



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

Annex 3: Inner Boundaries

Part 2: Sections 5 - 6

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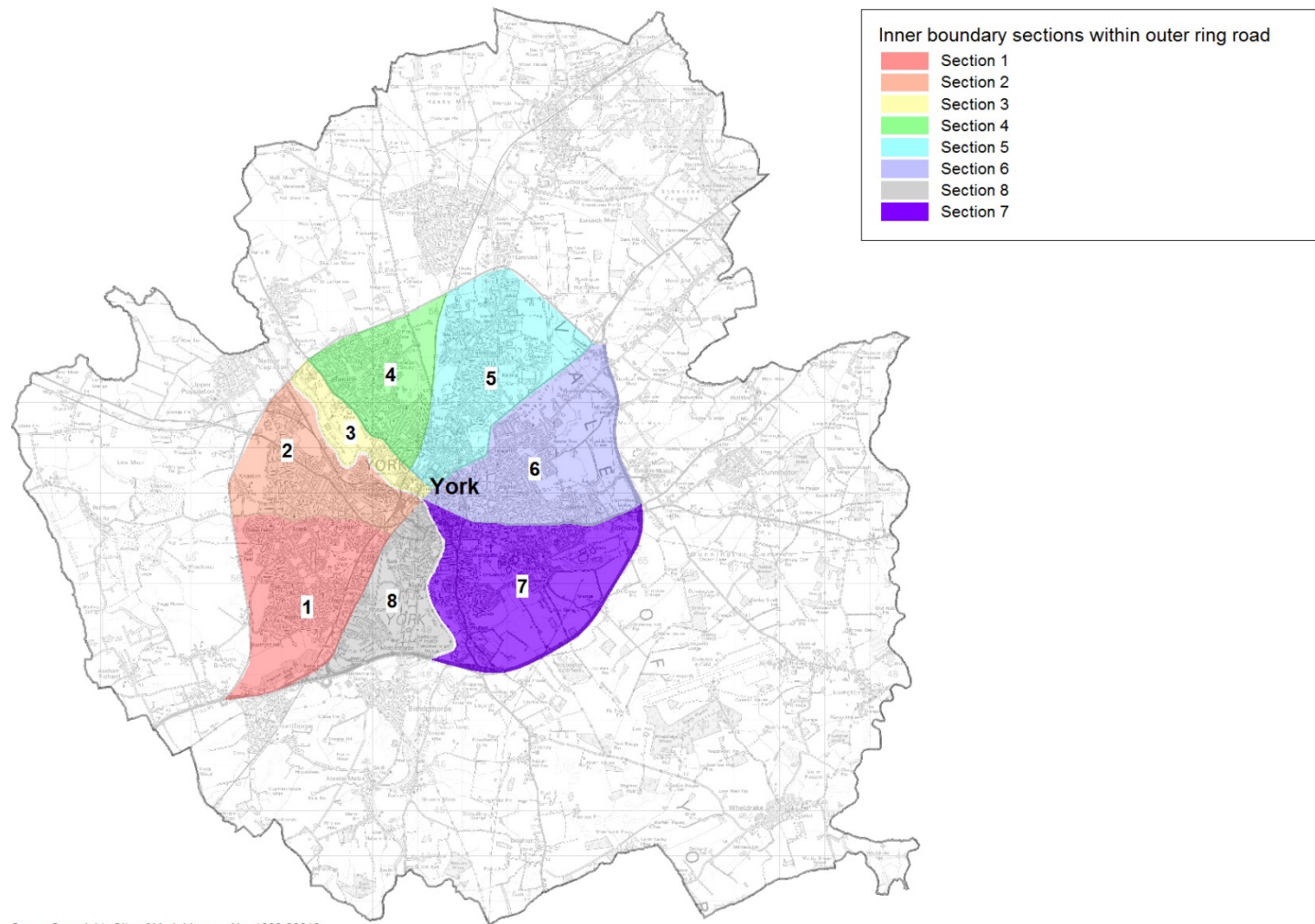
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Introduction

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.

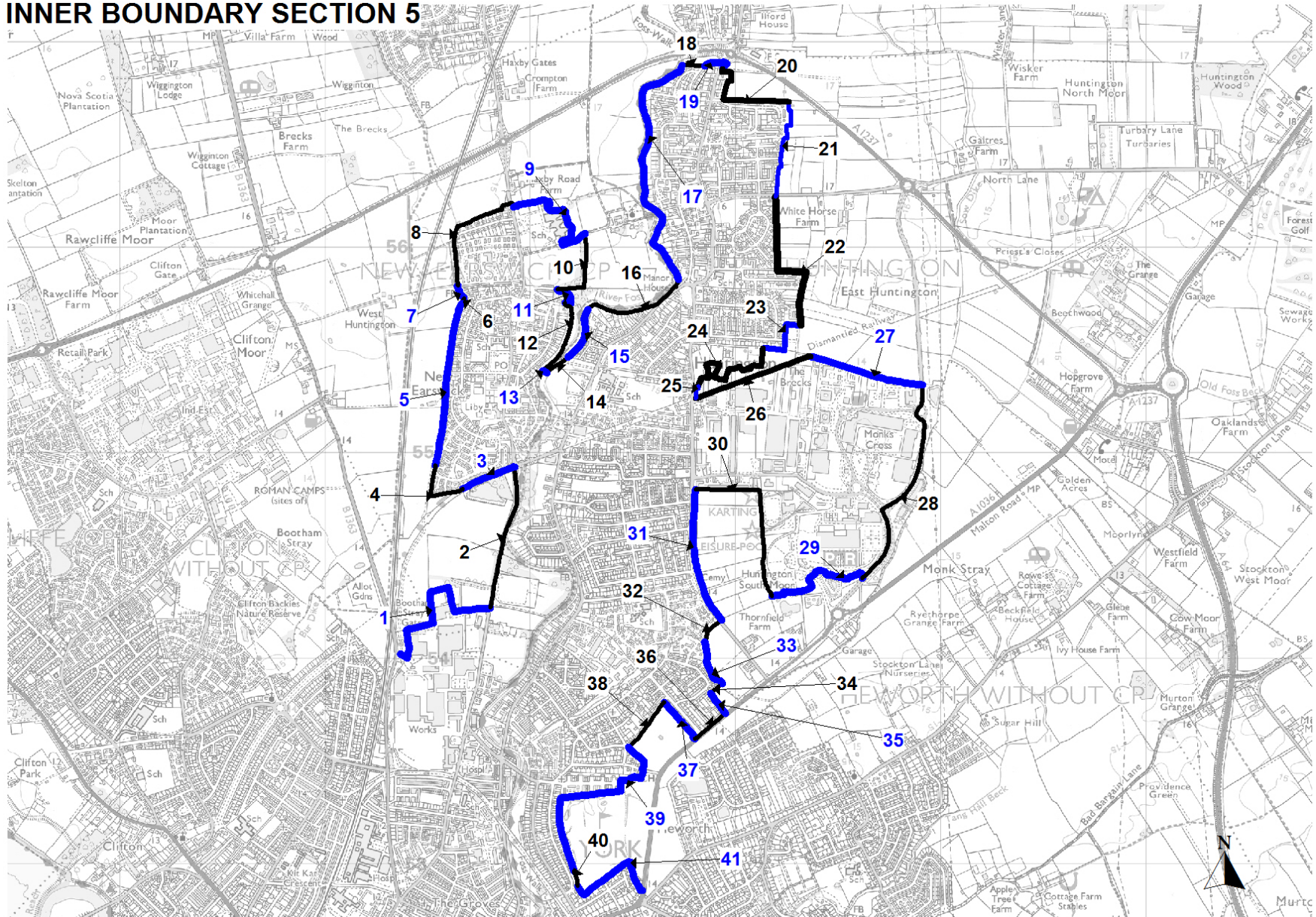
Where an assessment question is not relevant in determining a boundary, it is classified as not applicable in the summary and does not appear in the discussion section. As the analysis and evidence of some questions overlap, these may be grouped under a combined heading in the discussion section.

