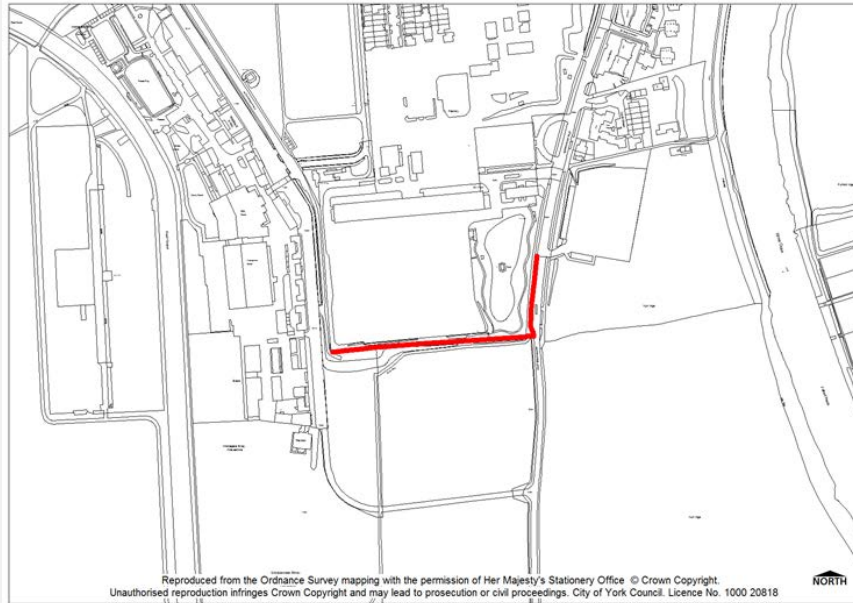
		resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately in this area is identified as being of primary importance to the setting of the historic city as part of Micklegate Stray Green wedge (C5) [SD107 and is entirely within Regional Green Corridor 1 (Ouse Corridor) [SD085] as well areas of high flood risk (categories 3b and 3a) closer to the River to the east.</p> <p>The land to the east of this boundary is therefore is not suitable for development in line with the Local Plan strategy.</p>	
Land Considered/Site Selection		
Land adjacent to this boundary has been considered for development		
Site 720 submitted through the Call for sites 2012	Site 928 Submitted through the Preferred Sites Consultation 2016	

Section: 8	Boundary: 13	Boundary Name: (Tarmac Car Park) Chocolate Works, Bishopthorpe Road
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Section: 8	Boundary: 14	Boundary Name: The Residence
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After crossing over from Bishopthorpe Road, the boundary carries on by following along nearby Childrens Play Area and The Residence



Criterion 1 Compactness	1.1	Yes	<p>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>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 14	Boundary Name: The Residence
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The open land to the south and east of the proposed boundary is within Green Wedge C4 – extension to Middlethorpe and Fulford Ings (Annex 1 - Evidence 11- Green Belt Appraisal). The Green Belt Appraisal describes this land as providing an open setting to the river valley and approach to the city. The land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel from the York Outer Ring Road/A64 reaching close to the centre of the city, with views from this open approach of the compact urban districts of York within their rural settings. These views are particularly important from the key open approaches (Annex 1 - Evidence 6). The views are from the key approaches of the river through the centre of the swaithe, mid to long distance cycle and footpaths which run through the ings and wedge form important locations to understand the compact city from within the rural context. The Green Wedge following the river corridor in this area is of further significance to the compactness of York given that it is typical of the fingers of green and open space which bring the countryside into the heart of the city, around which linear suburbs and villages extend out from York’s central core. This green space projects further towards the city centre and is therefore more significant in value.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining a connection to open and historic setting and the scale, identity and distribution of settlements around York. Land in this location is important to the historic character and setting of York. The open land to the south and east of the proposed boundary is within a green wedge (C4 – Annex 1 - Evidence 11b). Green wedges function to contain the compact urban form of the historic city, divide the city’s built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1 - Evidence 11a). There are key open approaches along the river and long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The land to the north of the proposed boundary is identified as character area 70 – Terry’s Factory (Annex 1 - Evidence 14) which is described as comprising large early modern and later 20th century industrial buildings which make up the Terry’s site. The land to the south and east of the proposed boundary is more</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 14	Boundary Name: The Residence
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	<p>open in nature and forms Character Area 69 – Fulford, Middlethorpe/Nun Ings (Annex 1 - Evidence 14). This more open character area overlaps with the designation of the Green Wedge in this location (Annex 1 Evidence 11b), The Green Wedge following the river corridor is typical of the fingers of green which offer separation, rural identity and countryside setting to the subsumed suburbs and villages which extend out from York’s central core, and bring the countryside into the heart of the City. Land in this location contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, Ings, historically managed farmland and maintained open areas with important views of the Minster.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land needs to be kept permanently open to understand the original siting, context, visual prominence and role of a focal point of Terry’s Clock Tower and factory complex. There are excellent views from this location to the adjacent Terry's Factory Clock Tower. The boundary lies adjacent to the Racecourse and Terrys Factory Conservation Area, which is a cluster of buildings set in an open landscape, with buildings of both the Terrys Factory (especially the Clock Tower) and Racecourse grandstands rising out of their parkland setting. Given that the adjacent Terrys Factory site is higher than this boundary, it dominates the area. Land makes a positive contribution to the setting of the Terry’s factory complex, which is of significance to York’s character given its historical and communal value.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the east of the proposed boundary forms the western banks of the River Ouse. The River is an important determining factor for the location of the historic city, it flows through the flat landscape of the valley through the compact historical core of the city southwards (Annex 1, Evidence 7 + 8). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland. This is reinforced by the designation of the land as one of York’s distinctive Green Wedges (C4:</p>	
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Section: 8	Boundary: 14	Boundary Name: The Residence
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	<p>Extension to Middlethorpe, Fulford and Nun Ings). The city’s distinctive green wedges comprises open, undeveloped land easily accessible land that extends the countryside surrounding York into the urban form of the city, retaining an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road (Annex 1 - Evidence 11). This helps give the city a sense of being closely related to the countryside. The boundary lies adjacent to the Racecourse and Terrys Factory Conservation Area, which is a cluster of buildings set in an open landscape, with buildings of both the Terrys Factory redevelopment site (especially the Clock Tower) and Racecourse grandstands rising out of their parkland setting. The adjacent Terrys Factory site dominates the area, and the surrounding open landscape makes a positive contribution as part of the setting of this historically and communally significant complex of buildings. The extension to Micklegate Stray, which forms the Green Wedge, is described as open grassland and allotment gardens between Bishopthorpe Road and the Knavesmire providing an open setting along this approach road to York. The conservation village of Middlethorpe sits within the wider green wedge to the south; Middlethorpe’s traditional form, character and relationship with the surrounding landscape has remained substantially unchanged in its greenbelt setting, and it in turn is representative of the form, scale and pattern of agricultural villages considered to contribute to the setting and character of York. Land is flat but occupies a higher ridge of land which gradually becomes lower to the east towards the river and to the low lying racecourse are to the west. Given the prominence of the red brick industrial buildings / clock tower and new build redevelopment buildings, the site dominates views from nearby streets, riverside and racecourse, and from the ring road further south.</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the west and north of the boundary forms part of the urban area.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no buildings directly to the south and east of the boundary.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. To the immediate north of the boundary, behind a significant tree line (and a red brick wall along Bishopthorpe Road), the Terrys Factory redevelopment site and associated clock tower</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	dominates views in the area, contrasting with the open space immediately south of the boundary, and further from the racecourse as a whole (as well as other parts of the City). The former factory site to the north is well contained. Land to the east and south retains a strong sense of openness	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. Land directly to the south of the boundary is used as overspill parking for the racecourse and as the site of a regular seasonal car boot sale. There are no built structures on this land, although it shows signs of having been marked out in plots. There are also significant areas of white plastic racecourse fencing and hedges, associated with the racecourse. Land south of the boundary is characterised by an absence of development. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. Land in this location is of open character. Within the ring road there are signs of isolated development – the historic village of Middlethorpe, allotments, a small caravan park and One School Global York – but land retains a characteristically countryside feel.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear of properties	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
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of a wall (adjacent Bishopthorpe Road), mature trees and hedge and a metal security fence between the Terrys site (ST16) and York Racecourse. There is a footpath and cycle path which runs to the immediate south of the boundary	
Permanence Scoping/Strategic Principles set out in: SP13	There is no boundary shown on the First Edition OS Survey Plan 1852. 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	

Section: 8	Boundary: 14	Boundary Name: The Residence
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		<p>meets less dense and more open land uses. 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>
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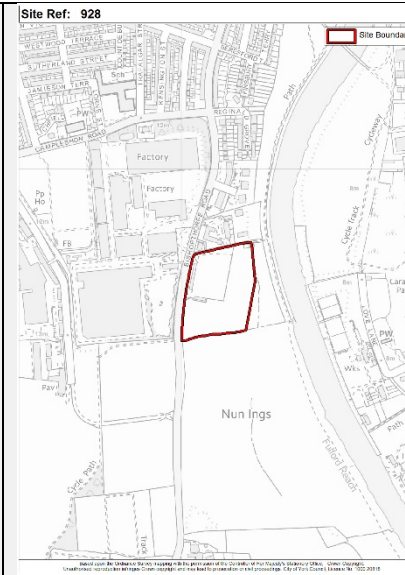
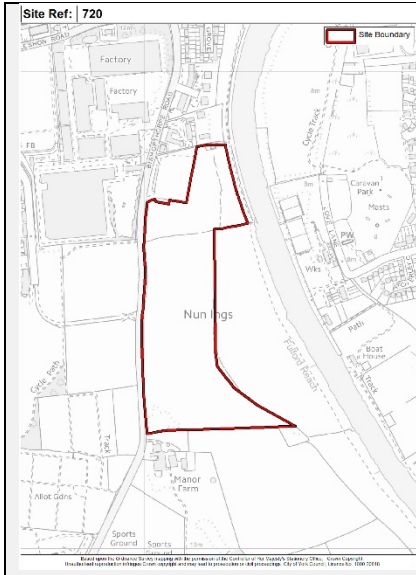
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the south and east of this area is identified as being of primary importance to the setting of the historic city as part of Micklegate Stray Green wedge (C5) [SD107 and is entirely within District Green Corridor 10 (Knavesmire/Hob Moor) [SD085] as well as areas of high flood risk (categories 3b and 3a) closer to the River to the east.</p> <p>The land to the east of this boundary is therefore is not suitable for development in line with the Local Plan strategy.</p>
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Land Considered/Site Selection
Land adjacent to this boundary has been considered for development

Site 720 submitted through the Call for sites 2012	Site 928 Submitted through the Preferred Sites Consultation 2016
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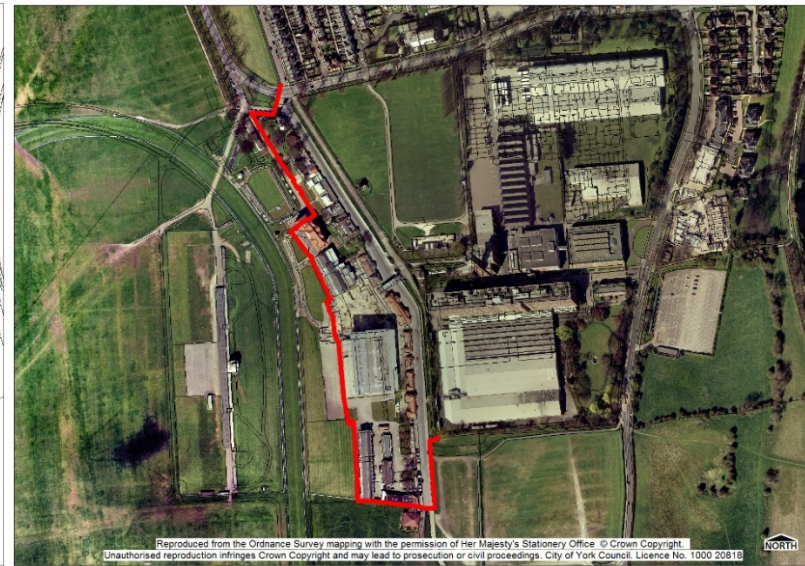
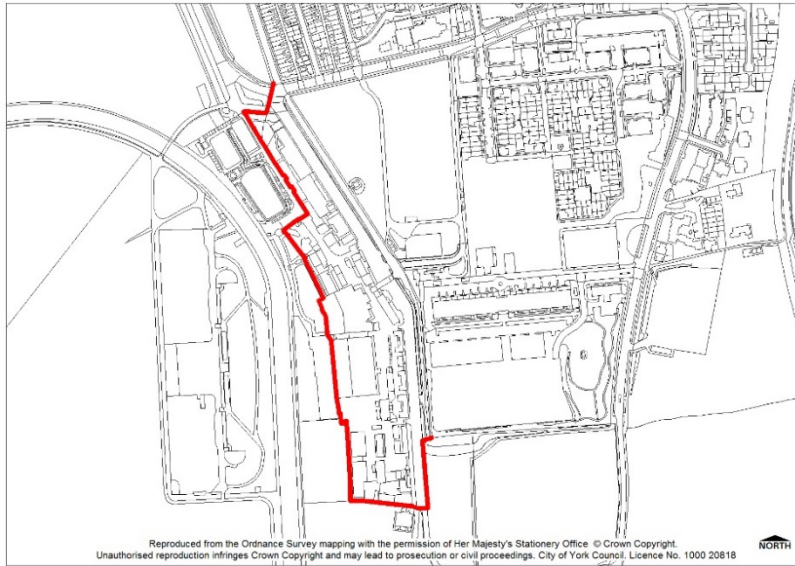
Section: 8	Boundary: 14	Boundary Name: The Residence
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Section: 8	Boundary: 15-16	Boundary Name: York Racecourse
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The boundary follows the footprint of dominant buildings of the York Racecourse Grandstand before joining the access road to the east of the parade ring and which it follows to its junction with Campleshon Road.

This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 15-16	Boundary Name: York Racecourse
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. Land to the west of the boundary is associated with York Racecourse and sits within Micklegate stray (Area A4 in the Green Belt Appraisal) (Annex 1 – Evidence 11). The Heritage Topic Paper (Annex 1 – Evidence 12) explains that in terms of the city’s compactness, there is close access to, and strong identification with, the countryside. The historic green strays feed into the historic city centre and divide the built form into identifiable segments. The stray provides land tangibly related to the experience of the compactness of the city, and accessibility and proximity to the countryside, both through public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area. The proposed boundary is also relevant to Key View 6 in the Central Historic Core Conservation Area Appraisal (Annex 1 – Evidence 13). This is a panoramic view from the south across the Knavesmire towards the stands of the racecourse and the tower of the former Terry’s factory, with a glimpse of the Minster’s crossing tower between the two. This is a significant view because it illustrates a key facet of York’s historic landscape – the medieval strays, a focal component of its long history as the centre of the county’s social life – the racecourse, and one of the principal monuments to its most famous industry – the Terry’s Chocolate Factory.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The Racecourse is a key element of the city’s culture and heritage and is nationally recognised, it contains landmark, and listed buildings and is within the Racecourse and Terrys Factory Conservation Area (Annex 1 – Evidence 17). Main elements of the character and appearance of the conservation area are the Racecourse buildings rising out of their parkland setting in the York Green Belt and the two groups of substantial buildings within a landscape setting. The approach to defining Boundaries 15 and 16 preserves the setting of these designated Heritage Assets.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. See text under 1.1 and 1.2 above.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 15-16	Boundary Name: York Racecourse
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 The land should be kept permanently open to understand the original siting and context of landmark buildings and their setting. The openness of Micklegate Stray is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse. Openness makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17). Boundaries 15 and 16 specifically contribute to the setting as they affect how substantial buildings appear in their open context, when experienced along Knavesmire Road and Campelshon Road, the key approaches into the Racecourse.</p> <p>2.2 The land should be kept permanently open to understand the visual dominance, prominence or role of a focal point of the building, landmark or monument. Within the Heritage Topic Paper Terry’s Factory buildings are identified as landmark buildings (Annex 1 – Evidence 12). Openness makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17). Land in this location contributes to the setting as they affect how substantial buildings appear in their open context, when experienced along Knavesmire Road and Campelshon Road, the key approaches into the Racecourse.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The open land proposed for inclusion within the Green Belt, to the south of Campelshon Road, is within the Racecourse and Terrys Factory Conservation Area (Annex 1 – Evidence 17). As explained under 1.2 and Landmark Monuments (Criterion 2) above, the openness of this land is significant to the character and appearance of the area. Throughout the medieval period, the Knavesmire was used as common grazing land, as part of Micklegate Stray, for the people of Dringhouses, Middlethorpe and parts of York, it also forms an important part of York’s heritage relating to horse racing (Annex 1 – Evidence 14).</p> <p>3.2 Not applicable.</p>	
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Section: 8	Boundary: 15-16	Boundary Name: York Racecourse
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<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is adjacent the urban area and therefore relevant for sprawl. Land to the east of the boundary comprises the buildings of the York Racecourse Grandstand and represents the edge of the urban area.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. While there are isolated structures associated with the racecourse and the white plastic racecourse fencing land in this location they are unlikely to increase the risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is open to the west of the boundary.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it Land to the west of the comprises the racecourse. While there are areas of white plastic racecourse fencing and isolated structures associated with the racecourse, land in this location is characterised by an absence of development. The racecourse has occupied the Stray since 1752 and such a use is typically found within a rural or countryside setting. Land to the west contains Micklegate Stray. As explained in the Heritage Topic Paper (Annex 1 – Evidence 12) and the Green Belt Appraisal (Annex 1 – Evidence 11), the Stray plays an important role in the city’s landscape character, in terms of compactness and presence of the countryside extending close to the historic core.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. Despite the presence of isolated structures and fencing, the overall openness and countryside setting performs a significant function of the York Green Belt and how it contributes to the special character of the city. The area provides a large, important recreational space, close to the city centre.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Boundary of main racecourse buildings and access road.</p>	

Section: 8	Boundary: 15-16	Boundary Name: York Racecourse
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Recognisability of proposed boundary	The boundary follows the footprint of the dominant York Racecourse Grandstand before joining the access road to the east of the parade ring and which it follows to its junction with Campleshon Road. The large stands of the racecourse are prominent features when looking across the Knavesmire from the west and are focal points in views from Tadcaster Road.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	A grandstand was first located here in the 1750s, the lower storey is the only part to survive, now incorporated into dominant Grandstand at this proposed 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.	

Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

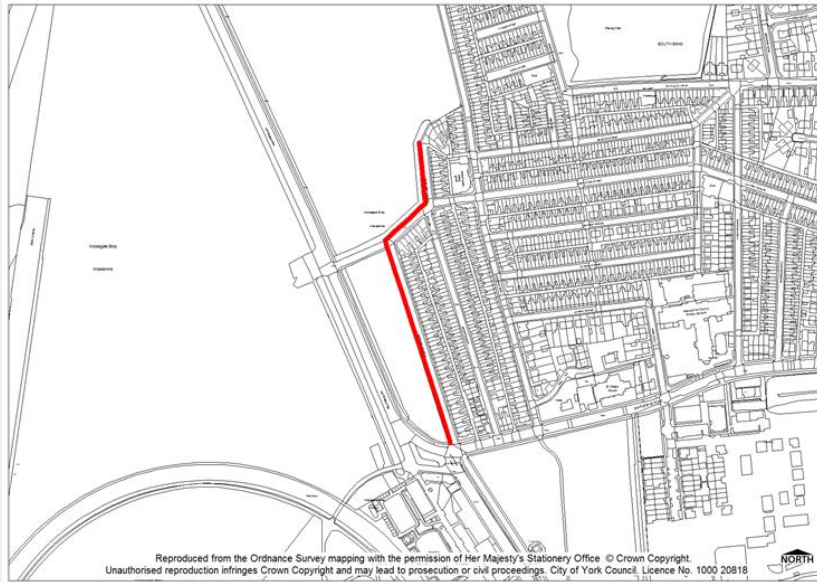
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, all of the land immediately to the west of the proposed boundary and beyond is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. Further to this the land around the Racecourse Grandstand buildings and to the east functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and the land to the east of the grandstand buildings is designated Open Space (Amenity Green Space and Outdoor Sports facility [SD085]).</p> <p>The land to the east of this boundary is therefore is not suitable for development in line with the Local Plan strategy.</p>	
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Land Considered/Site Selection

Land adjacent to this boundary has not been proposed for development.

Section: 8	Boundary: 17	Boundary Name: Knavesmire Crescent
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The boundary carries on from the corner of Campleshon Road to along the end of Knavesmire Crescent



Criterion 1 Compactness	1.1	Yes	<p>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>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 17	Boundary Name: Knavesmire Crescent
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. Land in this location follows the eastern extent edge of Micklegate Stray (Annex 1 – Evidence 11). The terraced streets of the South Bank area are to the east. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that in terms of the city’s compactness, there is close access to, and strong identification with, the countryside. The green strays feed into the historic centre and divide the built form into identifiable segments. Micklegate Stray provides land tangibly related to experiencing the compactness of the city, and accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York. The proposed Green Belt boundary maintains the existing extent of the stray (Annex 1 – Evidence 11), and separation between the urban area and the York Racecourse complex. The Racecourse is a key element of the city’s culture and heritage, it contains landmark, listed buildings and is within the Racecourse and Terrys Factory Conservation Area (Annex 1 – Evidence 17). Main elements of the character and appearance of the conservation area are the Racecourse buildings rising out of their parkland setting in the York Green Belt and the two groups of substantial buildings within a landscape setting. The approach to defining the boundary preserves the setting of these designated Heritage Assets.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. See text under 1.1 and 1.2 above and criterion 3 below which explain the importance of Micklegate Stray to the landscape setting of the city and the importance of maintaining separation between the racecourse and the urban area.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 The land should be kept permanently open to understand the original siting and context of landmark buildings and their setting. The proposed boundary includes the extent of Micklegate</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 17	Boundary Name: Knavesmire Crescent
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	<p>Stray in the Green Belt. The openness of Micklegate Stray is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6 – Annex 1 – Evidence 13). Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area. The boundary specifically contributes to the setting as it affects how substantial buildings appear in their open context, when experienced along Knavesmire Road, a key approaches into the Racecourse.</p> <p>2.2 The land is sensitive to understand the visual dominance, prominence or role of a focal point of the building, landmark or monument. The boundary is drawn to retain the Stray in the Green Belt. The overall openness of the stray is relevant to Key View 6 in the Central Historic Core Conservation Area Appraisal (incorporating the Minster, Terry’s Factory and the Racecourse) (Annex 1 – Evidence 13).</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The site is within Micklegate Stray, as defined in the Green Belt Appraisal (Area A4) (Annex 1 – Evidence 11). The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the cities strays, are a fundamental feature of city’s links to its historic agricultural economy and social practices. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city, which set it apart, and which should be key considerations for enhancement and growth. The Green Belt Appraisal identified the areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt (Annex 1 – Evidence 11). The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are consequently a definitive factor of the special character of the city and inform spatial strategy policies to accommodate growth.</p> <p>3.2 Not applicable.</p>	
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Section: 8	Boundary: 17	Boundary Name: Knavesmire Crescent
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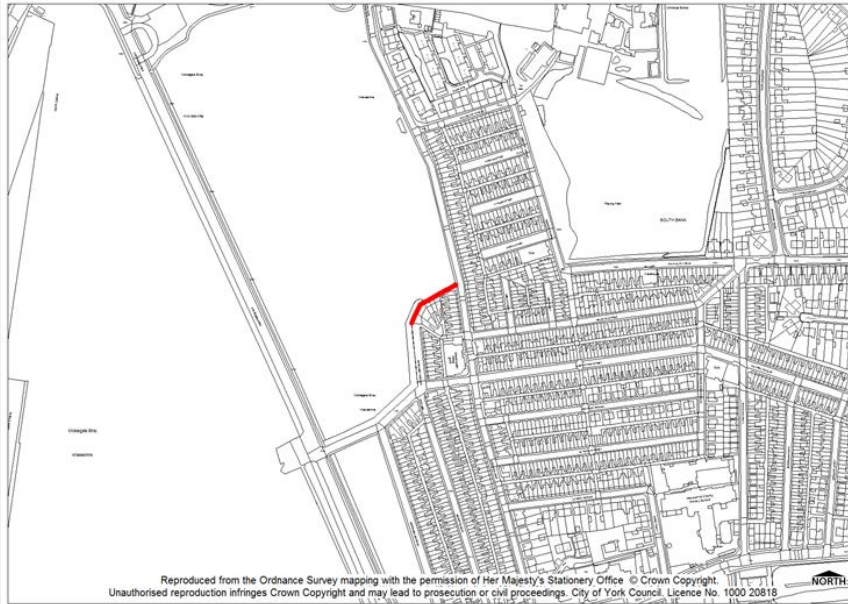
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. Land to the east of the boundary forms the urban edge. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no built structures on land in this location. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, but is enclosed in a way which would prevent sprawl. Land is open to the west.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1+5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. Land to the immediate west of the proposed boundary is stray land, which is public open space, grassed over and not previously developed. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. Land in this location provides accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area. Open land here brings a feeling of the countryside within a close proximity to the centre of the city. Such areas, which retain, reinforce and extend the pattern of historic green wedges are one of the four most valuable areas of Green Belt.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Road carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and
Recognisability of proposed boundary	The proposed boundary follows the western boundary of Knavesmire Crescent, aligned along the high post and rail fence surrounding the grassed area of open space. The boundary then follows a metal post and rail fence, sporadic trees and road edge to the northern end of Knavesmire Crescent.	
Permanence	The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The proposed boundary follows field boundaries evident on the First Edition OS Survey Plan 1852. The field boundaries were on the eastern side of Knavesmire Crescent,	

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Scoping/Strategic Principles set out in: SP13	whereas the proposed boundary follows the west side of the road which forms the urban edge. 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	resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the east and north east of the proposed boundary and is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and is designated Open Space (Little Knavesmire Amenity Green Space and Outdoor Sports facility [SD085]). The land to the east and north east of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection		
Land adjacent to this boundary has not been proposed for development.		

Section: 8	Boundary: 18	Boundary Name: North of Knavesmire Crescent
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The boundary continues between the northern corner of Knavesmire Crescent and Racecourse.



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

Section: 8	Boundary: 18	Boundary Name: North of Knavesmire Crescent
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. Land in this location follows the eastern extent edge of Micklegate Stray (Annex 1 – Evidence 11). The terraced streets of the South Bank area are to the east. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that in terms of the city’s compactness, there is close access to, and strong identification with, the countryside. The green strays feed into the historic centre and divide the built form into identifiable segments. Micklegate Stray provides land tangibly related to experiencing the compactness of the city, and accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale and distribution of settlements around York and maintain a connection to open and historic setting to constraint development from coalescing. . The proposed Green Belt boundary maintains the existing extent of the stray (Annex 1 – Evidence 11). The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are a definitive factor of the special character of the city and inform spatial strategy policies to accommodate growth. The stray itself is a defining element of the setting. The stray in this location has resulted in separation between inner urban areas which should be maintained. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city, which set it apart, and which should be key considerations for enhancement and growth. The stray in this location provides land that is tangibly related to our experience of the compactness of the city, and of it being within a rural setting, both through its public accessibility, as a space for amenity and recreation but also visually its dominance on the landscape due to its scale, openness and prominence.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 18	Boundary Name: North of Knavesmire Crescent
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understanding the original siting, context and visual prominence of landmark buildings and their setting. The proposed boundary includes the extent of Micklegate Stray in the Green Belt. The openness of Micklegate Stray overall is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6). Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17).</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the cities strays, are a fundamental feature of city’s links to its historic agricultural economy and social practices. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays and the river corridors, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city, which set it apart, and which should be key considerations for enhancement and growth. The Green Belt Appraisal identifies the areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt (Annex 1 – Evidence 11).The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are consequently a definitive factor of the special character of the city and inform spatial strategy policies to accommodate growth. The openness of the stray affects how the Racecourse appears within a landscaped setting, as this is evident along Racecourse Road, the main approach road to the racecourse. To this extent openness contributes positively to the character and appearance of the Racecourse and Terry’s Factory Conservation Area.</p> <p>3.2 Not Applicable.</p>	
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Section: 8	Boundary: 18	Boundary Name: North of Knavesmire Crescent
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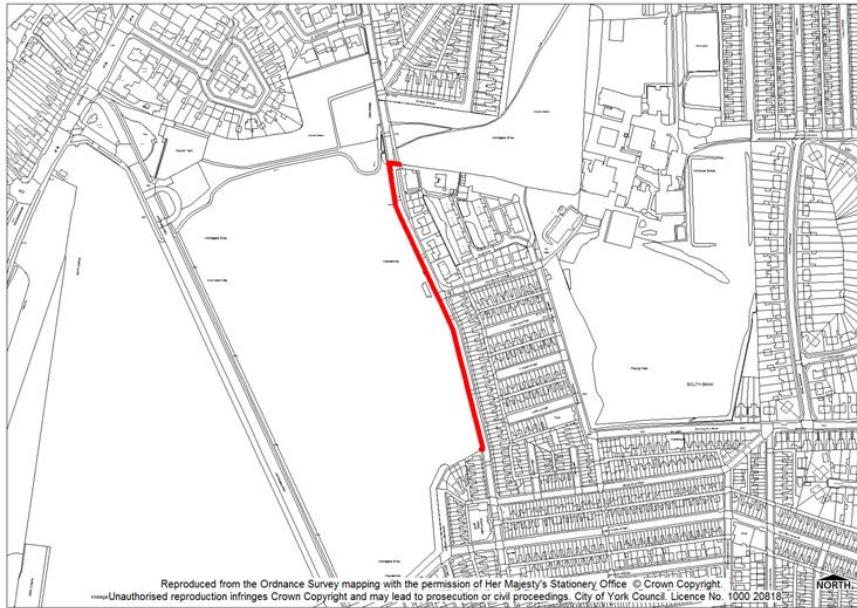
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is immediately adjacent the urban edge of South Bank, beyond back gardens of houses. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The stray area in this location is grassed over, and used as public open space. It contains no structures. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is open to the north.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. Land in this location is grassed open space and with an absence of development. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The stray land forms part of the green wedge on the south side of the city. It provides accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area. The Green Belt Appraisal explains that the green wedges bring a feeling of the countryside within a close proximity to the centre of the city. Such areas, which retain, reinforce and extend the pattern of historic green wedges are one of the four most valuable areas of Green Belt (Annex 1 – Evidence 11).	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Low wall/hedge	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and
Recognisability of proposed boundary	The proposed boundary follows the alignment of the curtilage of housing, marked by a low wall and hedge / metal railings / fence, between housing and the Little Knavesmire.	
Permanence Scoping/Strategic Principles set out in: SP13	The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The proposed boundary follows field boundaries evident on the First Edition OS Survey Plan 1852. All of the existing planning permissions on the enclosed land which is proposed	

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	for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the north of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and is designated Open Space (Little Knavesmire Outdoor Sports facility [SD085]). The land to the north of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection		
Land adjacent to this boundary has not been proposed for development.		