Two maps are provided in each section:

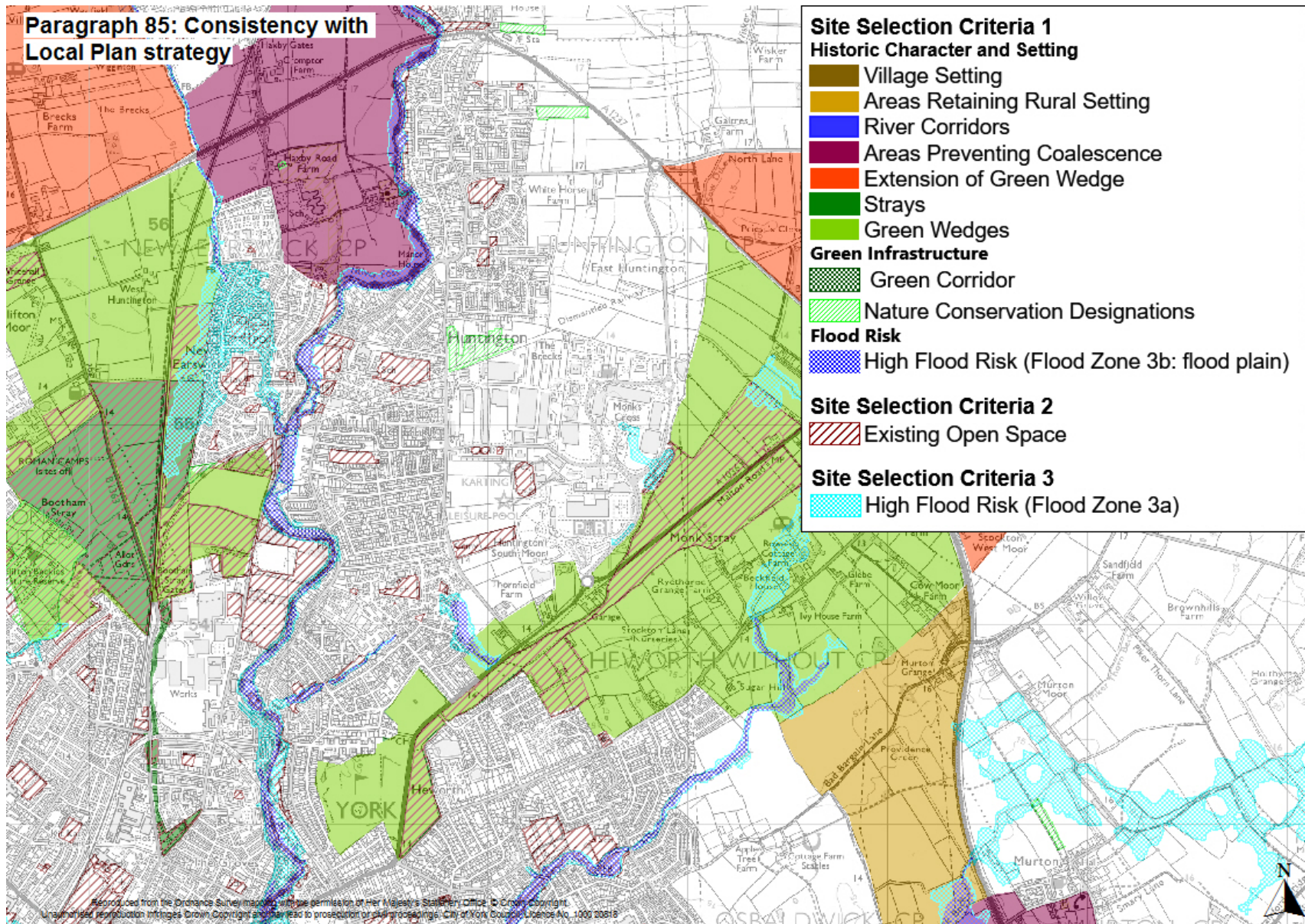
- Map to show the key to the boundaries identified in each section; and
- Map to illustrate considerations for Paragraph 85: Consistency with the Local Plan Strategy

Section 5

INNER BOUNDARY SECTION 5




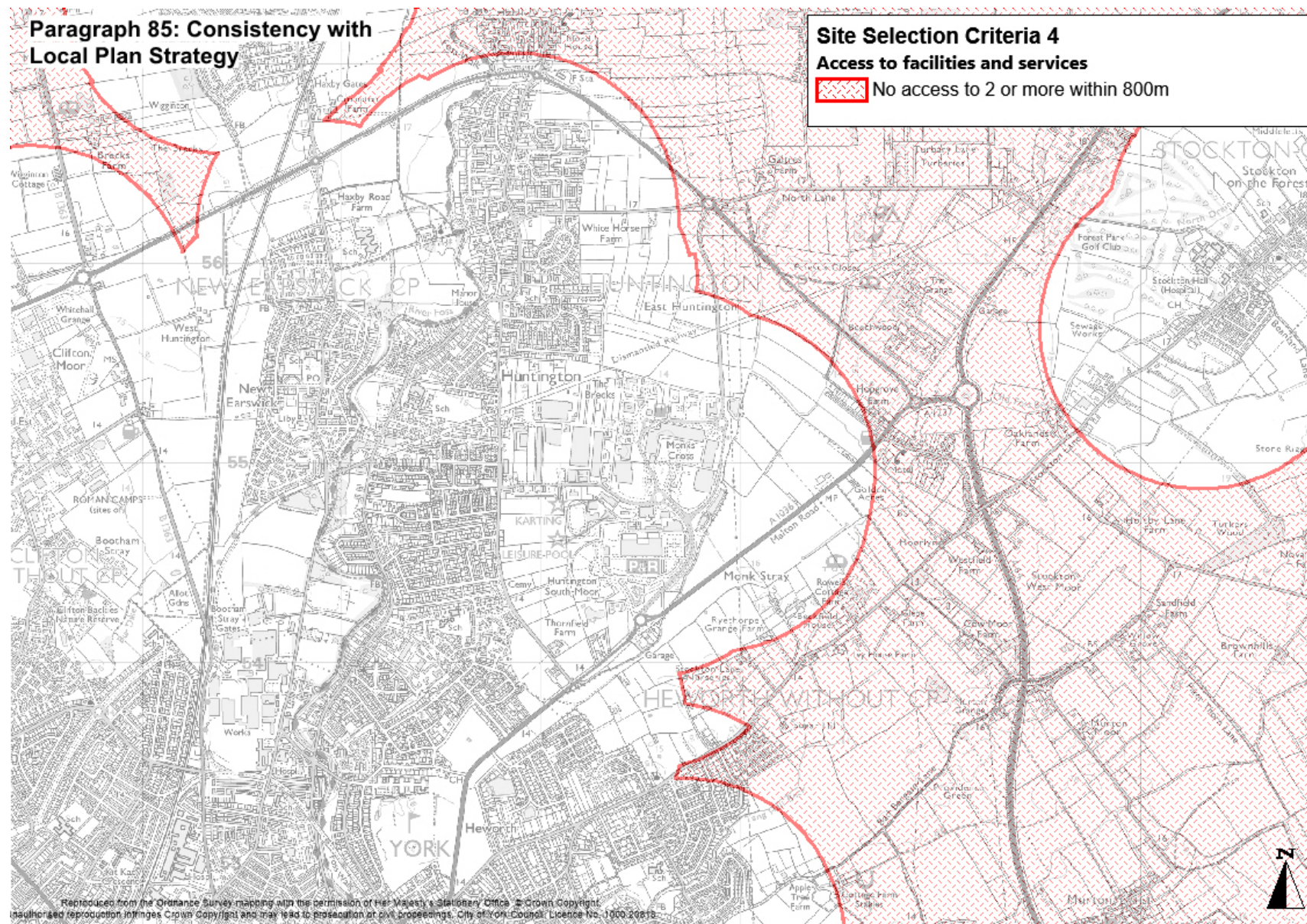
Paragraph 85: Consistency with Local Plan strategy



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Paragraph 85: Consistency with Local Plan Strategy