Section: 8	Boundary: 19	Boundary Name: Albermarle Road
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The boundary continues north alongside Albermarle Road until the allotment gardens to the south of Telford Terrace



Criterion 1 Compactness	1.1	Yes	<p>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>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>	
	1.2	Yes			4.2	No		
	1.3	Yes			4.3	Yes		
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes	
	2.2	Yes				5.2	Yes	
	2.3	No				5.3	Yes	
Criterion 3 Landscape and Setting	3.1	Yes						
	3.2	No						

Section: 8	Boundary: 19	Boundary Name: Albermarle Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. Land in this location follows the eastern extent edge of Micklegate Stray (Annex 1 – Evidence 11). There is housing on the opposite side of Albermarle Road to the east. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that in terms of the city’s compactness, there is close access to, and strong identification with, the countryside. The green strays feed into the historic centre and divide the built form into identifiable segments. Micklegate Stray provides land tangibly related to experiencing the compactness of the city, and accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale and distribution of settlements around York and maintain a connection to open and historic setting to constraint development from coalescing. The proposed Green Belt boundary maintains the existing extent of the stray (Annex 1 – Evidence 11). The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are a definitive factor of the special character of the city and inform spatial strategy policies to accommodate growth. The stray itself is a defining element of the setting. The stray in this location maintains a separation between South Bank and Nunthorpe. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city, which set it apart, and which should be key considerations for enhancement and growth. The stray in this location provides land that is tangibly related to our experience of the compactness of the city, and of it being within a rural setting, both through its public accessibility, as a space for amenity and recreation but also visually its dominance on the landscape due to its scale, openness and prominence.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understanding the original siting, context and visual prominence of landmark buildings and their setting. The proposed boundary includes the extent</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 19	Boundary Name: Albermarle Road
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	<p>of Micklegate Stray in the Green Belt. The openness of Micklegate Stray overall is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6). Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17).</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area.</p> <p>The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the city’s strays, are a fundamental feature. Annex 1 – Evidence 12 explains the extent to which the open green strays (and the river corridors), which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city. The Green Belt Appraisal (Annex 1 – Evidence 11) identifies the areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt. The openness of the stray affects how the Racecourse appears within a landscaped setting, as this is evident along Racecourse Road, the main approach road to the racecourse. To this extent openness contributes positively to the character and appearance of the Racecourse and Terry’s Factory Conservation Area.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Albemarle Road forms the edge of the urban area to the east.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The stray area in this location is grassed over, and used as public open space. There is one isolated structure immediately adjacent to the boundary associated with the cricket club.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 8	Boundary: 19	Boundary Name: Albermarle Road
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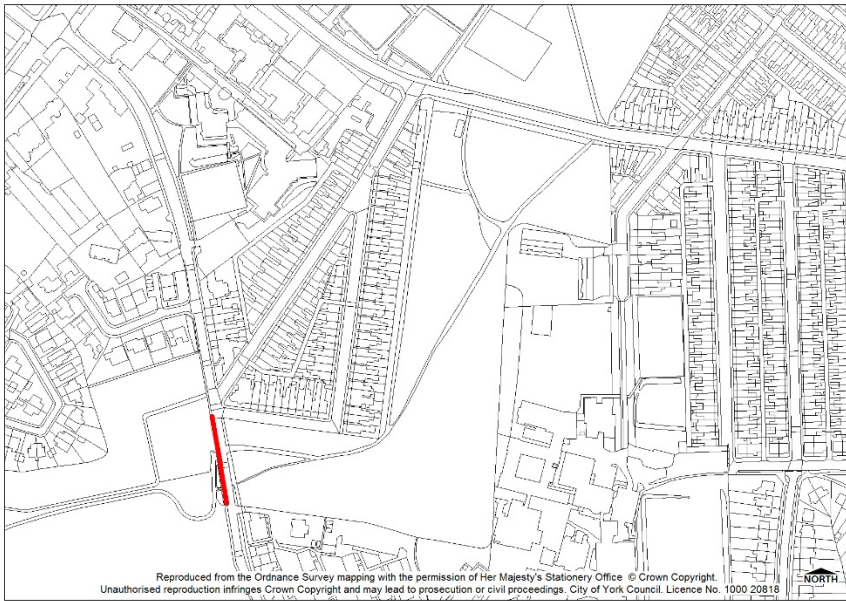
	4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land to the east is contained by existing residential development but open to the west.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. The section of the stray to the west is known as the little knavesmire and contains football and cricket pitches. There is a small pavillion building to the cricket ground, which is discreet due to its scale and as it sits against the retaining wall to Albemarle Road. The over-riding character is of a flat grassed field used as open space. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The stray land forms part of the green wedge on the south side of the city. It provides accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area. The Green Belt Appraisal explains that the green wedges bring a feeling of the countryside within a close proximity to the centre of the city. Such areas, which retain, reinforce and extend the pattern of historic green wedges are one of the four most valuable areas of Green Belt (Annex 1 – Evidence 11)	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Road Carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows a recognisable boundary, in the form of a retaining wall between the pavement on the western side of Albemarle Road and the Little Knavesmire.	
Permanence Scoping/Strategic Principles set out in: SP13	The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The proposed boundary appears follows field boundaries on the First Edition OS Survey Plan 1852. However, the field boundary appears to be on the eastern side of Albemarle Road, where as the current proposed boundary follows the western side. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt	

Section: 8	Boundary: 19	Boundary Name: Albermarle Road
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	are consistent with acceptable development within the Green Belt and will not change the nature of the area	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the west of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and is designated Open Space (Little Knavesmire Outdoor Sports facility [SD085]). The land to the east of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection		
Land adjacent to this boundary has not been proposed for development.		

Section: 8	Boundary: 20-21 (now combined)	Boundary Name: Scarcroft Allotments
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The boundary runs along Albemarle Road until it reaches Telford Terrace
This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



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

Section: 8	Boundary: 20-21 (now combined)	Boundary Name: Scarcroft Allotments
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. Land in this location follows the eastern extent edge of Micklegate Stray (Annex 1 – Evidence 11). Hospital Fields Allotments fall within the stray and have a direct connection, providing continuity with it. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that in terms of the city’s compactness, there is close access to, and strong identification with, the countryside. The green strays feed into the historic centre and divide the built form into identifiable segments. Micklegate Stray provides land tangibly related to experiencing the compactness of the city, and accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area. Scarcroft Allotments are on land on the opposite side of Albemarle Road to the east. They also fall within the stray, however there is not considered to be any connection to the wider openness of the stray from Scarcroft Allotments.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale and distribution of settlements around York and maintain a connection to open and historic setting to constraint development from coalescing. The proposed Green Belt boundary maintains the existing extent of the stray (Annex 1 – Evidence 11). The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are a definitive factor of the special character of the city. The stray itself is a defining element of the setting. The stray in this location maintains a separation between South Bank and Nunthorpe. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city. The stray in this location provides land that is tangibly related to the experience of the compactness of the city, and of it being within a rural setting, both through its public accessibility, as a space for amenity and recreation but also visually its dominance on the landscape due to its scale, openness and prominence.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 20-21 (now combined)	Boundary Name: Scarcroft Allotments
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understanding the original siting, context and visual prominence of landmark buildings and their setting. The proposed boundary includes land within Micklegate Stray. The openness of Micklegate Stray overall is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6). Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17).</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the city’s strays, are a fundamental feature of the city and the Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays (and the river corridors), which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city. The Green Belt Appraisal (Annex 1 – Evidence 11) identifies the areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt. The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are consequently a definitive factor of the special character of the city. The openness of the stray affects how the Racecourse appears within a landscaped setting, as this is evident along Racecourse Road, the main approach road to the racecourse. To this extent openness contributes positively to the character and appearance of the Racecourse and Terry’s Factory Conservation Area.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Albemarle Road forms the edge of the urban area to the east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

Section: 8	Boundary: 20-21 (now combined)	Boundary Name: Scarcroft Allotments
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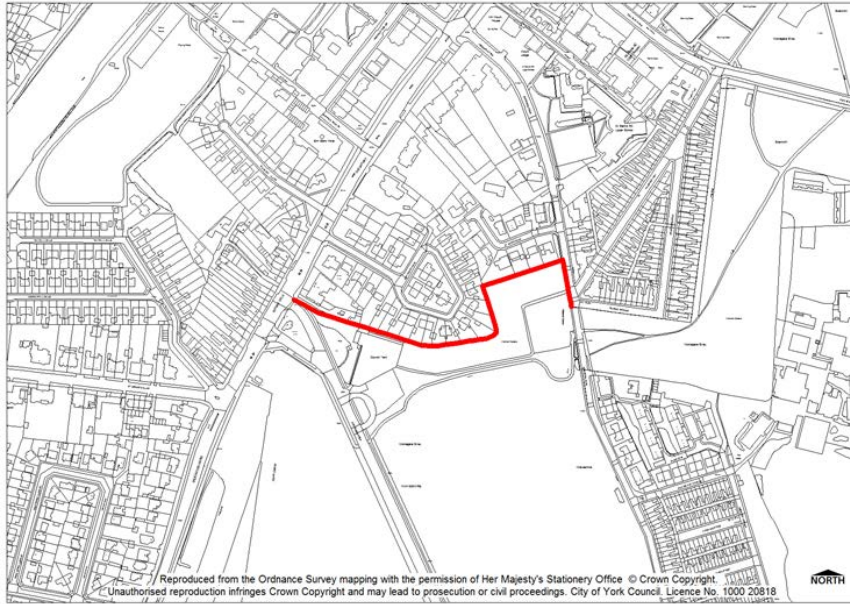
<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The stray area in this location is grassed over, and used as public open space. There are isolated structures associated with the Hospital Fields Allotments however these are unlikely to pose a risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land to the east while in allotment use is constrained to some degree by being surrounded by the urban area to the north and south. Land to the west is open.</p>	<p>UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. The section of the stray to the west of the southern part of the boundary is known as the little knavesmire and contains football and cricket pitches. The over-riding character is of a flat grassed field used as open space. The Allotments to the west of the northern part of the boundary whilst containing some limited structures are acceptable and function as part of the countryside.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The stray land forms part of the green wedge on the south side of the city. It provides accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area. The Green Belt Appraisal explains that the green wedges bring a feeling of the countryside within a close proximity to the centre of the city. Such areas, which retain, reinforce and extend the pattern of historic green wedges are one of the four most valuable areas of Green Belt (Annex 1 – Evidence 11). The Hospital Fields Allotments at the northern part of the boundary have a direct connection with the stray and provides continuity with it.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 8	Boundary: 20-21 (now combined)	Boundary Name: Scarcroft Allotments
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Local Permanence		
Proposed Boundary	Road carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows a recognisable boundary of Albemarle Road.	
Permanence Scoping/Strategic Principles set out in: SP13	The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The proposed boundary appears follows field boundaries on the First Edition OS Survey Plan 1852. However, the field boundary appears to be on the eastern side of Albemarle Road, where as the current proposed boundary follows the western side. 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	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, the land immediately to the north of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and is designated Open Space (Scarcroft Road Allotments [SD085]). The land to the north of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>	
Land Considered/Site Selection		
Land adjacent to this boundary has not been proposed for development.		

Section: 8	Boundary: 22	Boundary Name: South of St James Mount and Trentholme Drive
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The boundary runs on the western side of Albemarle Road then west following the rear of properties from Telford Terrace and to both St James Mount and Trentholme Drive



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

Section: 8	Boundary: 22	Boundary Name: South of St James Mount and Trentholme Drive
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. Land in this location follows the edge of Micklegate Stray (Annex 1 – Evidence 11). Hospital Fields Allotments fall within the stray and have a direct connection, providing continuity with it. There is housing on the opposite side of the boundary to the north. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that in terms of the city’s compactness, there is close access to, and strong identification with, the countryside. The green strays feed into the historic centre and divide the built form into identifiable segments. Micklegate Stray provides land tangibly related to experiencing the compactness of the city, and accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale and distribution of settlements around York and maintain a connection to open and historic setting to constraint development from coalescing. The proposed Green Belt boundary maintains the existing extent of the stray (Annex 1 – Evidence 11). The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are a definitive factor of the special character of the city and inform spatial strategy policies to accommodate growth. The stray itself is a defining element of the setting. The stray in this location has resulted in separation between inner urban areas which should be maintained. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city, which set it apart, and which should be key considerations for enhancement and growth. The stray in this location provides land that is tangibly related to our experience of the compactness of the city, and of it being within a rural setting, both through its public accessibility, as a space for amenity and recreation but also visually its dominance on the landscape due to its scale, openness and prominence.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 22	Boundary Name: South of St James Mount and Trentholme Drive
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understanding the original siting, context and visual prominence of landmark buildings and their setting. The proposed boundary includes the extent of Micklegate Stray in the Green Belt. The openness of Micklegate Stray overall is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6). Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17).</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the city’s strays are a fundamental feature of the city. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays (and the river corridors), which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city. The Green Belt Appraisal (Annex 1 – Evidence 11) identifies the areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt. The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are consequently a definitive factor of the special character of the city. The openness of the stray affects how the Racecourse appears within a landscaped setting, as this is evident along Racecourse Road, the main approach road to the racecourse. To this extent openness contributes positively to the character and appearance of the Racecourse and Terry’s Factory Conservation Area.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. St James Mount and Trentholme Drive forms the edge of the urban area to the north.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

Section: 8	Boundary: 22	Boundary Name: South of St James Mount and Trentholme Drive
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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures.The stray area in this location is grassed over, and used as public open space. There are isolated structures associated with the Hospital Fields Allotments, a ‘council yard’ used for storage of ancillary goods associated with maintenance of the stray and a sports pavillion, associated with the football pitches on the little knavesmire. However these are unlikely to pose a risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land to the north is contained by existing residential development but open to the south. Land immediately adjacent to the eastern part of the boundary is contained by boundaries on more than one side.</p>	<p>UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. The section of the stray to the south of the boundary is known as the little knavesmire and contains football and cricket pitches. The Allotments whilst containing some limited structures are acceptable and function as part of the countryside. There are further urbanising influences from the council yard and sports pavillion however the over-riding character of this area is of a flat grassed field used as open space.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The stray land forms part of the green wedge on the south side of the city. It provides accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area. The Green Belt Appraisal explains that the green wedges bring a feeling of the countryside within a close proximity to the centre of the city. Such areas, which retain, reinforce and extend the pattern of historic green wedges are one of the four most valuable areas of Green Belt (Annex 1 – Evidence 11).The Hospital Fields Allotments at the northern part of the boundary have a direct connection with the stray and provides continuity with it.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 8	Boundary: 22	Boundary Name: South of St James Mount and Trentholme Drive
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Local Permanence		
Proposed Boundary	Rear boundary of properties	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows a recognisable mix of metal railings / fence (adjacent to Albemarle Road) and hedges, trees and fences, forming the boundaries between properties on St James Mount, Trentholme Drive and Tadcaster Road and the Allotment Gardens & depot storage yard.	
Permanence Scoping/Strategic Principles set out in: SP13	The edge of the Knavesmire and Stray at this boundary has been established since at least 1624. The proposed boundary follows existing field boundaries on the First Edition OS Survey Plan 1852, now legible as boundary treatment between housing to the north and the stray to the south. 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	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the south of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and is designated Open Space (Hospital Fields Allotments [SD085]). The land to the south of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection Land adjacent to this boundary has not been proposed for development.		