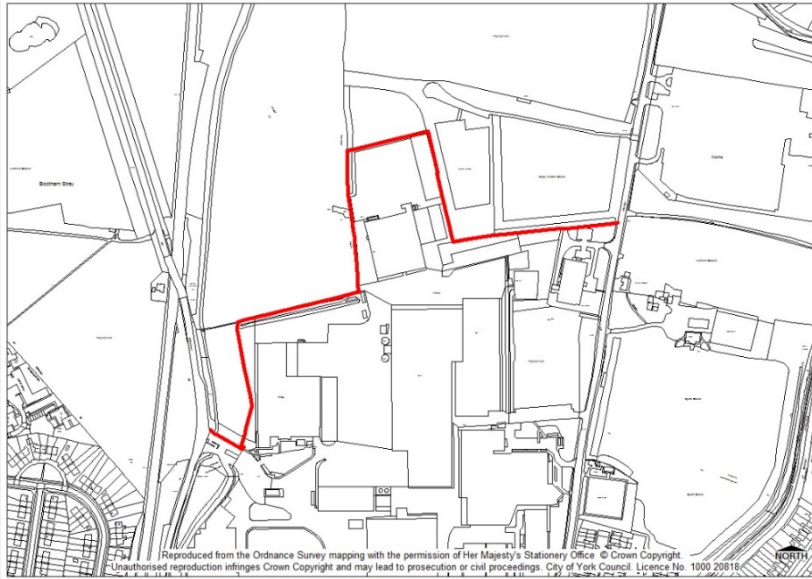
Site Selection Criteria 4
Access to facilities and services
 No access to 2 or more within 800m



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Section: 5	Boundary: 1	Boundary Name: Nestle Factory
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The boundary surrounds the Nestle Factory buildings until Haxby 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: 5	Boundary: 1	Boundary Name: Nestle Factory
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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 land between the urban edge to the south, and the outer ring road to the north, is relatively flat (Annex 1 - Evidence 5 - Topography), offering open views of the main urban area and the nestle factory to the south as well as between the districts of New Earswick to the east and Clifton Moor to the west. Across land in this location there are city wide views from the outer ring road and general long distance views from around Skewsby (Annex 1 – Evidence 13a – YCHCAA). The outer ring road to the north is an important open approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. The open area within the ring road is also bisected by Wigginton Road, the York to Scarborough Railway Line, and long distance pedestrian routes, all of which are also key approaches into the city important for understanding the city in its rural context (Annex 1- Evidence 6- Open Approaches). The open landscape also extends north 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, identity and distribution of settlements around York and connection to open and historic setting. The open land to the north of the proposed boundary is important to the historic character and setting of York, forming Bootham Stray and is identified as one of the green wedges of the city, area C1 (Annex 1 - Evidence 11 – Green Belt Appraisal). Green wedges prevent the lateral coalescence of different parts of the urban area and help retain the distinctive characteristics of earlier periods of individual settlements. Green wedge C1 provides a lateral separation between areas of distinctly different character, including; the Rowntree factory (Character Area 44), Huntington Suburbs (Character Area 45), New Earswick village (Character Area 46), Clifton Moor (Character Area 38) and Clifton north (Character Area 39) (Annex 1 - Evidence 14 -YHECP). The urban area to the south is characterised by large early modern and contemporary industrial and community buildings which form an important part of York’s heritage relating to chocolate/sweet production and are distinct from adjacent residential areas. The village of New Earswick was historically formed as a new garden village by the Rowntrees family for workers of the factory. Despite the links to the factory it was deliberately set apart from the industrial operations and</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 1	Boundary Name: Nestle Factory
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	<p>designed to have a rural setting. Its separation from both the factory itself and the suburbs of Huntington are important features to maintain in order to understand the historical context. This makes the land immediately to the north of the proposed boundary along Haxby Road particularly important in maintaining this separation. To the west of the green wedge, Clifton Moor is characterised by more modern industrial/out of town retail type development and it is therefore important that this wedge is maintained in the interests of physical separation or character and to prevent coalescence.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the siting and context of York Minster and the Nestle Rowntree factory and their visual dominance over and prominence within the landscape.</p> <p>Across land in this location there are general views from around Skewsby with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a -YCCHCA). These help to understand how the Minster would be viewed as a dominant landmark from surrounding settlements and drew people to the area, the open approach that the land provides to the city strengthens this context. When travelling the York Outer Ring Road, there are also city wide key views of the Minster and of the iconic Rowntree’s factory which add to the understanding of the visual dominance of these landmark buildings and their role in the context and evolution of the city (Annex 1 - Evidence 13b - YCCHCA). Views of the Minster are possible in other locations within the open wedge which give an understanding to the original dominance and context of the minster to these historically open areas.</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. Land to the north of the proposed boundary has historically been open land as part of Bootham Stray. The land has links to historical land management practices and long established grazing rights. The remnants of this around the city in the form of strays, are a fundamental feature of city’s links to its historic agricultural economy and social practices. These areas form the anchor of the green wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current unique built</p>	
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Section: 5	Boundary: 1	Boundary Name: Nestle Factory
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	<p>form. The land has remained open, offering grazed pasture and arable fields between Clifton Moor and New Earswick, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. The preserved open context of the view of the Minster, close to the urban area, adds to the understanding of the original context of the strays, and the Minsters ecclesiastical dominance over the city. There are also links in this area to other economic industrial themes for 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 connected to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land immediately to the south of the boundary having dense built structures of the urban area of the Nestle Complex, and land to the north of the boundary being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There is an absence of any buildings or structures adjacent to 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. The land is contained to the south by the existing built development of the Nestle factory but open land to the 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. The land to the north is generally undeveloped with no notable buildings or structures contained within it. There are some urbanising features such as Wigginton Road and the York-Scarborough rail line as well as the allotments directly to the north and the open sports pitches. However these features are acceptable as part of the green belt, connect to the open countryside and still allow for a sense of openness with views available to and from the village of New Earswick and Clifton Moor. In contrast the sports pitches to the south of the proposed boundary (for inclusion within the urban area) are contained within the Nestle Works fenced boundary and screened from view by dense planting, lacking any connection with the wider countryside.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. Land to the north of the boundary is publicly accessible with footpath and cycle path</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 5	Boundary: 1	Boundary Name: Nestle Factory
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	<p>access from the urban areas to the south and into New Earswick to the north. The land is open for recreation as open space and sports pitches with a nature conservation site further north abutting New Earswick, but these all connect to the open countryside and allow for open views and a rural feel. The scale, size and connectivity of the green wedge is large and open enough to give a rural countryside feel and also a sense of connection to the wider countryside beyond the ring road.</p>	
Local Permanence		
Proposed Boundary	Tree and 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 proposed boundary line follows recognisable built and natural features, following the northern extent of the access road to the Nestle site (excluding the road itself from the Green Belt) and following the fenced northern periphery of the Nestle Works until it's junction with Haxby Road. The boundary also marks a clear distinction between the built and open environment and is the most recognisable in the area. Other possible boundaries following identifiable features of Wigginton road, the York – Scarborough railway line or the cycle track following the former York-Beverly railway line, would not be reasonable alternatives as these each present potential harm to Purpose 1, 3 and 4. Another alternative would be to follow the rear boundary to the allotments to the north and the access road to these which connects to Haxby Road, however this would impact on the open views and understanding of the city in its rural setting from Haxby Road and impact on the open context which separates the factory from new earswick as discussed under Purpose 4.	
Permanence	The Nestle Works is a long established feature in this part of York, and the built edge to the urban area here has been clearly defined and defended over an extensive amount of time. While there are other boundaries which could be selected these lack the consistency and permanence of the fenced boundary which layers with the changes in context here. The mature trees, railings and ornamental planting around the edge of the site form a strong boundary, reducing the impact of the large factory buildings within and give the impression of a factory within a landscaped setting. 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	
Scoping/Strategic Principles set out in: SP13		
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		

Section: 5	Boundary: 1	Boundary Name: Nestle Factory
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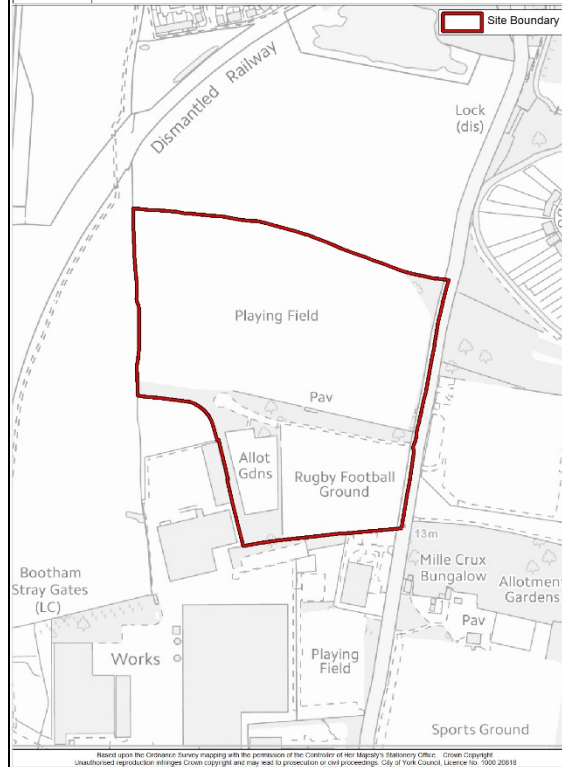
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential 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 west 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 Bootham Stray (A1) and Green Wedge (C1) [SD107]; • Is designated natural semi natural open space [SD085]; • Is mostly within District Green Corridor 9 (Bootham Stray [SD080]). • Is not high flood risk area; • Includes no nature conservation designations, although Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] is to the northwest. <p>the land immediately to the north east of the proposed boundary is:</p> <ul style="list-style-type: none"> • Is mostly identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge (C1) [SD107] (With the exception of the allotments immediately adjacent to east); • Is designated allotments and outdoor sports facility open space [SD085]; • Is mostly within Regional Green Corridor 3 (Foss Corridor [SD080]). • Is not high flood risk area; • Includes no nature conservation designations, although Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] is to the northwest <p>The open land to the north of the proposed boundary is therefore <u>not suitable for development in line with the Local Plan strategy.</u></p>
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<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has been considered for development</p>