Section: 8	Boundary: 23	Boundary Name: Tadcaster Road until Marriott Hotel
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The boundary runs from the end of Mount Vale and goes southwards along Tadcaster Road until the Marriott Hotel.
This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Criterion 2 Landmark Monuments	2.1	Yes		Criterion 5 - Encroachment	5.1	Yes	
	2.2	Yes			5.2	Yes	
	2.3	No			5.3	Yes	
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 23	Boundary Name: Tadcaster Road until Marriott Hotel
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. Land in this location follows the western extent edge of Micklegate Stray (Annex 1 – Evidence 11). There is housing on the opposite side of Albemarle Road to the east. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that in terms of the city’s compactness, there is close access to, and strong identification with, the countryside. The green strays feed into the historic centre and divide the built form into identifiable segments. Micklegate Stray provides land tangibly related to experiencing the compactness of the city, and accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale and distribution of settlements around York and maintain a connection to open and historic setting to constraint development from coalescing. The proposed Green Belt boundary maintains the existing extent of the stray (Annex 1 – Evidence 11). The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are a definitive factor of the special character of the city and inform spatial strategy policies to accommodate growth. The stray itself is a defining element of the setting. The stray in this location has resulted in separation between Dringhouses and Nunthorpe which should be maintained. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city. The stray in this location provides land that is tangibly related to our experience of the compactness of the city, and of it being within a rural setting, both through its public accessibility, as a space for amenity and recreation but also visually its dominance on the landscape due to its scale, openness and prominence.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understanding the original siting, context and visual prominence of landmark buildings and their setting. The proposed boundary includes the extent</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 23	Boundary Name: Tadcaster Road until Marriott Hotel
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	<p>of Micklegate Stray in the Green Belt. The openness of Micklegate Stray overall is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6). Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17). The Tyburn (site of Gallows on the 1852 OS Maps) historically used for executions, including the well-known local figure Dick Turpin, sits within this section of the Knavesmire, opposite Hob Moor Lane. This is a landmark historic monument, the openness and connotations with the Stray are relevant to its setting and are preserved by the proposed Green Belt Boundary.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area.</p> <p>The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the city’s strays, are a fundamental feature. Annex 1 – Evidence 12 explains the extent to which the open green strays (and the river corridors), which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city. . The Green Belt Appraisal (Annex 1 – Evidence 11) identifies the areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt. The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are consequently a definitive factor of the special character of the city. The openness of the stray affects how the Racecourse appears within a landscaped setting, as this is evident along Racecourse Road, the main approach road to the racecourse. To this extent openness contributes positively to the character and appearance of the Racecourse and Terry’s Factory Conservation Area.</p> <p>3.2 Not applicable.</p>	
Purpose 1	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Tadcaster Road forms the edge of the urban area to the west.</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY

Section: 8	Boundary: 23	Boundary Name: Tadcaster Road until Marriott Hotel
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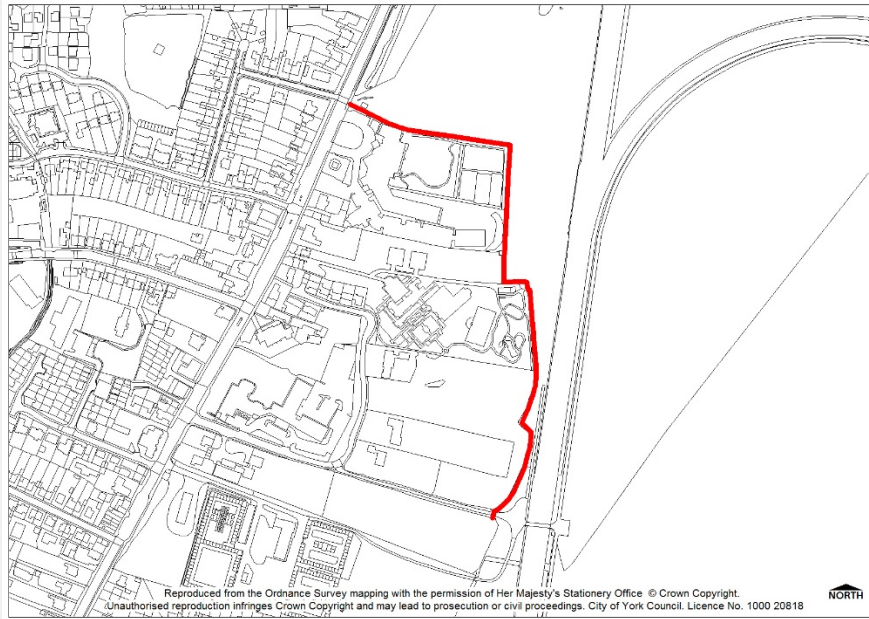
<p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The stray area in this location is grassed over, and used as public open space. There is no built development. There are the white plastic racecourse fencing at the southern extent of the boundary but they are unlikely to pose a risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land to the west is contained by existing residential development but open to the west.</p>	<p>OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. While there is white plastic fencing, associated with the racecourse, there is an absence of built development and the over-riding character is of an area of open space.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The stray land forms part of the green wedge on the south side of the city. It provides accessibility and proximity to the countryside, both through its public access, as a space for amenity and recreation, but also visually, given its dominance on the landscape from the surrounding urban area. The Green Belt Appraisal explains that the green wedges bring a feeling of the countryside within a close proximity to the centre of the city. Such areas, which retain, reinforce and extend the pattern of historic green wedges are one of the four most valuable areas of Green Belt (Annex 1 – Evidence 11).</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Road carriageway	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and</p>
Recognisability of proposed boundary	The proposed boundary follows the alignment of Tadcaster Road and the distinctive white painted cast iron railings at the boundary of the Knavesmire.	
Permanence	The edge of the Knavesmire at this boundary has been established since at least 1624. The proposed boundary follows a clear and defined boundary on the First Edition OS Survey Plan 1852, following the alignment of Tadcaster Road. All of the existing planning permissions on the	
<p>Scoping/Strategic Principles set out in: SP13</p>		

Section: 8	Boundary: 23	Boundary Name: Tadcaster Road until Marriott Hotel
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	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.	resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the east of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and contains several types of designated Open Space (amenity Green Space, outdoor Sports facilities and natural/semi natural areas [SD085]). The land to the east of this boundary is therefore not suitable for development in line with the Local Plan strategy.	
Land Considered/Site Selection Land adjacent to this boundary has not been proposed for development.		

Section: 8	Boundary: 24	Boundary Name: Knavesmire Racecourse from Marriott Hotel to Cherry Lane
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The boundary follows along the racecourse boundary to the rear of the Marriott Hotel towards Cherry Lane.



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 24	Boundary Name: Knavesmire Racecourse from Marriott Hotel to Cherry Lane
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The boundary follows the west edge of Micklegate Stray (allocation A4 in the Green Belt Appraisal) which is integral to experiencing the compactness / special character of the city (Annex 1 – Evidence 11). The land has historically been open stray (common) land, established since at least 1624, and is one of the cities’ largest open green spaces. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that the historic strays are fundamental to compactness as they extend into the heart of the urban area and break up the city’s built form. They are defining special qualities of the city, which set it apart, and which should be key considerations for enhancement and growth. The Green Belt Appraisal identifies that they bring a feeling of the countryside within a close proximity to the centre of the city.</p> <p>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York. The Tadcaster Road Conservation Area is to the west of the boundary (Annex 1 – Evidence 17). The stray and the racecourse track within it provide a significant landscape buffer between this area and the Racecourse and Terrys Conservation Area to the east. Dringhouses was a rural medieval village with traditional linear layout. The thin strip fields, to the east and west of Tadcaster Road, which were evident on 17th century maps, still remain evident in the landscape. The boundary follows the historic field boundaries between Dringhouses and the Knavesmire / Stray.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. The boundary retains the openness of Micklegate Stray (Area A4) (Annex 1 – Evidence 11). The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city. The stray land in this location is tangibly related to the experience of the compactness of the city, and of it being within a rural setting, both through its public accessibility, as a space for amenity and recreation but also visually its dominance on the landscape due to its scale, openness and prominence.</p> <p>Landmark Monuments (Criterion 2)</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 24	Boundary Name: Knavesmire Racecourse from Marriott Hotel to Cherry Lane
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	<p>2.1 + 2.2 The land is sensitive to understanding the original siting, context and visual prominence of landmark buildings and their setting. The proposed boundary includes the extent of Micklegate Stray in the Green Belt. The openness of Micklegate Stray overall is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6). Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17).</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land is within Micklegate Stray, as defined in the Green Belt Appraisal (Area A4) (Annex 1 – Evidence 11). The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the city’s strays, are a fundamental feature of city’s links to its historic agricultural economy and social practices. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city, which set it apart, and which should be key considerations for enhancement and growth. The Green Belt Appraisal (Annex 1 – Evidence 11) explains that the green wedges bring a feeling of the countryside within a close proximity to the centre of the city. It states areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt. The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are consequently a definitive factor of the special character of the city, providing the impression of the historic city within a rural setting.,</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. To the west there is commercial and domestic development.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

Section: 8	Boundary: 24	Boundary Name: Knavesmire Racecourse from Marriott Hotel to Cherry Lane
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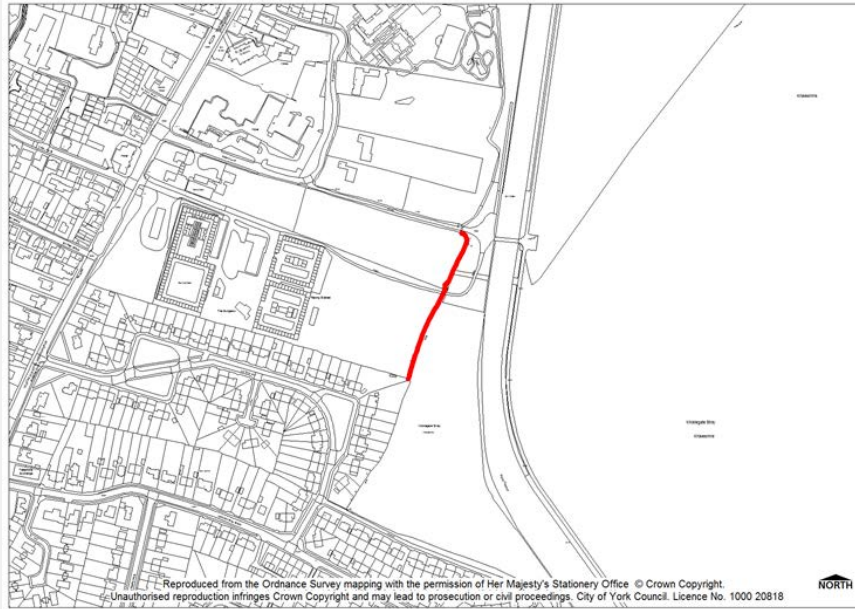
Scoping/Strategic Principles set out in: SP4, SP5, SP8	<p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no structures on land to the east and north. While there are white plastic racecourse fencing in this location they are unlikely to pose a risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl.</p>	UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it</p> <p>While there are areas of white plastic racecourse fencing, land in this location is characterised by an absence of development. The racecourse has occupied the Stray since 1752 and such a use is typically found within a rural or countryside setting.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. Despite the presence of fencing, the overall openness and countryside setting performs a significant function of the York Green Belt and how it contributes to the special character of the city. The area provides a large, important recreational space, close to the city centre. The Stray plays an important role in the city's landscape character, in terms of compactness and presence of the countryside extending close to the historic core.</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear boundary treatment of properties	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows a recognisable mix of walls, fences, hedges and trees, following the side and rear boundary of the Marriott Hotel grounds, Goddards House and Gardens and domestic properties backing on to the Racecourse, as far as Cherry Lane.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary follows a track / lane (Tyburn Lane) and an administrative boundary off Tadcaster Road, and existing boundaries between properties and fields within the medieval rural village of Dringhouses and the Racecourse, all area evident on the First Edition OS Survey Plan 1852. The edge of the Knavesmire and Stray at this boundary has been established since at least 1624. All of the existing planning permissions on the enclosed land which is proposed for	

Section: 8	Boundary: 24	Boundary Name: Knavesmire Racecourse from Marriott Hotel to Cherry Lane
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	inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the north and east of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and contains several types of designated Open Space (amenity Green Space, outdoor Sports facilities and natural/semi natural areas [SD085]). The land to the north and east of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection N/A	Land adjacent to this boundary has not been proposed for development.	

Section: 8	Boundary: 25	Boundary Name: South East of Cherry Lane by Knavesmire Racecourse
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The boundary runs along the racecourse boundary towards the rear of Hunters Way



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

Section: 8	Boundary: 25	Boundary Name: South East of Cherry Lane by Knavesmire Racecourse
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The boundary follows the west edge of the Knavesmire and Micklegate Stray (allocation A4 in the Green Belt Appraisal) which is integral to experiencing the compactness / special character of the city (Annex 1 – Evidence 11). The land has historically been open stray (common) land, established since at least 1624, and is one of the city's largest open green spaces. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that the historic strays are fundamental to compactness as they extend into the heart of the urban area and break up the city's built form. They are defining special qualities of the city, which set it apart, and which should be key considerations for enhancement and growth. The Green Belt Appraisal identifies that they bring a feeling of the countryside within a close proximity to the centre of the city.</p> <p>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York. The Tadcaster Road Conservation Area is to the west of the boundary (Annex 1 – Evidence 17). The stray and the racecourse track within it provide a significant landscape buffer between this area and the Racecourse and Terrys Conservation Area to the east. Dringhouses was a rural medieval village with traditional linear layout. The thin strip fields, to the east and west of Tadcaster Road, which were evident on 17th century maps, still remain evident in the landscape. The boundary follows the historic field boundaries between Dringhouses and the Knavesmire / Stray.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. The boundary retains the openness of Micklegate Stray (Area A4) (Annex 1 – Evidence 11). The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city's built form, are defining special qualities of the city. The stray land in this location is tangibly related to the experience of the compactness of the city, and of it being within a rural setting, both through its public accessibility, as a space for amenity and recreation but also visually its dominance on the landscape due to its scale, openness and prominence.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 25	Boundary Name: South East of Cherry Lane by Knavesmire Racecourse
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understanding the original siting, context and visual prominence of landmark buildings and their setting. The proposed boundary includes the extent of Micklegate Stray in the Green Belt. The openness of Micklegate Stray overall is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6). Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17).</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland.</p> <p>The land is within Micklegate Stray, as defined in the Green Belt Appraisal (Area A4) (Annex 1 – Evidence 11). The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the city’s strays, are a fundamental feature of city’s links to its historic agricultural economy and social practices. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city. The Green Belt Appraisal (Annex 1 – Evidence 11) explains that the green wedges bring a feeling of the countryside within a close proximity to the centre of the city. It states areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt. The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are consequently a definitive factor of the special character of the city, providing the impression of the historic city within a rural setting. Openness makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area. The open setting is a key component of the conservation area, as explained in the area description and appraisal.</p> <p>3.2 Not applicable</p>	
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Section: 8	Boundary: 25	Boundary Name: South East of Cherry Lane by Knavesmire Racecourse
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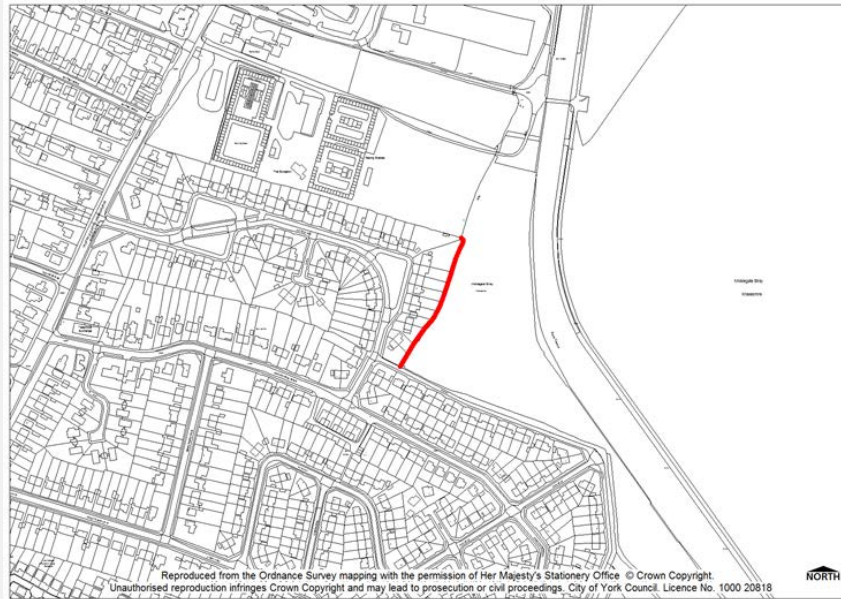
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is within proximity to the urban area and therefore relevant for sprawl. The boundary is adjacent open and grassed land, located to the west of the Knavesmire / Stray. This land is associated with the stables, used in conjunction with the racecourse and there is an associated access track leading onto the Knavesmire.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no structures. While there are white plastic racecourse fencing in this location they are unlikely to pose a risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is open to the east and west of the boundary and therefore unconstrained.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it While there are areas of white plastic racecourse fencing, land in this location is characterised by an absence of development. The racecourse has occupied the Stray since 1752 and such a use is typically found within a rural or countryside setting.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. Despite the presence of fencing, the overall openness and countryside setting performs a significant function of the York Green Belt and how it contributes to the special character of the city. The area provides a large, important recreational space, close to the city centre. The Stray plays an important role in the city's landscape character, in terms of compactness and presence of the countryside extending close to the historic core.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Fence/hedge line</p>	<p>The proposed boundary has been established for a significant</p>
<p>Recognisability of proposed boundary</p>	<p>The proposed boundary follows an historic and recognisable mix of fence line and hedge, forming the boundary separating York Racing Stables and the Racecourse</p>	

Section: 8	Boundary: 25	Boundary Name: South East of Cherry Lane by Knavesmire Racecourse
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Permanence Scoping/Strategic Principles set out in: SP13	The edge of the Knavesmire and Stray at this boundary has been established since at least 1624. The proposed boundary follows an existing field boundary on the First Edition OS Survey Plan 1852. 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	period of time. The layering of different boundary features offers strength and resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the east of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and contains several types of designated Open Space (amenity Green Space, outdoor Sports facilities and natural/semi natural areas [SD085]). The land to the east of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection N/A	Land adjacent to this boundary has not been proposed for development.	