Section: 5	Boundary: 1	Boundary Name: Nestle Factory
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Site 141

Site Ref: 141



Section: 5	Boundary: 2	Boundary Name: Haxby Road
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The boundary begins with Haxby Road and goes North until the crossroads at Link 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>
	1.1	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: 5	Boundary: 2	Boundary Name: Haxby 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 should be sensitive as part of a wider view of a dense compact city in an open or rural landscape. Land to the west of the urban edge is relatively flat (Annex 1 - Evidence 5 - Topography) offering open views of the main urban area and the Nestle factory to the south. There are also views between the areas of New Earswick to the North and Clifton Moor to the west. The land contained within this boundary is part of a general long distance view from from Skewsby across the CYC authority area, of York Minster in its wider setting of compact city and open countryside(Annex 1 – Evidence 13a - YCCHCAA). 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. Haxby Road runs parallel to this boundary (immediately to the east); and is a link which provides a key open approach into the city not only from the outer ring road but also the nearby areas of New Earswick and Huntington.</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. 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 connected to Bootham Stray and is identified as one of the green wedges of the city, area C1 (Annex 1 - Evidence 11 – Green Belt Appraisal). The green wedges prevent the lateral coalescence of different parts of the urban area and help retain the distinctive characteristics of earlier periods of individual settlements. Green wedge C1 provides a lateral separation between areas of distinctly different character, including; the Rowntree factory (character area 44), Huntington Suburbs (Character Area 45), New Earswick village (character area 46), Clifton Moor (character area 38) and Clifton north (Character Area 39) (Annex 1 - Evidence 14 - YHECP). The urban area to the south is characterised by large early modern and contemporary industrial and community buildings which form an important part of York’s heritage relating to chocolate/sweet production and are distinct from adjacent residential areas. The village of New Earswick was historically formed as a new garden village by the Rowntrees family for workers of the factory. Despite the links to the factory it was deliberately set apart from the industrial operations, and designed to have a rural setting, its separation from both the factory itself and the suburbs of Huntington are important features to maintain in order to understand the historical context. This makes the land</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 2	Boundary Name: Haxby Road
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	<p>immediately to the north of the proposed boundary along Haxby Road particularly important in maintaining this separation. To the west of the Green Wedge, Clifton Moor is characterised by more modern industrial/out of town retail type development, and it is therefore important that this wedge is maintained in the interests of physical separation or character and to prevent coalescence.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from around Skewsby, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCAA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area. 2.3 No</p> <p>Landscape and Setting (Criterion 3) 3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches. The land to the west of this boundary is part of the open countryside adjacent to the main urban area and contributes to the open approach of Haxby Road, Wigginton Road and the Scarborough Railway Line. The land to the west of the proposed boundary has historically been open land as part of Bootham Stray. The land has links to historical land management practices and long established grazing rights. The remnants of this around the city in the form of strays, are a fundamental feature of city's links to its historic agricultural economy and social practices. These areas form the anchor of the green wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current unique built form. The land has remained open, offering grazed pasture and arable fields between Clifton Moor and New Earswick, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. The preserved open context close to the urban area, adds to the understanding of the original context of the strays, and the Minsters ecclesiastical dominance over the city. There are also links in this area to other economic</p>	
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Section: 5	Boundary: 2	Boundary Name: Haxby Road
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	<p>industrial themes for the city. The setting of New Earswick Conservation area is enhanced by the openness of the land in this location.</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. Figure ground data in this location shows the contrasts in context of areas with land to the east of the boundary containing built structures of the urban area off Huntington road and Haxby Road, and land to the west of the boundary being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There is an absence of buildings on land in this location.</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 land is open to the west.</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 land functions as part of the countryside in terms of relationships within it or acceptable uses within it. The land to the west is generally undeveloped with no notable buildings or structures contained within it. The sport pitches attract some urbanising features such as the parpahinalia associated to such uses; an access lane bisects the pitches which introduces a further urbanising feature. The New Earswick Nature reserve is enclosed by a metal security type fence along its southern boundary; however this is softenend to a degree by having a dense treeline as a backdrop. Within the nature reserve boundary there are also a number of strcutres. However, these features are acceptable as part of the green belt, connect to the open countryside and still allow for a sense of openness with views available to and from the village of New Earswick and Clifton Moor.</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 boundary is generally publicly accessible with both formal and more informal footpath routes. The land is open for recreation as open space and sports pitches with the Nature Reserve abutting New Earswick. All of these features connect to</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 5	Boundary: 2	Boundary Name: Haxby Road
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	the open countryside and allow for open views and a rural feel. The scale, size and connectivity of the green wedge is large and open enough to give a rural countryside feel and also a sense of connection to the wider countryside.	
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	This section of the boundary line follows recognisable built and natural features along the route of Haxby Road, excluding the road itself from Green Belt.	
Permanence Scoping/Strategic Principles set out in: SP13	Haxby Road is a long established transport route (shown on 1846 Map) and will have been a critical link between the Rowntrees factory and the village of New Earswick which was developed specifically for its workers.	
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 west 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 Green Wedge (C1) [SD107]; • Designated allotments and outdoor sports facility open space to the southern edge [SD085]; • Mostly within Regional Green Corridor 3 (Foss Corridor [SD080]). • Not high flood risk area; • Not Included in any nature conservation designations, although Clifton Backies designated as a Site of Importance to Nature Conservation [SD080] is to the northwest 	

Section: 5	Boundary: 2	Boundary Name: Haxby Road
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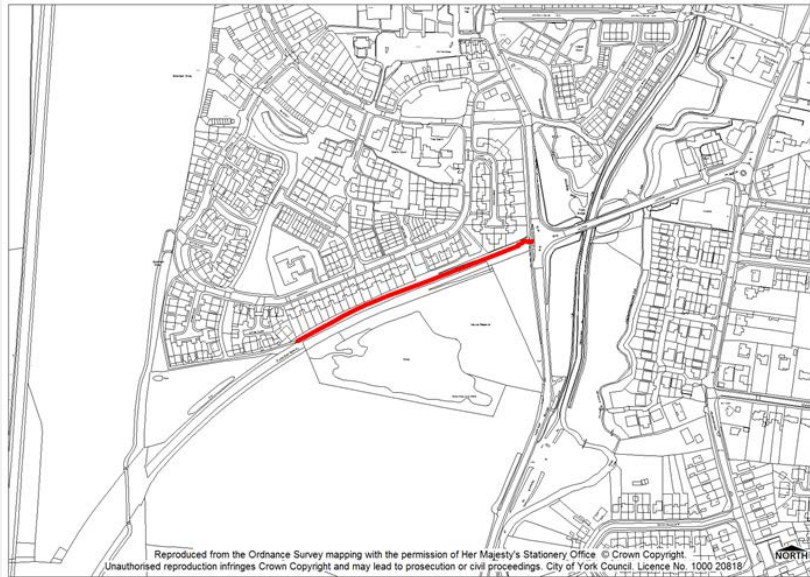
The open land to the west of the proposed boundary is therefore **not suitable for development in line with the Local Plan strategy.**

Land Considered/Site Selection
Land adjacent to this boundary has been considered for development



Section: 5	Boundary: 3	Boundary Name: Rear of Alder Way South
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The boundary heads west to the rear of properties at Alder Way



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		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: 5	Boundary: 3	Boundary Name: Rear of Alder Way South
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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 land immediately to the south of this boundary consists of the New Earswick Nature Reserve, a densely wooded area within which there is a large pond and some ancillary type structures such as sheds and storage containers. The land to the north comprises of an established housing development which was built in the mid 1990s and forms part of the settlement of New Earswick. The undeveloped land to the south of the boundary is connected to the open land to the west which has been identified as a designated green wedge which also includes Bootham Stray. The land contained within this boundary is part of a general long distance view from Skewsby across the CYC authority area, of York Minster in its wider setting of compact city and open countryside(Annex 1 – Evidence 13a - YCCHCAA). 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. There are views into the land to the south of this boundary from Haxby Road, a key open approach into the city not only from the outer ring road but also the nearby areas of New Earswick and Huntington.</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. Land in this location is important to the historic character and setting of York. The open land to the south of the proposed boundary forms part of Bootham Stray and is identified as a one of the green wedges in the city, area C1 (Annex 1 – Evidence 11 - GB Appraisal). This wedge provides a lateral separation between the two distinctly different settlements of New Earswick; which historically for was formed as a model village with links to the Rowntrees family and Clifton Moor; an are characterised by more modern industrial/out of town retail type development. Land in this location also also provides a north to south separation between the Nestle complex and the southern end of New Earswick. It is therefore important that this wedge is maintained in the intrests of physical separation</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are long distance views across this area from</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 3	Boundary Name: Rear of Alder Way South
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	<p>Skewsby, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCAA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches. 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 Haxby Road, Wigginton Road and the York-Scarborough railway line. The land to the south of the proposed boundary has historically been open land as part of Bootham Stray. The land has links to historical land management practices and long established grazing rights. The remnants of this around the city in the form of strays, are a fundamental feature of city’s links to its historic agricultural economy and social practices. These areas form the anchor of the Green wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current unique built form. The land has remained open, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. There are also links in this area to other economic industrial themes for the city. The boundary also creates a physical and visual break between developments along Haxby Road along the western side of the road.</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. Figure ground data in this location shows the contrasts in context of areas with land immediately to the north of the boundary having built structures of the urban area of New Earswick, and land to the south of the boundary being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</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 buildings within the New Earswick Nature Reserve,</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 5	Boundary: 3	Boundary Name: Rear of Alder Way South
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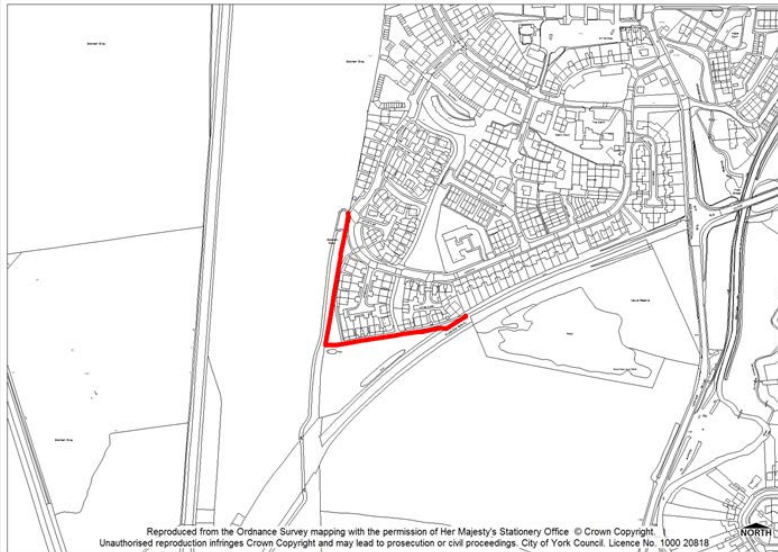
	<p>this is unlikely to pose a risk to sprawl. Beyond this there are no built structures on the land further south until the Nestle complex.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. While land in this location is contained to the north by the existing residential development on Alder Way and enclosed along the eastern boundary by Haxby Road, beyond this to the south land is open and not contained until the Nestle complex. Development on land to the south of this boundary would visually and physically reduce the gap between the southern end of New Earswick and the Nestle complex.</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 to the south of this boundary has a sense of openness and countryside function. Land here is generally undeveloped with no notable buildings or structures contained within it, however there are some negative human influences further south west with the presence of the York-Scarborough rail line and Wigginton Road beyond that. The larger built forms associated to Clifton Moor are also visible at points. The land used as a nature reserve immediately adjacent to the boundary provides access to outdoor activities.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the south of the boundary has strong connections to the green wedge and Bootham Stray which provide open views from the A1237 Outer Ring Road towards the urban area. The land parallel to Haxby Road provides a break in built form between the urban area and the nearby settlement of New Earswick.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Rear boundary of properties with path or openland	The proposed boundary has been established for a significant
Recognisability of proposed boundary	This section of the boundary line follows recognisable built and natural features along an established path to the rear of properties on Alder Way. The path follows the route of the former York-Beverley railway line.	

Section: 5	Boundary: 3	Boundary Name: Rear of Alder Way South
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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary follows an established path to the rear of properties on Alder Way. The path follows the route of the former York-Beverley railway line. 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>An alternative boundary could be the existing southern boundary of the New Earswick Nature Reserve, however including the nature reserve in the Green Belt ensures that any development coming forward here remains acceptable development in the Green Belt so as not to erode the north-south openness between New Earswick and the Nestle Complex, thus not compromising the open approaches of Haxy Road, Wigginton Road and the East Coast Mainline or eroding the perception of a compact city.</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 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 Green Wedge (C1) [SD107]; • Designated Natural/Semi Natural open space to the immediate southern edge [SD085]; • Mostly within Regional Green Corridor 3 (Foss Corridor [SD080]). • Not high flood risk area; • Not included in any nature conservation designations, although the designated open space immediately to the south is described as Link road nature reserve. <p>The open land to the south 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 not been proposed for development</p>	

Section: 5	Boundary: 4	Boundary Name: Rear of Alder Way West
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The boundary follows the rear of the properties to the South West of Alder Way