Section: 8	Boundary: 26	Boundary Name: East of Hunters Way
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The boundary runs along the racecourse boundary towards the rear of Hunters Way



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

Section: 8	Boundary: 26	Boundary Name: East of Hunters Way
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The boundary follows the west edge of the Knavesmire and Micklegate Stray (allocation A4 in the Green Belt Appraisal) which is integral to experiencing the compactness / special character of the city (Annex 1 – Evidence 11). The land has historically been open stray (common) land, established since at least 1624, and is one of the cities’ largest open green spaces. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that the historic strays are fundamental to compactness as they extend into the heart of the urban area and break up the city’s built form. They are defining special qualities of the city.. The Green Belt Appraisal identifies that they bring a feeling of the countryside within a close proximity to the centre of the city.</p> <p>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York. The Tadcaster Road Conservation Area is to the west of the boundary (Annex 1 – Evidence 17). The stray and the racecourse track within it provide a significant landscape buffer between this area and the Racecourse and Terrys Conservation Area to the east. Dringhouses was a rural medieval village with traditional linear layout. The thin strip fields, to the east and west of Tadcaster Road, which were evident on 17th century maps, still remain evident in the landscape. The boundary follows the historic field boundaries between Dringhouses and the Knavesmire / Stray.</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. The boundary retains the openness of Micklegate Stray (Area A4) (Annex 1 – Evidence 11). The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city., The stray land in this location is tangibly related to the experience of the compactness of the city, and of it being within a rural setting, both through its public accessibility, as a space for amenity and recreation but also visually its dominance on the landscape due to its scale, openness and prominence.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 26	Boundary Name: East of Hunters Way
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understanding the original siting, context and visual prominence of landmark buildings and their setting. The proposed boundary includes the extent of Micklegate Stray in the Green Belt. The openness of Micklegate Stray overall is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6). Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17).</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land is within Micklegate Stray, as defined in the Green Belt Appraisal (Area A4) (Annex 1 – Evidence 11). The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the city’s strays, are a fundamental feature of city’s links to its historic agricultural economy and social practices. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city., The Green Belt Appraisal (Annex 1 – Evidence 11) explains that the green wedges bring a feeling of the countryside within a close proximity to the centre of the city. It states areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt. The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are consequently a definitive factor of the special character of the city, providing the impression of the historic city within a rural setting. Openness makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area. The open setting is a key component of the conservation area, as explained in the area description and appraisal.</p> <p>3.2 Not applicable</p>	
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Section: 8	Boundary: 26	Boundary Name: East of Hunters Way
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<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl.The boundary follows the rear boundary of domestic properties at the edge of the urban area.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no structures. While there are white plastic racecourse fencing in this location they are unlikely to pose a risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is enclosed to the west of the boundary but open to the east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. While there are areas of white plastic racecourse fencing, land in this location is characterised by an absence of development. The racecourse has occupied the Stray since 1752 and such a use is typically found within a rural or countryside setting.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. Despite the presence of fencing, the overall openness and countryside setting performs a significant function of the York Green Belt and how it contributes to the special character of the city. The area provides a large, important recreational space, close to the city centre. The Stray plays an important role in the city’s landscape character, in terms of compactness and presence of the countryside extending close to the historic core</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Rear boundary of properties</p>	<p>The proposed boundary has</p>
<p>Recognisability of proposed boundary</p>	<p>The proposed boundary follows a recognisable mix of fences, walls, hedges and trees forming the boundary between properties to the east of Hunters Way and York Racecourse.</p>	<p>been established for a significant</p>

Section: 8	Boundary: 26	Boundary Name: East of Hunters Way
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Permanence Scoping/Strategic Principles set out in: SP13	The edge of the Knavesmire and Stray at this boundary has been established since at least 1624. The proposed boundary follows a clear and defined field boundary on the First Edition OS Survey Plan 1852. It was further strengthened by 20th Century residential development. 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	period of time. The layering of different boundary features offers strength and resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long-term permanence. However, the land immediately to the east of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and contains designated Open Space (amenity Green Space and outdoor Sports facilities [SD085]). The land to the east of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection N/A	Land adjacent to this boundary has not been proposed for development.	

Section: 8	Boundary: 27	Boundary Name: Bracken Road
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The boundary runs from Hunters Way, along Bracken Road facing the frontage of the properties.



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 27	Boundary Name: Bracken Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The boundary follows the west edge of the Knavesmire and Micklegate Stray (allocation A4 in the Green Belt Appraisal) (Annex 1 – Evidence 11) which is integral to experiencing the compactness / special character of the city. The land has historically been open stray (common) land, established since at least 1624, and is one of the city's largest open green spaces. It continues into Knavesmire Wood to the south. The Heritage Topic Paper (Annex 1 – Evidence 12) explains that the historic strays are fundamental to compactness as they extend into the heart of the urban area and break up the city's built form. They are defining special qualities of the city., The Green Belt Appraisal identifies that they bring a feeling of the countryside within a close proximity to the centre of the city. Knavesmire Wood falls within Green Wedge C5 which forms an extension between Micklegate Stray and the outer ring road to the south (Annex 1 – Evidence 11). The land retains the pattern of the green wedge on the south side of the city, it is relative to compactness and forming the impression of the city being within a rural setting, both through views of the city from the outer ring road to the south and in terms of providing access to the countryside, both visually and physically from the surrounding urban area</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The boundary retains the openness of Micklegate Stray (Area A4) (Annex 1 – Evidence 11). Micklegate Stray / the Knavesmire has retained its boundary in this area since 1624. The Heritage Topic Paper (Annex 1- Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city's built form, are defining special qualities of the city., The boundary, through preserving openness, maintains the setting of the York Racecourse and Terry's Conservation Area (Annex 1 – Evidence 17). The open setting is a key component of the conservation area, as explained in the area description and appraisal.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 27	Boundary Name: Bracken Road
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understanding the original siting, context and visual prominence of landmark buildings and their setting. The proposed boundary includes Micklegate Stray. The openness of Micklegate Stray overall is integral to a strategic view of the city’s historic landscape, illustrating the Minster in context with the medieval stray and the landmarks of the Terrys Factory and York Racecourse (Central Historic Core Conservation Area Appraisal Key View 6) (Annex 1 – Evidence 13). Key view 6 is a view from the south side of the city is a panorama north across the Knavesmire towards the stands of the racecourse and the tower of the former Terry’s factory, with a glimpse of the Minster between the two. This is a significant view because it illustrates a key facet of York’s historic landscape – the medieval strays, a focal component of its long history as the centre of the county’s social life – the racecourse, and one of the principal monuments to its most famous industry – the Terry’s Chocolate Factory. Openness also makes a valuable contribution to the setting of the Racecourse and Terry’s Factory Conservation Area (Annex 1 – Evidence 17).</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land is within Micklegate Stray, as defined in the Green Belt Appraisal (Area A4) (Annex 1 – Evidence 11). The land has historically been open stray (common) land with links to historical land management practices. The outline and extent of the Knavesmire and Stray at this boundary has been established since at least 1624. The remnants the city’s strays, are a fundamental feature of city’s links to its historic agricultural economy and social practices. The Heritage Topic Paper (Annex 1 – Evidence 12) explains the extent to which the open green strays, which extend into the heart of the urban area and break up the city’s built form, are defining special qualities of the city., The Green Belt Appraisal (Annex 1 – Evidence 11) explains that the green wedges bring a feeling of the countryside within a close proximity to the centre of the city. It states areas which retain, reinforce and extend the pattern of historic green wedges as one of the four most valuable areas of Green Belt. The preservation and enhancement of the existing historic stray areas, and the Green Wedges, are consequently a definitive factor of the special</p>	
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Section: 8	Boundary: 27	Boundary Name: Bracken Road
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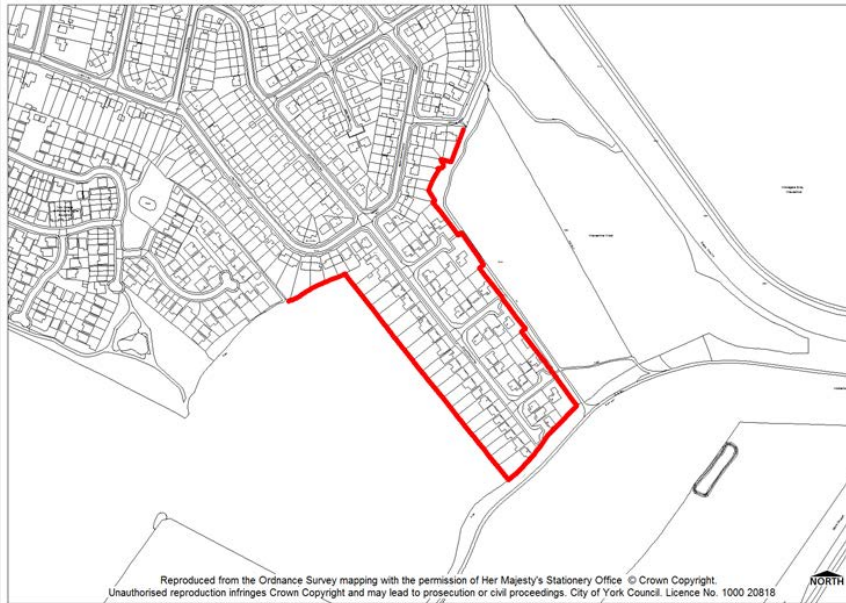
	<p>character of the city, providing the impression of the historic city within a rural setting, and are fundamental in informing the spatial strategy policies to accommodate growth The open setting is a key component of the Racecourse and Terry’s Factory conservation area, as explained in the area description and appraisal.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl.The boundary follows the road which marks the edge of the urban area, with the Knavesmire / Stray beyond.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no structures. While there are white plastic racecourse fencing in this location they are unlikely to pose a risk of sprawl.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is enclosed to the west and south but open to the east and north</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. While there are areas of white plastic racecourse fencing, land in this location is characterised by an absence of development. The racecourse has occupied the Stray since 1752 and such a use is typically found within a rural or countryside setting.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. Despite the presence of fencing, the overall openness and countryside setting performs a significant function of the York Green Belt and how it contributes to the special character of the city. The area provides a large, important recreational space, close to the city centre. The Stray plays an important role in the city’s landscape character, in terms of compactness and presence of the countryside extending close to the historic core.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Road Carriageway	

Section: 8	Boundary: 27	Boundary Name: Bracken Road
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Recognisability of proposed boundary	The proposed boundary follows a recognisable boundary, formed by the edge of the highway on Bracken Road. A number of mature trees, grass verge and a hedge lie just beyond the boundary. Part of the boundary is adjacent to the northern edge of Knavesmire Wood, consisting of mature trees.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	The edge of the Knavesmire and Stray at this boundary has been established since at least 1624. The proposed boundary follows a clear and defined field boundary on the First Edition OS Survey Plan 1852. The boundary was further strengthened by 20th Century residential development off Bracken Road. 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	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land to the north east of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an historic Stray (A4 – Micklegate Stray) and Green wedge (C5) [SD107]. The land also functions as part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) and contains designated Open Space (amenity Green Space and outdoor Sports facilities [SD085]). The most southerly edge of the boundary (after turning the corner) is also designated as a candidate sinc for its nature conservation value (Knavesmire Wood Fringe Grassland) [SD080]. The land to the north east of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection N/A	Land adjacent to this boundary has not been proposed for development.	

Section: 8	Boundary: 28	Boundary Name: Area around Dringthorpe Road
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The boundary then continues on from Bracken Road and around the area along Dringthorpe Road



Criterion 1 Compactness	1.1	Yes	<p>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>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 28	Boundary Name: Area around Dringthorpe Road
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1+1.2+1.3 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape, as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The land is at the edge of the suburban area. It contains Knavesmire Wood to the north-east and agricultural fields to the south-east which are within Green Wedge C5 in the Green Belt Appraisal (Annex 1 – Evidence 11). The Green Wedge forms an extension between Micklegate Stray and the outer ring road to the south. The land retains the pattern of the green wedge on the south side of the city, it is relative to compactness and forming the impression of the city being within a rural setting, both through views of the city from the outer ring road to the south and in terms of providing access to the countryside, both visually and physically from the surrounding urban area. The land to the south-west of the boundary falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. This land maintains an open setting and meaningful separation between the edge of Dringhouses, the A64 / outer ring road and the north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). The main elements of the character and appearance of the Bishopthorpe Conservation Area are described in the area appraisal as the Archbishop’s Palace and its associated buildings, to the north of Bishopthorpe, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality and the open landscape maintained between Bishopthorpe and the suburbs of York. The proposed boundary maintains separation and distinction between the historic plots and strip fields associated with Dringhouses (leading off Tadcaster Road) and the agricultural fields to the south-east side of the Sustrans Route, historically Green Lane, which contribute to the setting of Bishopthorpe Palace and its gardens.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

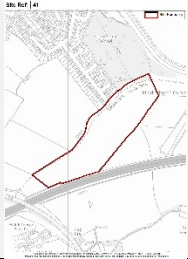
Section: 8	Boundary: 28	Boundary Name: Area around Dringthorpe Road
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land should be kept permanently open to understand the original siting and context of landmark buildings and their setting and to understand the visual dominance, prominence or role of a focal point of the building, landmark or monument. The boundary in this location preserves openness of the largest section of Micklegate Stray and therefore impacts on key view 6 of the Central Historic Core Conservation Area (Annex 1 – Evidence 13) and the setting of The Racecourse and Terry’s Factory Conservation area (Annex 1 – Evidence 17). Green Wedge C5 (Annex 1 – Evidence 11) is necessary to preserve both the key view and the character and appearance of the conservation area. Key view 6 is a view from the south side of the city is a panorama north across the Knavesmire towards the stands of the racecourse and the tower of the former Terry’s factory, with a glimpse of the Minster between the two. This is a significant view because it illustrates a key facet of York’s historic landscape – the medieval strays, a focal component of its long history as the centre of the county’s social life – the racecourse, and one of the principal monuments to its most famous industry – the Terry’s Chocolate Factory. A key characteristic of the Racecourse and Terry’s Factory Conservation Area is that of two groups of substantial Racecourse and factory buildings within a landscape setting.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The boundary is relevant to the setting of Micklegate Stray and how this contributes to the special character of the city, and the character and appearance of the Bishopthorpe Conservation Area. See statements 1.3, 2.1 and 2.2 above. Land to the south-west maintains an open setting and meaningful separation between the edge of Dringhouses, the A64 / outer ring road and the north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). The main elements of the character and appearance of the area, as described in the area appraisal are - The Archbishop’s Palace and its associated buildings, to the north of Bishopthorpe, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality and the open landscape maintained between Bishopthorpe and the suburbs of York.</p> <p>3.2 Not applicable</p>	
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Section: 8	Boundary: 28	Boundary Name: Area around Dringthorpe Road
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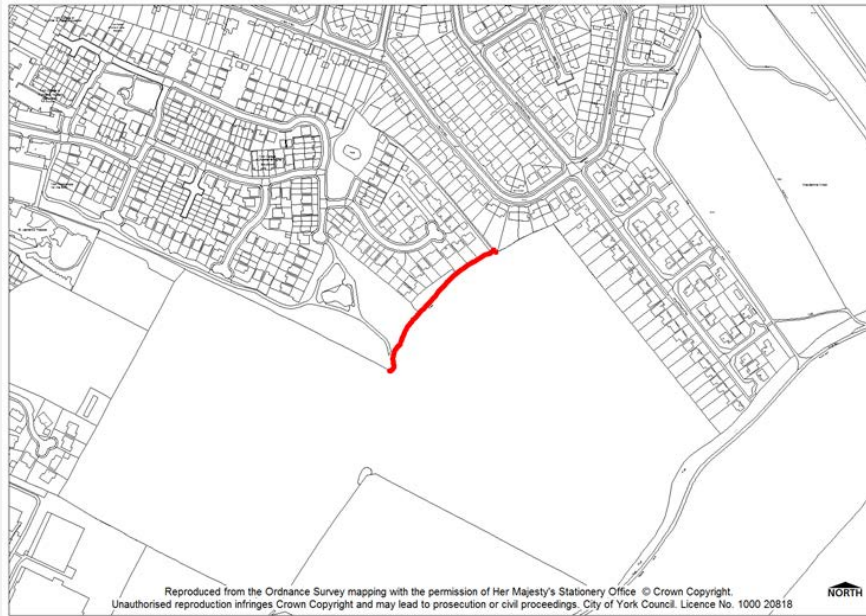
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. The boundary follows the edge of the suburban area</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land beyond being Knavesmire Wood and agricultural and open fields</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and the land functions as part of the countryside in terms of relationships or acceptable uses within it. The land is beyond the suburban edge and comprises of undeveloped land with the character of countryside – woodland, agricultural fields and public open space.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land provides good access to the countryside from the urban area. The land contains woodland that is popular for recreation and is accessed from adjacent housing. The Sustrans route, between York and Selby, is immediately south of the boundary and Knavesmire Wood. The route follows the alignment of Green Lane (evident of the 1852 OS Map) and has a countryside setting. The land is also within Green Belt Appraisal areas C5 and G3 (Annex 1 – Evidence 11); it positively contributes to York appearing within a countryside setting, prominent from the A64 to the south.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Rear boundary of properties</p>	<p>The proposed boundary has been established for a significant period of time. The</p>
<p>Recognisability of proposed boundary</p>	<p>The proposed boundary follows a recognisable mix of boundary treatment - fences, hedges and trees, which form the boundary between properties on Bracken Road, Middlethorpe Grove, Dringthorpe Road and Lycett Road, and Knavesmire Wood, Green Lane and woodland to the south west of Dringthorpe Road.</p>	