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>
	1.1	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: 5	Boundary: 4	Boundary Name: Rear of Alder Way West
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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 land to the south of this boundary consists of open, undeveloped land with some woodland and tree coverage. The land does not have any notable uses but does contain various desire paths which provide links from the nearby housing into the neighbourin open land and nearby nature reserve. The land situated to the west of the boundary is open land which is designated as a green wedge, the adjacent area also forms part of Bootham Stray. 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. There are general city wide views of the Minster across land in this location (Annex 1 – Evidence 13a – YCCHCAA). There are views into the land to the west of this boundary from the York-Scarborough railway line and Wigginton Road, key open approaches into 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 settlements around York. Land in this location is important to the historic character and setting of York. The open land to the south and west of the proposed boundary forms part of Bootham Stray and is identified as a one of the Green Wedges in the city, area C1 (Annex 1 – Evidence 11 - GB Appraisal). This wedge provides a lateral seperation between the two distinctly different settlements of New Earswick; which historically was formed as a model village with links to the Rowntrees family and Clifton Moor; an area characterised by more modern industrial/out of town retail type development. It is therefore important that this wedge is maintained in the intrests of physical seperation. This boundary also provides a North/South seperation between the Nestle complex and the southern end of New Earswick.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are city wide views from the outer ring road across land in this location, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCAA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 4	Boundary Name: Rear of Alder Way West
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	<p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches. The land to the south and west of this boundary is part of the open countryside adjacent to the main urban area and contributes to the open approach of Wigginton Road and the York-Scarborough railway line. The land has historically been open land as part of Bootham Stray and forms part of a defined Green Wedge in the city. The land has links to historical land management practices. The remnants of this around the city in the form of strays, are a fundamental feature of city's links to its historic agricultural economy and social practices. These areas form the anchor of the Green wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current unique built form. The land has remained open, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. There are also links in this area to other economic industrial themes for 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 connected to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land immediately to the east and north of the boundary having built structures of the urban area of New Earswick, and land to the west and south of the boundary being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</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 south and west of the boundary is open grassland interspersed with various tree clusters and hedgelines. The open land is primarily used by walkers and has various tracks around its perimeter. The land further north is in use as playing pitches. Immediately adjacent to the west of the proposed boundary is a paved footpath and cycle link which provides connectivity to Wigginton Road. There is an absence of existing structures.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 5	Boundary: 4	Boundary Name: Rear of Alder Way West
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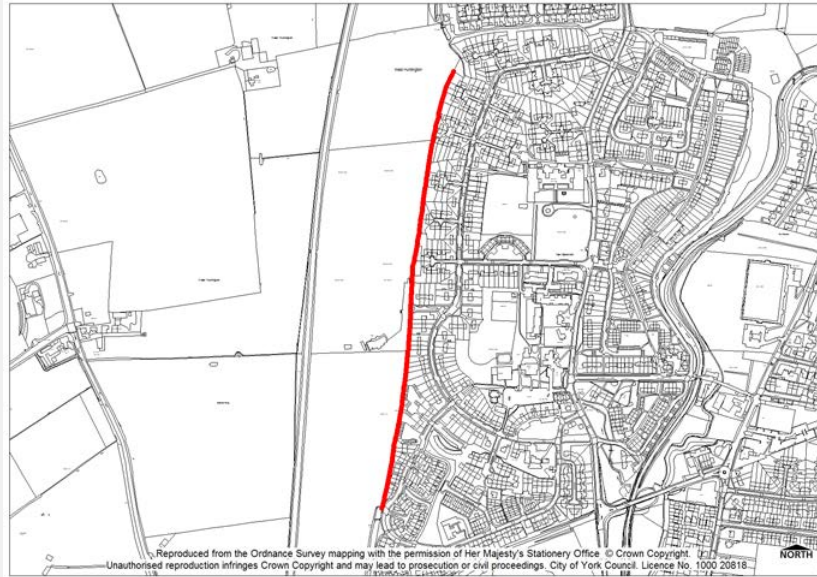
	4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The land is contained to the north by existing residential development, but open land to the south and west.	
Purpose 3 Safeguarding 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 land immediately to the south and west of the proposed boundary contain very few urbanising influences. The most notable is the presence of the paved footpath and cycle way. Further West of the proposed boundary there are some larger negative human influences with the presence of the York-Scarborough railway line and beyond that Wigginton Road. The larger urban built form at Clifton Moor is also visible at points. 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. The land to the south and west of the boundary has strong connections to the Green Wedge and Bootham Stray which provide open views from the A1237 Outer Ring Road towards the urban area.	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	This section of the boundary line follows recognisable built and natural features along an established path to the rear of properties on Alder Way. The next nearest boundary would follow the route of the existing footpaths, or further away to the west the York-Scarborough Railway Line. Development further south and west would result in sprawl and the loss of compactness.	
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham 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	

Section: 5	Boundary: 4	Boundary Name: Rear of Alder Way West
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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, the land immediately to the south and west of the proposed boundary is:</p> <ul style="list-style-type: none"> • To the west entirely within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Stray A1 (Bootham Stray) and Green Wedge (C1) and to the south within the same green wedge (C1), to the south of the nature reserve and route of the dismantled railway line [SD107]; • Designated Natural/Semi Natural open space to both the immediate southern and eastern edges [SD085]; • Mostly within Regional Green Corridor 3 (Foss Corridor to the south and entirely within district Green Corridor 9 (Bootham Stray) to the east [SD080]. • Not high flood risk area; • Designated as a site of importance to nature conservation (Earswick Meadow) to the south [SD080] <p>The open land to the south and 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: 5	Boundary: 5	Boundary Name: Rear of properties from Alder Way to Rowan Avenue
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The boundary carries on towards north from the rear of properties at Alder Way until the approach to Rowan Avenue



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	Yes				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 5	Boundary: 5	Boundary Name: Rear of properties from Alder Way to Rowan Avenue
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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 proposed boundary runs along the western flank of New Earswick. The land to the east of the boundary comprises residential development. The open land to the west consists of a mix of open land and sports pitches and some low density buildings associated with New Earswick Sports club. An open field abuts the most southern and northern sections of the boundary line. The land contained within this boundary is part of a general long distance view from Skewsby, across the CYC authority area, of York Minster in its wider setting of compact city and open countryside(Annex 1 – Evidence 13a - YCCHCAA).There are also general city wide views of the Minster from the outer ring road. 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. There are views into the land to the west of this boundary from the York-Scarborough railway line and Wigginton Road, key open approaches into the city. This open land here reinforces the view of a compact city from these open approaches.</p> <p>1.2 The land should be kept permanently open as part of maintaining 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 identified as area C1, one of the Green Wedges in the city (Annex 1 – Evidence 11 - GB Appraisal) and important to reinforce the existing development patterns and retain this special pattern for the future. This area of undeveloped open space with a rural feel reaching close to the centre for the city has been identified as important to allow an open aspect and views towards important city landmarks including the Minster and form a more pronounced separation between areas of different urban form, character and history (Annex 1 – Evidence 11 - GB Appraisal). It is important to keep land in this location open to prevent coalescence between Clifton Moor and New Earswick. Area A1 (Stray) is also in this location, across land to the west of the southern section of the boundary line. Bootham Stray retains, reinforces and extends the pattern of the historic green wedges is described as open grazed pasture and arable fields with an open approach, providing a rural setting of the city, alongside views of the Minster (Annex 1 – Evidence 11 - GB Appraisal).</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 5	Boundary Name: Rear of properties from Alder Way to Rowan Avenue
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	<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 to the west of this boundary is within the parish of New Earswick. This open land around the village contributes to the open feel of the area, which is part of New Earswick’s garden village setting, as well as part of the open countryside setting around the City of York. There are views into this land from New Earswick and the open approaches of Wigginton Road and the Scarborough Railway Line, as well as the outer ringroad further to the north. Land to the west of this boundary, is identified in the Green Belt appraisal work as Green Wedge (C1) and Bootham Stray (A1) and is assessed as being important to retain the open approaches providing a rural setting to the city between Clifton Moor and New Earswick (Annex 1 – Evidence 11 - Green Belt Appraisal).</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are long distance views across this area from Skewsby, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCAA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area. There are also general city wide views of the Minster across land in this location from the outer ring road.</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 this boundary functions as part of the open countryside adjacent to the main urban area and contributes to the open approach of Wigginton Road, the Scarborough Railway Line and the outer ring road to the north. The open land to the west of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e). The land has links to historical land management practices. The remnants of this around the city in the form of strays, are a fundamental feature of city’s links to its historic</p>	
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Section: 5	Boundary: 5	Boundary Name: Rear of properties from Alder Way to Rowan Avenue
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	<p>agricultural economy and social practices. These areas form the anchor of the green wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current unique built form. The land has remained open, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. Open land here, and a connection to the wider countryside also contributes to the significance of the setting and ‘garden village’ character of the New Earswick Conservation Area which lies to the east of the proposed boundary line (Annex A – Evidence 17 – Conservation Areas).</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. Figure ground data in this location shows the contrasts in context of areas with land immediately to the east of the boundary having dense built structures of the urban area of New Earswick, and land to the west of the boundary being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</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 on land to the west of the most southern and northern sections of the boundary line. However, to the west of the remaining boundary line is the New Earswick Sports Club. There are a number built forms and urbanising features on the land which if intensified could impact on openness but is 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. The land is contained to the east by the existing built development of New Earswick but open land to the west.</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. Land to the west of the most southern and northern sections of the boundary line is open fields. To the west of the remaining boundary line is the New Earswick Sports Club where there are therefore a number built forms and urbanising features on the land, including a clubhouse building, static caravan, various steel portal frame buildings, old lorry trailer bodies and car park.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

Section: 5	Boundary: 5	Boundary Name: Rear of properties from Alder Way to Rowan Avenue
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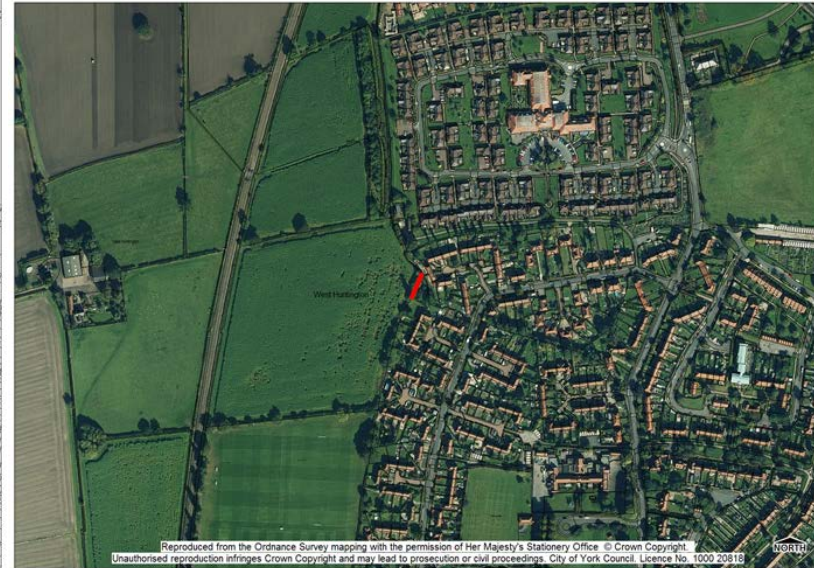
<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>There are multiple playing pitches for football, cricket and rugby with associated features such as goalposts and some of the pitches are also enclosed by low level railings. There are also a number of small shelter type structures around the perimeter of some of the pitches. The tennis courts are enclosed and there is an arc of safety nets between the cricket pitches and tennis courts which are suspended between a series of tall pylons. The provision of facilities for outdoor sport and recreation are considered not to be inappropriate forms of development within the Green Belt, as they currently preserve openness.</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 is readily accessible to the public for recreational purposes both for organised sports and also general leisure and recreation. Views north, south and west generally have a more open feeling as they are less urbanised with built form and general development being further away.</p>	<p>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 layering of different boundary features offers strength and resilience to change.</p>
<p>Recognisability of proposed boundary</p>	<p>This section of the proposed boundary line follows recognisable built and natural features along an established tree/hedge line to the rear of properties on White Rose Avenue/Rowan Avenue; this provides physical separation between areas of a different character. The nearest potential alternative boundary is the York-Scarborough railway line. However, development further west would result in sprawl and the loss of compactness.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham 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.</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:</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>	

Section: 5	Boundary: 5	Boundary Name: Rear of properties from Alder Way to Rowan Avenue
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SP10, SP11, SP12	<p>However, the land immediately to the west of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Stray A1 (Bootham Stray) and Green Wedge (C1) [SD107]; • Mostly designated Outdoor Sport Facility open space [SD085]; • Entirely within district Green Corridor 9 (Bootham Stray) [SD080]. • Within flood zone 3a to the immediate west of the boundary [REF]; • Not included as any 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: 5	Boundary: 6	Boundary Name: Boundary West of Rowan Avenue
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The boundary extends rear of properties to the West of Rowan Avenue



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
	1.1	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: 5	Boundary: 6	Boundary Name: Boundary West of Rowan Avenue
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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 proposed boundary continues to run along the western flank of New Earswick. The land to the east of the boundary comprises residential development. The open land to the west consists of an open field. The land contained within this boundary is part of a city wide view from the outer ring road, of York Minster in its wider setting of compact city and open countryside(Annex 1 – Evidence 13a - YCCHCAA). 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. There are views into the land to the west of this boundary from the York-Scarborough railway line and Wigginton Road, key open approaches into the city. The open land here reinforces the view of a compact city from these open approaches.</p> <p>1.2 The land should be kept permanently open as part of maintaining 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 identified as area C1 (Green Wedge - Annex 1 – Evidence 11 - GB Appraisal) and important to reinforce the existing development patterns and retain this special pattern for the future. This area of undeveloped open space with a rural feel reaching close to the centre for the city has been identified as important to allow an open aspect and views towards important city landmarks including the Minster and form a more pronounced separation between areas of different urban form, character and history.</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 to the west of this boundary is within the parish of New Earswick. This open land around the village contributes to the open feel of the area, which is part of New Earswick’s garden village setting, as well as part of the open countryside setting around the City of York. There are views into this land from New Earswick and the open approaches of Wigginton Road and the Scarborough Railway Line, as well as the outer ring road further to the north. Land to the west of this boundary, is identified in the Green Belt appraisal work as Green Wedge (C1) and is assessed as being important to retain the open approaches providing a rural setting to the city between Clifton Moor and New Earswick (Annex</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 6	Boundary Name: Boundary West of Rowan Avenue
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	<p>1 – Evidence 11 - Green Belt Appraisal). It is important to keep land in this location open to prevent coalescence between Clifton Moor and New Earswick.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are city wide views from the outer ring road with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCAA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area.</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 this boundary functions as part of the open countryside adjacent to the main urban area and contributes to the open approach of Wigginton Road, the Scarborough Railway Line and the outer ring road to the north. The open land to the west of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e). The land has links to historical land management practices. As part of a green wedges land in this location brings a sense of the countryside close to the urban core and has shaped the evolution of the current unique built form. The land has remained open, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. Open land here, and a connection to the wider countryside also contributes to the significance of the setting and ‘garden village’ character of the New Earswick Conservation Area which lies to the east of the proposed boundary line (Annex A – Evidence 17 – Conservation Areas).</p> <p>3.2 Not Applicable</p>	
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Section: 5	Boundary: 6	Boundary Name: Boundary West of Rowan Avenue
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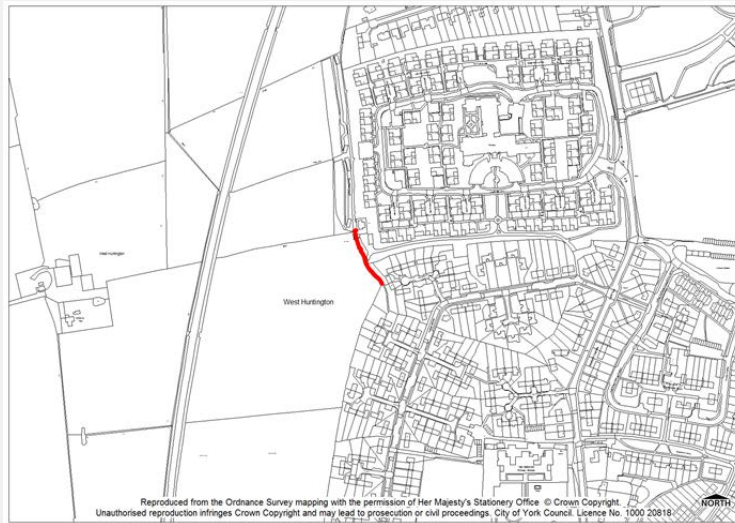
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land immediately to the east of the boundary having dense built structures of the urban area of New Earswick, and land to the west of the boundary being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</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 on land to the west of the boundary line.</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 land is contained to the east by the existing built development of New Earswick but open to the west.</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. The land to the west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. Land further to the west however does contain some negative human influences in the form of the York-Scarborough Railway line.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the west of the proposed boundary has views north, south and west. There are tracks around the perimeter of the field which people can walk around for the purposes of leisure and recreation.</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</p>
<p>Recognisability of proposed boundary</p>	<p>The boundary line follows an established tree/hedge line to the rear of properties on Rose Tree Grove. The nearest potential alternative boundary is the York-Scarborough railway line. However, development further west would result in sprawl and the loss of compactness.</p>	

Section: 5	Boundary: 6	Boundary Name: Boundary West of Rowan Avenue
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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham 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.</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, the land immediately to the west of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge (C1) [SD107]; • Not included in any open space designations [SD085]; • Entirely within district Green Corridor 9 (Bootham Stray) [SD080]. • Within flood zone 3a to the immediate west of the boundary [REF]; • Not included in any 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 not been proposed for development</p>	

Section: 5	Boundary: 7	Boundary Name: Boundary West of Rowan Place
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The boundary follows the rear of properties at the West of Rowan Place