Section: 8	Boundary: 28	Boundary Name: Area around Dringthorpe Road
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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The proposed boundary follows a clear and defined field boundary bordering Knavesmire Wood and Green Lane on the First Edition OS Survey Plan 1852. The boundary was further strengthened by 20th Century housing. 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>layering of different boundary features offers strength and resilience to change.</p>
<p>Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection</p>		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, the land immediately adjacent to all proposed boundaries is identified as being of primary importance to the setting of the historic city. To the east and south of the proposed boundary the land is part of Green wedge C5 and connects to the historic Stray (A4 – Micklegate Stray) to the north east. To the south western edge the land is identified as important for preventing coalescence (Area G3) [SD107]. The land to the north east is also designated Open Space (natural/semi natural - Knavesmire Wood [SD085]) and a designated SINCR for its nature conservation value [SD080]. These areas links to the wider openspaces of the knavesmire to the north east and are part of District Green Infrastructure Corridor 10 (Knavesmire/Hob Moor [SD080]) which also wraps around the southern edge. To the south west there is further designated open space in the form of the outdoor sports fields of the sixth form college in the field beyond the proposed boundary. The land to each of the edges of this boundary are therefore not suitable for development in line with the Local Plan strategy.</p>	
<p>Land Considered/Site Selection</p> 	<p>Land adjacent to this boundary has been proposed for development.</p> <p>Site 41</p>	

Section: 8	Boundary: 29	Boundary Name: South East of Bursary Court Dringhouses
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The boundary runs alongside Bursary Court until it approaches Teachers Close



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 29	Boundary Name: South East of Bursary Court Dringhouses
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 + 1.2 +1.3 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape, maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to prevent development from coalescing. The boundary forms the urban edge, following the boundary of 21st century housing redevelopment of the former technical college site. The land falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The land maintains an open setting and meaningful separation between the edge of Dringhouses, the A64 / outer ring road, and the north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). It gives the impression of the city being within a rural setting, when experienced along dynamic views along the A64. The main elements of the character and appearance of the Bishopthorpe Conservation Area are described in the area appraisal as the Archbishop’s Palace and its associated buildings, to the north of Bishopthorpe, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality and the open landscape maintained between Bishopthorpe and the suburbs of York. The proposed boundary maintains separation and distinction between settlements; the historic plots and strip fields associated with Dringhouses (leading off Tadcaster Road) and the agricultural fields to the south-east side of the Sustrans Route, historically Green Lane, which contribute to the setting of Bishopthorpe Palace and its gardens.</p> <p>Landmark Monuments (Criterion 2) Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The Land maintains an open setting and meaningful separation between settlements, the edge of Dringhouses, the A64 / outer ring road and the north section of Bishopthorpe Conservation Area</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 29	Boundary Name: South East of Bursary Court Dringhouses
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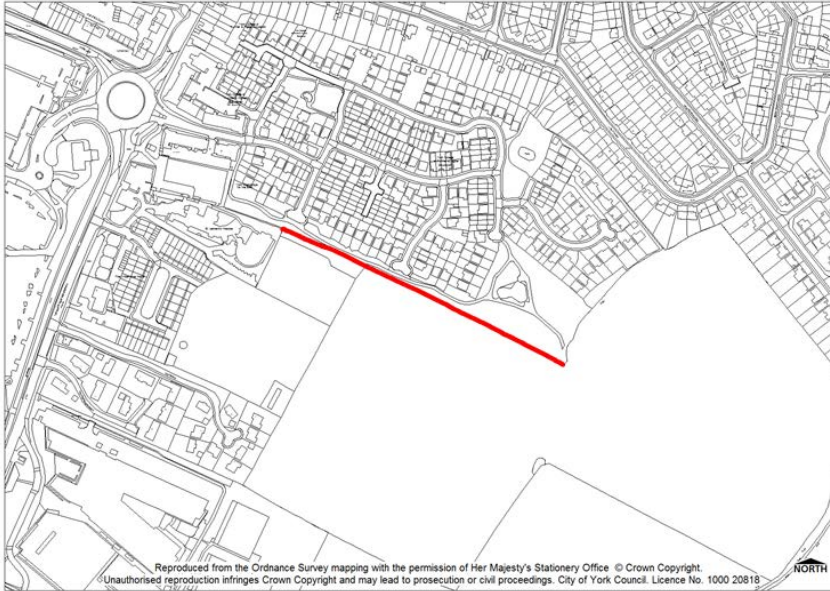
	(Annex 1 – Evidence 17). The main elements of the character and appearance of the Bishopthorpe Conservation Area, as described in the area appraisal are - The Archbishop’s Palace and its associated buildings, to the north of Bishopthorpe, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality and the open landscape maintained between Bishopthorpe and the suburbs of York. 3.2 No applicable.	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The boundary follows the edge of the suburban area, at the edge of a 21 st century residential scheme 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are agricultural and open fields beyond the boundary and no structures. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The boundary is legible as the edge of the urban area and follows field margins evident on the 1852 OS Map. The land beyond is evidentially courtyside in character and is not developed.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1+5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. The land is beyond the suburban edge comprises of undeveloped woodland with the character of countryside. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land provides good access to the countryside from the urban area. The land contains woodland that is popular for recreation and is accessed from adjacent housing. The Sustrans route, between York and Selby, is immediately south-east of the boundary. The Sustrans route follows the alignment of Green Lane (evident of the 1852 OS Map) and has a countryside setting, which is preserved by the proposed boundary. The land is within Green Belt Appraisal areas G3; it positively contributes to York appearing within a countryside setting, prominent from the A64 to the south (Annex 1 – Evidence 11).	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

Section: 8	Boundary: 29	Boundary Name: South East of Bursary Court Dringhouses
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Local Permanence		
Proposed Boundary	Tree/hedge/fenced boundary	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The boundary follows the rear boundaries of gardens of early 21st Century housing on Bursary Court, a recognisable mix of trees, hedges and fences. The south-west section of the boundary follows the transition between the formal and kempt, grass-lawn public open space associated with the housing site and the woodland beyond.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary follows a clear and defined field boundary and possible ditch on the First Edition OS Survey Plan 1852. The boundary has been further strengthened by 20th Century housing and open space. 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	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the south east of the proposed boundary is identified as being of primary importance to the setting of the historic city as an area preventing coalescence (G3 –) and Green wedge (C5) beyond (abutting the A64) [SD107]. The land to the south east of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection N/A	Land adjacent to this boundary has not been proposed for development.	

Section: 8	Boundary: 30	Boundary Name: South of Teachers Close
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From the start of Teachers Close, the boundary continues to the rear of those properties until the Hospice.



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

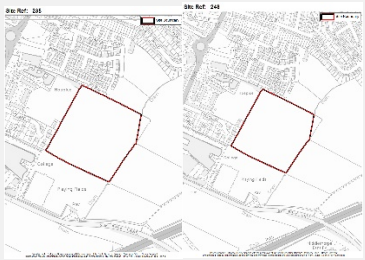
Section: 8	Boundary: 30	Boundary Name: South of Teachers Close
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 + 1.2 +1.3 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape, maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The boundary forms the urban edge, following the boundary of 21st century housing redevelopment of the former technical college site to the north-east and development off Tadcaster Road to the north-west. This boundary follows the alignment of area G3 in the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The land maintains an open setting and meaningful separation between the edge of the city, the A64 / outer ring road, and the north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). It gives the impression of the city being within a rural setting, when experienced along dynamic views along the A64. The land behind the hospice (the field to the north-west as shown on the map) is currently being developed for supported housing by the Wilberforce Trust.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The Land preserves the open setting and meaningful separation between the south edge of the city, the A64 / outer ring road and the north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). The main elements of the character and appearance of the Bishopthorpe Conservation Area, as described in the area appraisal are -</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

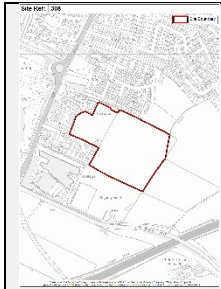
Section: 8	Boundary: 30	Boundary Name: South of Teachers Close
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	The Archbishop’s Palace and its associated buildings, to the north of Bishopthorpe, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality and the open landscape maintained between Bishopthorpe and the suburbs of York. 3.2 Not applicable .	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The boundary follows the urban edge. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land is an open agricultural field. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The land to the south is open.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. Between the developed edge of the main urban area and Bishopthorpe to the south-east are a mix of agricultural fields and open playing fields/sports pitches. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land provides good access to the countryside from the urban area. The land is within Green Belt Appraisal area G3; it positively contributes to York appearing within a countryside setting, prominent from the A64 to the south (Annex 1 – Evidence 11).	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Field margin / trees / hedgerow	The proposed boundary has been established for a significant
Recognisability of proposed boundary	The proposed boundary follows a clear and recognisable linear field margin, marked by trees and hedgerow which forms the boundary between the housing development and its associated open space to the north and the agricultural land to the south.	

Section: 8	Boundary: 30	Boundary Name: South of Teachers Close
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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The proposed boundary follows a clear and defined field boundary on the First Edition OS Survey Plan 1852. The boundary has been further strengthened by 21st Century housing and open space.</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. Note that this boundary has been amended as part of the plan process to follow the field margin. The land to the north-west shall not be in the Green Belt. This land has permission for housing which has been implemented.</p>	<p>period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection</p>		
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, the land immediately to the south east of the proposed boundary is identified as being of primary importance to the setting of the historic city as an area preventing coalescence (G3) [SD107]. Beyond the adjacent field land to the south and east is also designated as open space as part of the outdoor sports facility provision of York Collage. The land to the south of this boundary is therefore not suitable for development in line with the Local Plan strategy.</p>	
<p>Land Considered/Site Selection</p> 	<p>Land adjacent to this boundary has been proposed for development</p> <p>Site 235/248 and 308</p>	

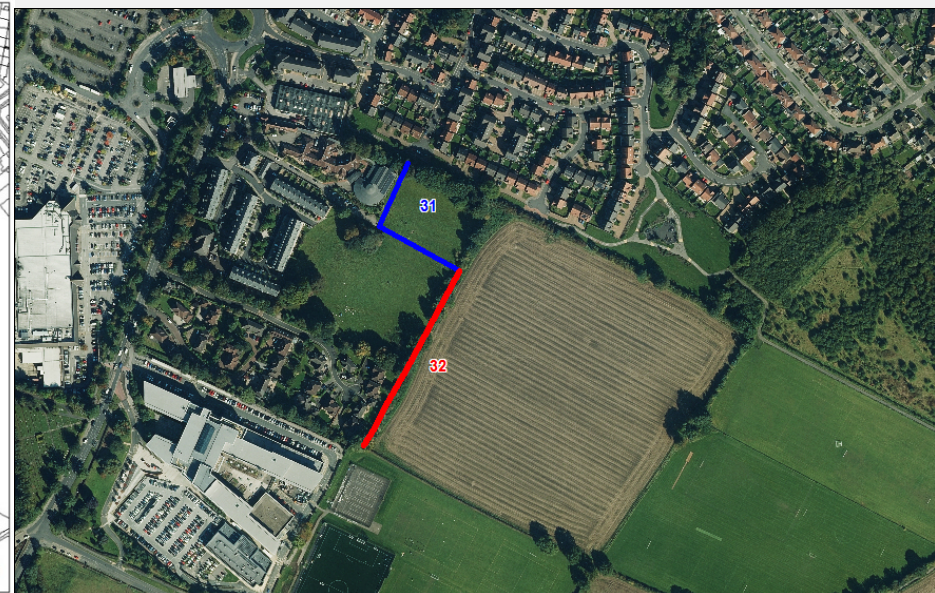
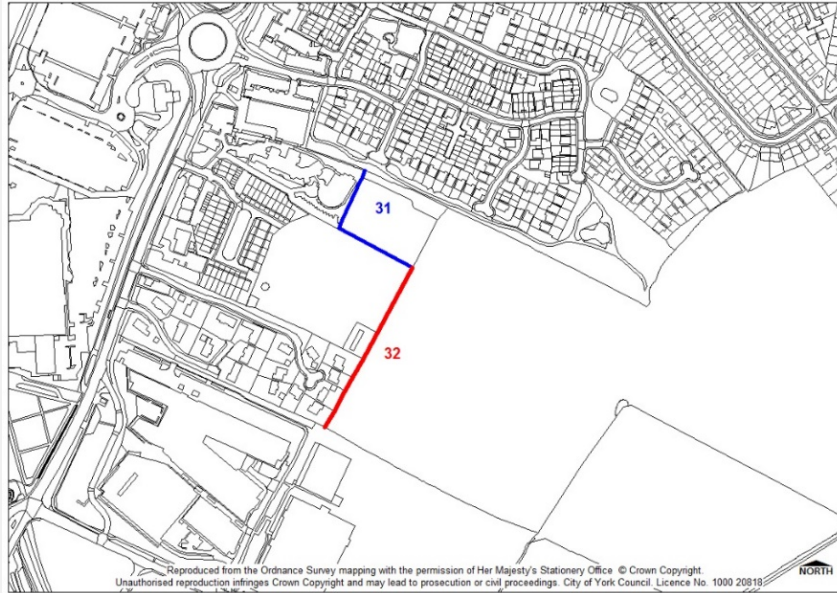
Section: 8	Boundary: 30	Boundary Name: South of Teachers Close
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Site 809

Section: 8	Boundary: 31-32	Boundary Name: St Leonards Hospice/The Square/The Grove
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The boundary runs along the rear of St Leonards Hospice and 'The Square' (road) before following tree planting to the west and south to join up with rear boundaries of properties on The Grove .



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 31-32	Boundary Name: St Leonards Hospice/The Square/The Grove
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 + 1.2 +1.3 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape, maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The boundary forms the urban edge, following the rear extent of St. Leonards Hospice to the north, the route of The Square before following the current tree planting which marks the boundary of planning permission for development – reference 17/02619/FULM for residential development (with an element of care / assisted living) and associated landscaping. This scheme is under construction. Land to the south of this falls within Area G3 in the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The land maintains an open setting and meaningful separation between the edge of the city, the A64 / outer ring road, and the north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). It gives the impression of the city being within a rural setting, when experienced along dynamic views along the A64. Land immediately adjacent to St Leonards Hospice has strong connections to this open land bringing the rural landscape into the urban area through views into this open area.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the south of this boundary is part of the open countryside adjacent to the main urban area. Land in this location falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The Land preserves the open setting and meaningful separation between the south edge of the city, the A64 / outer ring road and the north section of Bishopthorpe Conservation Area (Annex 1</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

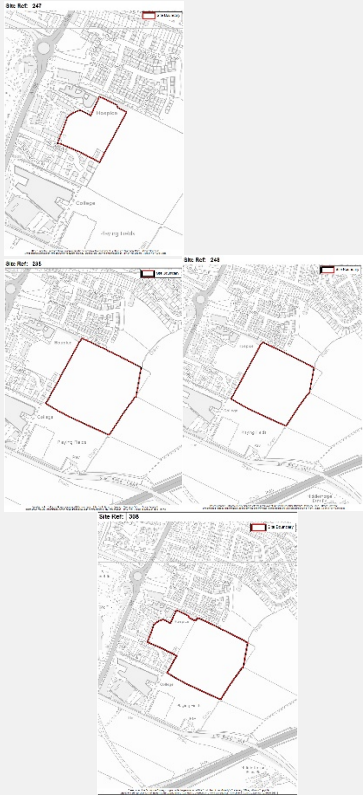
Section: 8	Boundary: 31-32	Boundary Name: St Leonards Hospice/The Square/The Grove
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	<p>– Evidence 17). The main elements of the character and appearance of the Bishopthorpe Conservation Area, as described in the area appraisal are - The Archbishop’s Palace and its associated buildings, to the north of Bishopthorpe, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality and the open landscape maintained between Bishopthorpe and the suburbs of York. Land immediately adjacent to St Leonards Hospice has strong connections to this open land bringing the rural landscape into the urban area through views into this open area. The semi-rural character at the fringes of the urban area are important in understanding the development of the area and maintain an open feel. Dringhouses to the north of the boundary was a predominantly agricultural village, despite its position on one of the principal roads to the south of York, and Ridge and Furrow is recorded on the City of York Historic Environment Record (MYO2240) and still survives in some of the fields to the rear of St Leonard’s Hospice (Annex 1 – Evidence 13 – Character Area 75).</p> <p>3.2 Not applicable .</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Land is connected to the urban area, comprising St Leonards Place and will follow the boundary of the new urban area upon completion of planning permission reference 17/02619/FULM for residential development (with an element of care / assisted living) and associated landscaping which is currently under construction.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The open fields to the south of the boundary do not contain any buildings.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land to the north is contained by existng built developemnt and will form the new urban edge upon completion of plannin permisison reference 17/02619/FULM which is currently under construction. Overall he land to the south is open and not contained. The land immediately adjacent to boundary 31 is contained and enclosed by boundaries/the built up area on three sides.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

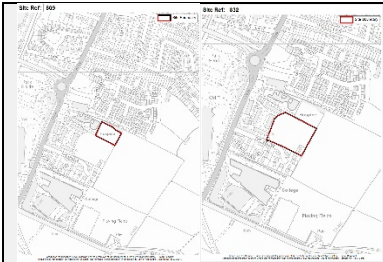
Section: 8	Boundary: 31-32	Boundary Name: St Leonards Hospice/The Square/The Grove
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Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it. The land to the south of the proposed boundary has a sense of openness to it and no structures. 5.3 The land does contribute to the character of the countryside through openness, views and accessibility. The semi-rural character at the fringes of the urban area maintain an open feel and visually connect to development at the urban edge. Views into this open land have a countryside feel beyond the urban edge. Land in this location has an open character and is legible as being within the countryside. Further south the land is within Green Belt Appraisal area G3; it positively contributes to York appearing within a countryside setting, prominent from the A64 to the south (Annex 1 – Evidence 11).	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Property boundary, post and rail fence / boundary wall and tree planting.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows recognisable post and rail fence line adjacent to St Leonards Hospice building and the walled boundary to ‘The Square’, before following tree planting that marks the boundary of planning permission for development (reference 17/02619/FULM) for residential development (with an element of care / assisted living) and associated landscaping. This scheme is currently under construction.	
Permanence Scoping/Strategic Principles set out in: SP13	Land in this location includes a site with planning permission for development – reference 17/02619/FULM – for residential development (with an element of care / assisted living) and associated landscaping which is currently under construction. The proposed boundary will follow the new urban edge and upon completion of this development offer permanence.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85)	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus	

Section: 8	Boundary: 31-32	Boundary Name: St Leonards Hospice/The Square/The Grove
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<p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. The land immediately to the south of the proposed boundary is not identified in any of the local plan strategy key shapers and therefore is potentially suitable for development in line with the Local Plan strategy. Land further south is identified as being of primary importance to the setting of the historic city as an area preventing coalescence (G3) [SD107] and therefore the area of suitability is limited to the immediately adjacent field only.</p>
<p>Land Considered/Site Selection</p>  <p>The first map shows Site 247, a rectangular plot in an urban area. The second map shows Sites 235/248 and 308, which are larger, irregularly shaped plots. The third map shows Site 206, another rectangular plot in an urban area.</p>	<p>Land adjacent to this boundary has been proposed for development</p> <p>Site 247</p> <p>Sites 235/248 and 308</p>

Section: 8	Boundary: 31-32	Boundary Name: St Leonards Hospice/The Square/The Grove
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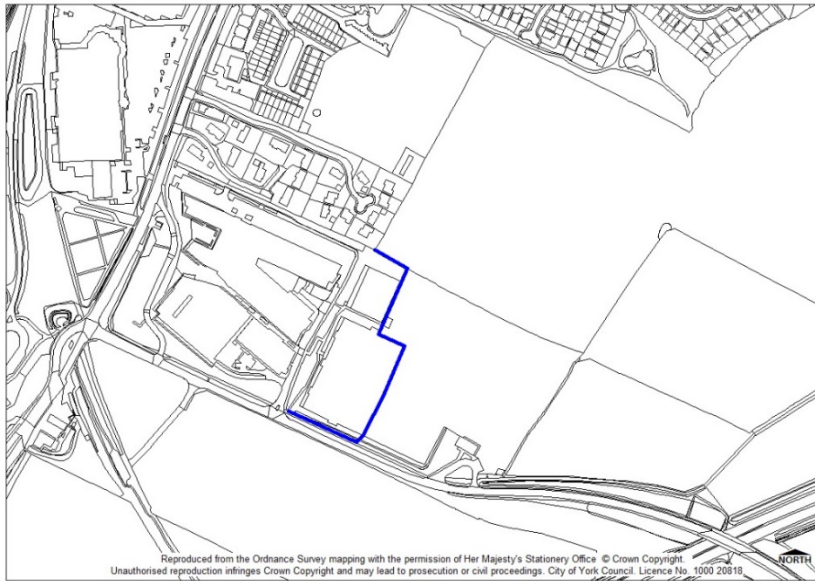


Site 809 and 832

Insert final proposals map boundary showing allocation H2

Section: 8	Boundary: 33	Boundary Name: East of York College
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The boundary continues around the sport pitches at York College.
This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



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


Section: 8	Boundary: 33	Boundary Name: East of York College
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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) 1.1 + 1.2 +1.3 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape, maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The land maintains an open setting and meaningful separation between the edge of the city, the A64 / outer ring road, and the north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). It gives the impression of the city being within a rural setting, when experienced along dynamic views along the A64.</p> <p>Landmark Monuments (Criterion 2) Not applicable</p> <p>Landscape and Setting (Criterion 3) 3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. The land to the south of this boundary is part of the open countryside adjacent to the main urban area. Land in this location falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The Land preserves the open setting and meaningful separation between the south edge of the city, the A64 / outer ring road and the north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). The main elements of the character and appearance of the Bishopthorpe Conservation Area, as described in the area appraisal are - The Archbishop’s Palace and its associated buildings, to the north of Bishopthorpe, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality and the open landscape maintained between Bishopthorpe and the suburbs of York.</p> <p>3.2 Not applicable</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 33	Boundary Name: East of York College
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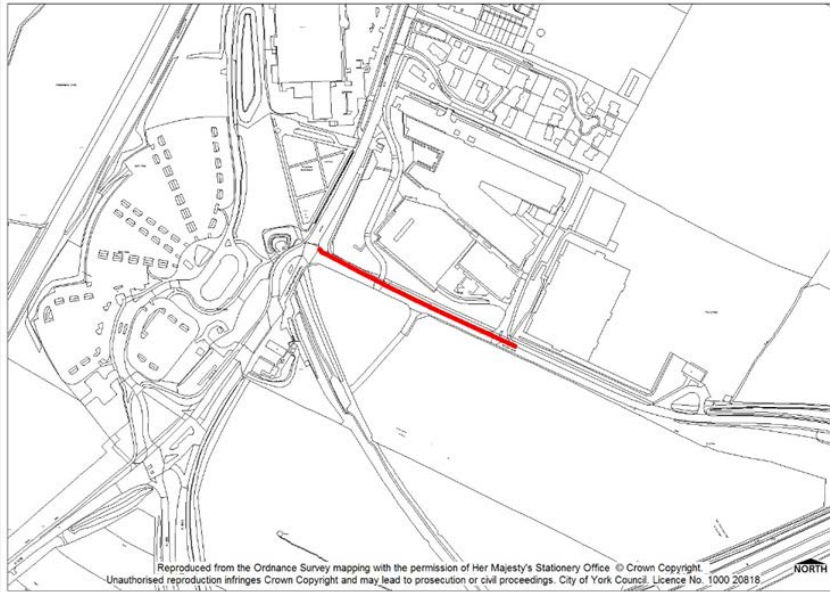
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. York colleges is to the west of the boundary.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land to the east of the boundary does not contain any significant structures. While there is the isolated building of Sim Balk Lane Pavillion adjacent to the road to the south but its presence does not increase the risk of sprawl.</p> <p>4.3 Land is constrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land to the west is contained by the college and it's enhanced sports facilities. Land to the east is open.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses. The land contains grassed playing fields / sports pitches which preserve openness. Further south are agricultural fields.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. While the enhanced sports facilities immediately to the east of the boundary – tennis courts with hard-standing and football pitch with flood-lighting and enclosing fence have an urbanising influence, the land to the west of the boundary is typically open and has the character of countryside at the edge of the city.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>The boundary follows metal fencing around the college sports pitches.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers</p>
<p>Recognisability of proposed boundary</p>	<p>The metal fencing forms a recognisable boundary on the ground separating the enhanced sports pitches to the west which has an urbanising influence from the more sports pitches to the east.</p>	
<p>Permanence</p>	<p>The boundary follows the extent of the urbanising influences of the college.</p>	

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Scoping/Strategic Principles set out in: SP13	strength and resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>The land immediately to the east of the proposed boundary is designated open space, in the form of the outdoor sports facilities in association with York College. While this designation makes this land unsuitable for development in line with the Local Plan Strategy, special consideration has been given to the needs of the College to expand into its own open space provision, and therefore the land is potentially suitable for development in line with the Local Plan strategy. The land also has to consider potential impacts on the setting of the historic city in this sensitive location. It has been assessed through historic character and setting technical paper (2013 [SD106]) that there is opportunity for the college expansion in this location, however it is important that this is limited further east by the land identified as being of primary importance as preventing coalescence (G3) [SD107], and therefore the area of suitability is limited to the identified allocation only.</p>
Land Considered/Site Selection 	Land adjacent to this boundary has been proposed for development Site 105
Insert final proposals map boundary showing college expansion allocation	

Section: 8	Boundary: 34	Boundary Name: South of York College
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The boundary continues westwards along Sim Balk Lane to the south of York College.



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 34	Boundary Name: South of York College
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>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>1.1 + 1.2 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape and maintaining the scale, identity and distribution of settlements around York. The land falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The land maintains an open setting and meaningful separation between the edge of the city, the A64 / outer ring road, and Bishopthorpe. It gives the impression of the city being within a rural setting, when experienced along dynamic views along the A64 and also from the A1036. These roads are the main open approaches into the city from the south (Annex 1 – Evidence 6).</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location functions in maintaining openness along Sim Balk Lane. This provides a meaningful sense of separation between the south of the city and Bishopthorpe. Bishopthorpe conservation area lies to the south (Annex 1 – Evidence 17). The Bishopthorpe Conservation Area Appraisal states that a main element of the area is the open landscape maintained between Bishopthorpe and the suburbs of York.</p> <p>Landmark Monuments (Criterion 2) Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land to the south of this boundary is part of the open countryside adjacent to the main urban area. Land in this location falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The Land preserves the open setting and meaningful separation between the south edge of the city, the A64 / outer ring road and the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

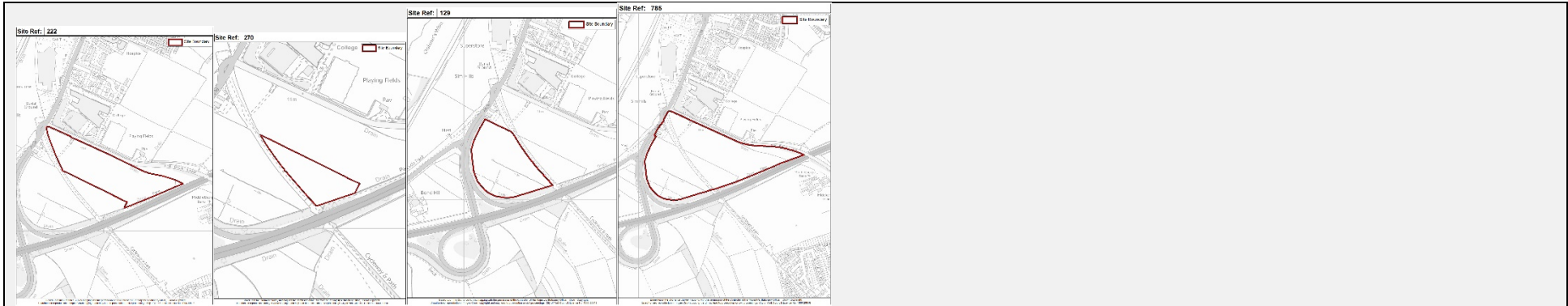
Section: 8	Boundary: 34	Boundary Name: South of York College
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	north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). The main elements of the character and appearance of the Bishopthorpe Conservation Area, as described in the area appraisal are - The Archbishop’s Palace and its associated buildings, to the north of Bishopthorpe, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality and the open landscape maintained between Bishopthorpe and the suburbs of York. 3.2 Not applicable	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is at the south end of the city. The boundary follows Sim Balk Lane which provides a legible boundary between the urban area and the countryside beyond. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are isolated structures to the south of the proposed boundary, comprising a service station to the east of the A1036. It is not considered however that this poses a risk of sprawl. The petrol station has a well-defined curtilage, which is also constrained by ground levels. Land (to the south of Sim Balk Lane) has permission for outdoor sports pitches (which has been implemented). However the access road and changing rooms do not compromise the overall landscape character, which retains openness and does not pose a risk of sprawl. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is contained to the north by the college site, but open to the south.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in:	Encroachment (Criterion 5) 5.1+5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. Despite containing some isolated structures associated with the service station off the A1036 land here has the character of countryside, being open fields beyond the urban edge. Land (to the south of Sim Balk Lane) has permission for outdoor sports pitches (which has been implemented). However the access road and changing rooms do not compromise the overall landscape character, which retains openness.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

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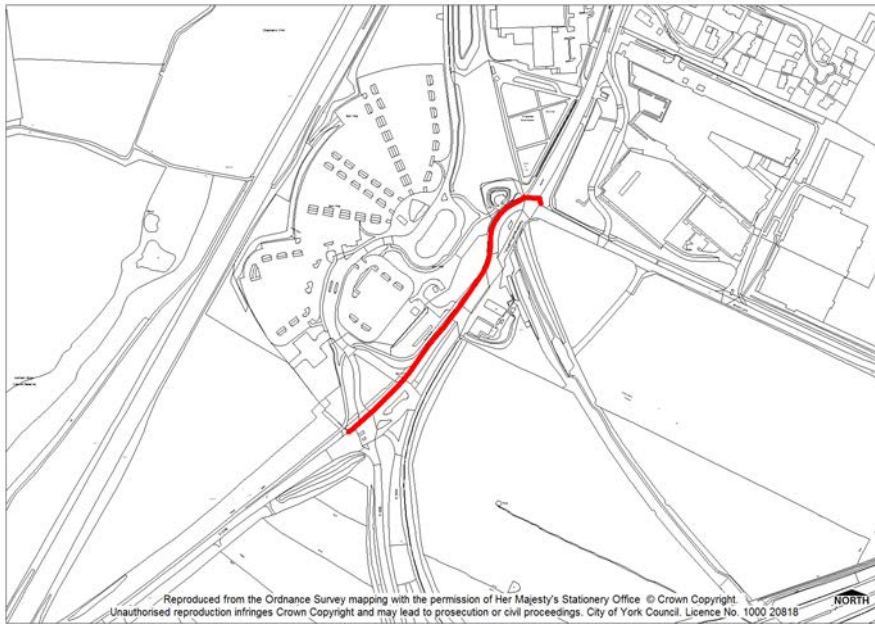
SP4, SP5, SP9	5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land to the south of the proposed boundary is typically open and has the character of countryside at the edge of the city.	
Local Permanence		
Proposed Boundary	Road Carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows a recognisable carriageway edge and the boundary to York College to the north.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary follows a clear and defined boundary on the First Edition OS Survey Plan 1852, following the alignment of Sim Balk Lane. The land (to the south of Sim Balk Lane) has permission for outdoor sports pitches (which has been implemented). However the access road and changing rooms do not compromise the overall landscape character, which retains openness. The boundary is reinforced by the adjacent development of York College to the north.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the south west of the proposed boundary is identified as being of primary importance to the setting of the historic city as an area preventing coalescence (G3) [SD107]. The land to the south east of this boundary is therefore not suitable for development in line with the Local Plan strategy.	
Land Considered/Site Selection		
Land adjacent to this boundary has been considered for development. Sites 222, 270, 129, 785		

Section: 8	Boundary: 34	Boundary Name: South of York College
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Section: 8	Boundary: 35	Boundary Name: South east of Sim Hills
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The boundary continues westwards along Sim Balk Lane to the south of York College.



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 35	Boundary Name: South east of Sim Hills
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 + 1.2 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape and maintaining the scale, identity and distribution of settlements around York. The land falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The land maintains an open setting and meaningful separation between the edge of the city, the A64 / outer ring road, and Bishopthorpe. It gives the impression of the city being within a rural setting, when experienced along dynamic views along the A64 and also from the A1036. These roads are the main open approaches into the city from the south (Annex 1 – Evidence 6).</p> <p>1.3 The land should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location functions in maintaining openness along the A1036 and Sim Balk Lane. This provides a meaningful sense of separation between the south of the city and Bishopthorpe. Bishopthorpe conservation area lies to the south (Annex 1 – Evidence 17). The Bishopthorpe Conservation Area Appraisal states that a main element of the area is the open landscape maintained between Bishopthorpe and the suburbs of York.</p> <p>Landmark Monuments (Criterion 2) Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland and significance of the designated conservation area. The land to the south of this boundary is part of the open countryside adjacent to the main urban area. Land in this location falls within area G3 of the Green Belt Appraisal (Annex 1 – Evidence 11). The area has been identified to maintain physical separation between the city and the outlying areas of Bishopthorpe and Copmanthorpe. The Land preserves the open setting and meaningful separation between the south edge of the city, the A64 / outer ring road and the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 35	Boundary Name: South east of Sim Hills
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	<p>north section of Bishopthorpe Conservation Area (Annex 1 – Evidence 17). The main elements of the character and appearance of the Bishopthorpe Conservation Area, as described in the area appraisal are - The Archbishop’s Palace and its associated buildings, to the north of Bishopthorpe, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality and the open landscape maintained between Bishopthorpe and the suburbs of York. The boundary follows Tadcaster Road, a Roman Road leading into the city, with the medieval rural village of Dringhouses further north. Sim balk Lane to the east is the historic road, evident on the 1852 OS Map, connecting to Bishopthorpe. A main element of the character and appearance of the Bishopthorpe Conservation Area is the open landscape maintained between Bishopthorpe and the suburbs of York. The openness in this area re-inforces the historic context and understanding of the distribution and pattern of historic settlements on the south side of the city.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is within proximity to the urban area and therefore relevant for sprawl. The land is at the south end of the city, at the urban edge.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land, between Tadcaster Road and the A64 to the south-east contains a petrol station and changing rooms associated with the playing fields. These developed areas do not pose a risk of sprawl. The petrol station has a well-defined curtilage, which is also constrained by ground levels. The changing rooms are contemporary with the playing fields and are therefore fit for purpose.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Askham Bar Park & Ride is located to the west of the boundary adjacent to the road network. Land to the south is open fields.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 8	Boundary: 35	Boundary Name: South east of Sim Hills
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Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. Despite containing some structures the land has the character of countryside, being open playing fields and agricultural fields beyond the urban edge. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The landscape character of countryside beyond the urban area is evident from the surrounding road network.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Road Carriageway	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows a recognisable historical boundary (edge of highway along the A1036 (Tadcaster Road), with a grass verge, footpath and hedge / tree line).	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary follows a clear and defined boundary on the First Edition OS Survey Plan 1852, following the alignment of 'Tadcaster Bridge and Hob Moor Lane End Trust ' (now Tadcaster Road). Part of the land (to the south of Sim Balk Lane) has permission for outdoor sports pitches. However the access road and changing rooms do not compromise the overall landscape character, which retains openness. 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.	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in:	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.	

Section: 8	Boundary: 35	Boundary Name: South east of Sim Hills
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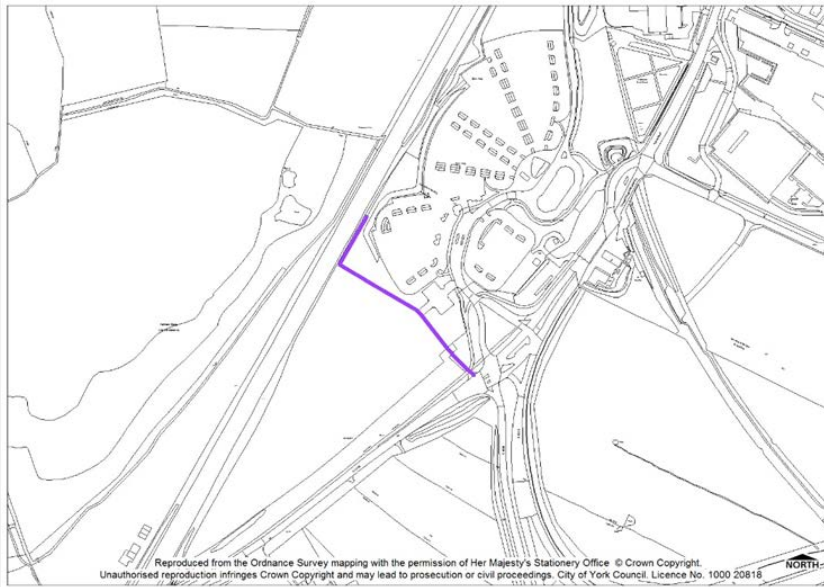
SP10, SP11, SP12	However, the land immediately to the east of the proposed boundary is identified as being of primary importance to the setting of the historic city as an area preventing coalescence (G3) [SD107]. The land to the east of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>
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Land Considered/Site Selection

Land adjacent to this boundary has been considered for development.
Sites 222, 270, 129, 785

Section: 8	Boundary: 36	Boundary Name: Askham Bar Park & Ride
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The boundary follows a path west until it reaches Chaloner's Whin
This is a proposed modification from the boundary submitted in the City of York Local Plan (2018). Please see Annex 6 for further details.



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>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<p align="center">Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 36	Boundary Name: Askham Bar Park & Ride
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4</p> <p>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>1.1 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The boundary is on the west side of Tadcaster Road (A1036), one of the Roman roads and gateways into the city (Annex 1 – Evidence 12) and reflects the current edge of urban development on the south side of the city. The land is undeveloped, with trees / hedges following the alignment of the road and grassland beyond. It contributes to the impression of the city being within a rural setting, when experienced along main open approach roads into the city from the south, from the A1036, and briefly from the A64 when it merges with the A1036. There are also views into this land from the East Coast Mainline. The boundary contributes to preserving the contained concentric form of the city, identified as a character element of compactness, in the Heritage Topic Paper (Annex 1 – Evidence 12).). Land in this location contributes to the maintaining of an open rural foreground which allows for an understanding of the compact city within original countryside.</p> <p>1.2 + 1.3 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York and a connection to open and historic setting and to constrain development from coalescing The land contributes to maintaining the existing separation between York and Copmanthorpe.</p> <p>Landmark Monuments (Criterion 2) Not applicable.</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs is sensitive to aid the understanding of the historical relationship of the city to its hinterland The land to the south of this boundary is part of the open countryside adjacent to the main urban area and contributes to the open approach of the A1036 and the East Coast Main Line.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is within proximity to the urban area and therefore relevant for sprawl.The urban edge lies at the north of land in this location.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY</p>

Section: 8	Boundary: 36	Boundary Name: Askham Bar Park & Ride
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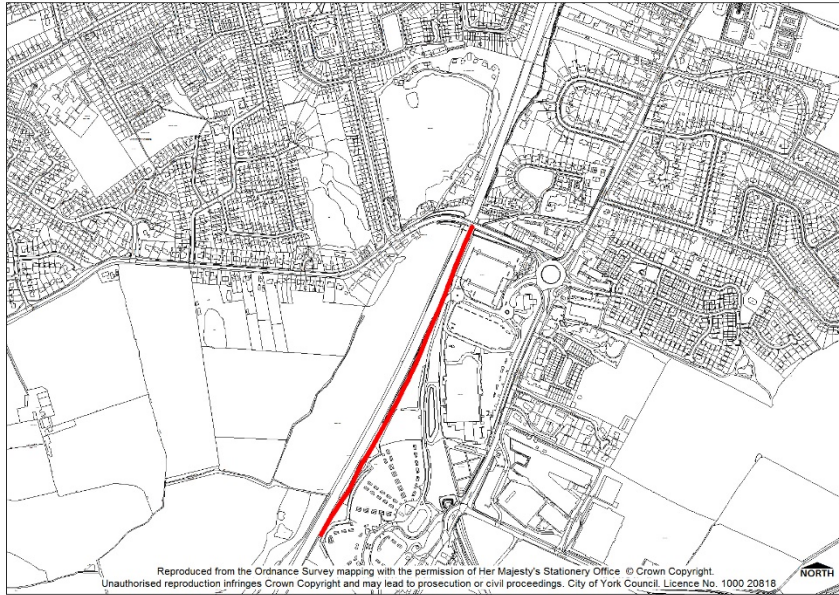
Scoping/Strategic Principles set out in: SP4, SP5, SP8	<p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land contains woodland and grassland, there are no existing structures.</p> <p>4.3 Land is not constrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. Land is contained to the north by the Park & Ride facility. It is open to the south.</p>	OPEN TO PREVENT UNRESTRICTED SPRAWL
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. The land contains woodland and grassland and is legible as the countryside at the south side of the city.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. From the railway line the land is evidentially open and with a countryside character. It also contributes to the countryside character of the Park & Ride site being set within open landscape and detached somewhat from the urban area. The land has limited accessibility and no public use due to its detached location and with it being enclosed by the railway and dual carriageway network.</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Fence line	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The First Edition OS Survey Plan 1852 shows a number of small linear field plot boundaries between the railway line and Tadcaster Road, at Sim Hills. The field boundary alignment varies along part of the proposed boundary, however, this could be an issue relating to the scaling of the mapping. The currently proposed boundary follows a fence line extending at right angles to the A1036 which demarcates the boundary of Askham Bar Park and ride.	
Permanence Scoping/Strategic Principles set out in: SP13	The currently proposed boundary follows a relatively new fence line extending at right angles to the A1036 to the railway line, which demarcates the boundary/landscaping area of Askham Bar Park and ride. 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	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		

Section: 8	Boundary: 36	Boundary Name: Askham Bar Park & Ride
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<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and a small part of it has access to services within 800m. It therefore has some limited potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.</p> <p>However, the land to is identified as being part of District Green Infrastructure Corridor 14 (Askham Bogg) [SD080] and therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has not been proposed for development.</p>	

Section: 8	Boundary: 37	Boundary Name: East Coast Main Line
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The boundary runs along the railway line northwards to Moor Lane



Criterion 1 Compactness	1.1	Yes	<p>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>Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	Yes		<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	Criterion 5 - Encroachment	5.1	Yes
	2.2	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 8	Boundary: 37	Boundary Name: East Coast Main Line
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4</p> <p>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>1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land to the west of the boundary is within Area F3, designated in the Green Belt Appraisal as land which provides an impression of the historic city within a rural setting (Annex 1 – Evidence 11). Area F3, which extends between the railway, the outer ring road / A1237 to the west and the A64 to the south, is described as open agricultural landscape affording prominent views of the Minster. There are also views into this land from the East Coast Mainline were the impression of the city being within a rural setting can be experienced.</p> <p>1.2 +1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York and to maintain a connection to open and historic setting and to constrain development from coalescing. Land in this location is identified within the GB Appraisal 2003 as being important to the historic character and setting of York as Area F3 – protecting the rural setting (Annex 1 - Evidence 11) Area F3 plays an important role in maintaining a meaningful amount of openness between the suburban area of Woodthorpe and the outlying village of Copmanthorpe. This openness and countryside character prevents coalescence. The land to the west of the proposed boundary is important in understanding the scale of the city enclosed within its contained concentric form of the York Outer Ring Road, and within the context of the rural setting and spatial relationship between the built area and the Minster, which is evidently dominant on the skyline. These are key to the significance and identity of York as identified in the Heritage Topic Paper (Annex 1 - Evidence 12)</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the original siting and context of landmark buildings and their setting and understanding the visual dominance, prominence or role of a focal point of the building, landmark or monument. Part of the Area F3 designation is to protect prominent views of the Minster beyond open agricultural landscape (Annex 1 – Evidence 11).</p> <p>2.3 No</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 8	Boundary: 37	Boundary Name: East Coast Main Line
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	<p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs to be sensitive to aid the understanding of the historical relationship of the city to its hinterland. The land is within Area F3, which extends between the railway, the outer ring road / A1237 to the west and the A64 to the south (Annex 1 – Evidence 11). The openness of the land prevents coalescence between York and Copmanthorpe. The land plays a role in maintaining the historic context and understanding separation between the city and outlying settlements. Land in this location has been referred to as Chaloners Whin since the 1852 OS Map and maintains its historic character comprising of grassland, vegetation and woodland. It has not previously been developed.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is within proximity to the urban area and therefore relevant for sprawl.</p> <p>The boundary follows the railway line which acts as an identifiable change in landscape character. The land to the east of the railway contains modern, late C20, and C21 developments – a Tesco superstore with car park and park and ride facility. This area historically contained strip fields leading off Tadcaster Road. The land proposed for inclusion within the Green Belt, on the west side of the railway, is different in character. Referred to as Chaloners Whin since the 1852 OS Map, it maintains its historic character comprising of grassland, vegetation and woodland. It has not previously been developed.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no structures.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and partly uncontained or enclosed in a way which would prevent sprawl. Land to the south is partly contained by the Park & Ride development. Land to the north is undeveloped and open.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>Enroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it. The land has been referred to as Chaloners Whin since the 1852 OS Map and maintains its historic character comprising of grassland, vegetation and woodland. It has not previously been developed.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

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Scoping/Strategic Principles set out in: SP4, SP5, SP9	5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land has the character of countryside beyond the urban edge, in particular when experienced from the railway line and Moor Lane; the latter has views into the open countryside, of and beyond this land, as it bridges over the railway line.	FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Railway line	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	The proposed boundary follows a well-established and recognisable feature in the form of the East Coast Railway Line, up to the point where it meets Moor Lane, offering containment to the urbanising features to the east and coinciding with the existing urban edge.	
Permanence Scoping/Strategic Principles set out in: SP13	There are no outstanding planning applications in this location at this time and if established as the Green Belt edge there is no reason to think this boundary which represents a layering of existing urbanising features shouldn't offer resilience to 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	
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and a small part of it has access to services within 800m. It therefore has some limited potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the west of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an area protecting the rural setting historic city (F3) [SD107]. The land also contains a Designated Site of Special Scientific Interest and functions as part of District Green Infrastructure Corridor 14 (Askham Bogg [SD080]). Parts of these special designations are also recognised as ancient woodland and designated Open Space (Natural/Semi Natural [SD085]) as well as being within flood zone 3a. The land to the east of this boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u>	
Land Considered/Site Selection		

Section: 8	Boundary: 37	Boundary Name: East Coast Main Line
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Land adjacent to this boundary has been considered for development.