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: 5	Boundary: 7	Boundary Name: Boundary West of Rowan Place
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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 proposed boundary continues to run along the western flank of New Earswick. The land to the east of the boundary comprises residential development. The open land to the west consists of an open field. There are city wide views from the outer ring road across land in this location of York Minster in its wider setting of compact city and open countryside(Annex 1 – Evidence 13a - YCCHCAA). 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. There are views into the land to the west of this boundary from the York-Scarborough railway line and Wigginton Road, key open approaches into the city. The open land here reinforces the view of a compact city from these open approaches.</p> <p>1.2 The land should be kept permanently open as part of maintaining 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 identified as area C1, Green Wedge (Annex 1 – Evidence 11 - GB Appraisal) and important to reinforce the existing development patterns and retain this special pattern for the future. This area of undeveloped open space with a rural feel reaching close to the centre for the city has been identified as important to allow an open aspect and views towards important city landmarks including the Minster and form a more pronounced separation between areas of different urban form, character and history.</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 to the west of this boundary is within the parish of New Earswick. This open land around the village contributes to the open feel of the area, which is part of New Earswick’s garden village setting, as well as part of the open countryside setting around the City of York. There are views into this land from New Earswick and the open approaches of Wigginton Road and the Scarborough Railway Line, as well as the outer ringroad further to the north. Land to the west of this boundary, is identified in the Green Belt appraisal work as Green Wedge (C1) and is assessed as being important to retain the open approaches providing a rural setting to the city between Clifton Moor and New Earswick (Annex</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 7	Boundary Name: Boundary West of Rowan Place
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	<p>1 – Evidence 11 - Green Belt Appraisal). It is important to keep land in this location open to prevent coalescence between Clifton Moor and New Earswick</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are a general city wide views across land in this location from the outer ring road, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCAA). 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 west of this boundary functions as part of the open countryside adjacent to the main urban area and contributes to the open approach of Wigginton Road, the Scarborough Railway Line and the outer ring road to the north. The open land to the west of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e). The land has links to historical land management practices. As part of a green wedges land in this location brings a sense of the countryside close to the urban core and has shaped the evolution of the current unique built form. The land has remained open, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. Open land here, and a connection to the wider countryside also contributes to the significance of the setting and ‘garden village’ character of the New Earswick Conservation Area which lies to the east of the proposed boundary line (Annex A – Evidence 17 – Conservation Areas). 3.2 Not Applicable</p>	
<p>Purpose 1 Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. Figure ground data in this location shows the contrasts in context of areas with land immediately to the east of the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY</p>

Section: 5	Boundary: 7	Boundary Name: Boundary West of Rowan Place
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Scoping/Strategic Principles set out in: SP4, SP5, SP8	<p>boundary having dense built structures of the urban area of New Earswick, and land to the west of the boundary being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</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 west of the boundary is generally open agricultural land.</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 land is contained to the east by the existing built development of New Earswick but open to the west.</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 and acceptable uses within it. The land to the west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. Land further to the west however does contain some negative human influences in the form of the York-Scarborough Railway line. Beyond this there is a complex of farm buildings known as Kettlestring Farm however this agricultural use is acceptable and functions as part of 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 west of the proposed boundary has views north, south and west. There are tracks around the perimeter of the field which people can walk around for the purposes of leisure and recreation.</p>	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	This section of the boundary line follows recognisable built and natural features along an established tree/hedge line to the rear of properties on Rowan Place. The nearest potential alternative boundary is the York-Scarborough railway line. However, development further west would result in sprawl and the loss of compactness.	
Permanence	This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham Stray. All of the existing planning permissions on	

Section: 5	Boundary: 7	Boundary Name: Boundary West of Rowan Place
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Scoping/Strategic Principles set out in: SP13	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	<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 west of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge (C1) [SD107]; • Not included in any open space designations; • Entirely within Local Green Corridor 21 (Wigginton Corridor) [SD080]. • Within flood zone 3a to the immediate west of the boundary; • Not included in any 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: 5	Boundary: 8	Boundary Name: Rear of Lucombe Way and Park Avenue New Earswick
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The boundary follows the rear of properties on Lucombe Way and Park Avenue, New Earswick



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>
	1.1	Yes			4.2	Yes	
	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: 5	Boundary: 8	Boundary Name: Rear of Lucombe Way and Park Avenue New Earswick
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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 outer ring road to the north is an important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. There are general city wide views from the outer ring road across land to the west of the boundary, of York Minster in its wider setting of compact city and open countryside(Annex 1 – Evidence 13a - YCCHCAA). There are views into the land to the west of this boundary from the York-Scarborough railway line and Wigginton Road, key open approaches into the city. This open land here reinforces the view of a compact city from these open approaches.</p> <p>1.2 The land should be kept permanently open as part of maintaining 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 identified as area C1 (Green Wedge - Annex 1 – Evidence 11 - GB Appraisal) and important to reinforce the existing development patterns and retain this special pattern for the future. This area of undeveloped open space with a rural feel reaching close to the centre for the city has been identified as important to allow an open aspect and views towards important city landmarks including the Minster and form a more pronounced separation between areas of different urban form, character and history (. It is important to keep land in this location open to prevent coalescence between Clifton Moor and New Earswick. The open land to the north of the proposed boundary, is identified as area G1 and important to prevent the coalescence of Haxby, New Earswick, Earswick, Huntington and Strensall. This area of undeveloped land between the outer edge of the urban area and the above settlements has been identified as important to retaining the physical separation of the settlements which have a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting</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 to the west and north of this boundary is within the parish of New Earswick. This open land around the village contributes to the open feel of the area, which is part of New Earswick’s garden village setting, as well as part</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 8	Boundary Name: Rear of Lucombe Way and Park Avenue New Earswick
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	<p>of the open countryside setting around the City of York. There are views into this land from New Earswick and the open approaches of Wigginton Road and the Scarborough Railway Line, as well as the outer ringroad further to the north. 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. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. Land to the west of this boundary, is identified in the Green Belt appraisal work as Green Wedge (C1) and is assessed as being important to retain the open approaches providing a rural setting to the city between Clifton Moor and New Earswick (Annex 1 – Evidence 11 - Green Belt Appraisal). Land to the north falls within area G1 which is assessed as important to prevent the coalescence of Haxby, New Earswick, Earswick, Huntington and Strensall. In this location, the open land prevents the coalescence of New Earswick to the south and Haxby to the north. These settlements retain their historic ‘original’ cores however both have been subject to significant growth over many decades with growth towards the Outer Ring Road. The distinct separation of these two settlements is important in order to ensure that their historic identity and scale are protected.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are general city wide views from the outer ring road across land to the west of this boundary, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCAA).</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 to the west and north of this boundary functions as part of the open countryside adjacent to the main urban area and contributes to the open approach of Wigginton Road, the Scarborough Railway Line and the outer ring road to the north. The open land to the west of the</p>	
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Section: 5	Boundary: 8	Boundary Name: Rear of Lucombe Way and Park Avenue New Earswick
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	<p>proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with significant legibility to its original form (Annex 1 - Evidence 19e). The land has links to historical land management practices. As part of a green wedge land in this location brings a sense of the countryside close to the urban core and has shaped the evolution of the current unique built form. The land has remained open, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. Open land here, and a connection to the wider countryside also contributes to the significance of the setting and 'garden village' character of the New Earswick Conservation Area which lies to the south east of the proposed boundary line (Annex A – Evidence 17 – Conservation Areas).</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. Figure ground data in this location shows the contrasts in context of areas with land immediately to the east of the boundary having dense built structures of the urban area of New Earswick, and land to the west of the boundary being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</p> <p>4.2 The land does have an increased risk of sprawl occurring through the presence of existing structures. The land to the west and north of the boundary is generally open agricultural land (the majority of the boundary). To the north, off Haxby Road are a complex of properties referenced on the OS map as Haxby Road Farm, alongside a detached residential property. As such there is a risk of ribbon development for this part of the boundary occurring along Haxby Road, if not controlled.</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. For the first part of the boundary land is contained to the east by existing built development of New Earswick but open to the west. For the remaining part of the boundary, land to the south is contined by the existing built development of New Earswick but open to the north.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 5	Boundary: 8	Boundary Name: Rear of Lucombe Way and Park Avenue New Earswick
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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 functions as part of the countryside in terms of relationships and acceptable uses within it. The land to the west of the proposed boundary has a sense of openness to it and no structures or significant visual obstructions. Land further to the west however does contain some negative human influences in the form of the York-Scarborough Railway line. Beyond this there is a complex of farm buildings known as Kettlestring Farm however this agricultural use is acceptable and functions as part of the countryside. To the north of the boundary, land is generally open agricultural land with some urbanising features including the York Outer Ring Road and Haxby Road. To the east of Haxby Road is a complex of properties known as Haxby Road Farm and a large detached residential property. While urbanising features the land to the north of the boundary functions as part of 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 west and of the proposed boundary has strong connections to the settlement of New Earswick and open views across it which connect with open land to the north and west – beyond the outer ring road and Scarborough Railway Line.</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>Recognisability of proposed boundary</p>	<p>This section of the boundary line follows recognisable built and natural features along an established tree/hedge/fence line to the rear of properties on Lucombe Way/Darbie Close/Park Avenue until the junction with Haxby Road; this provides physical separation between areas of a different character. The nearest potential alternative boundary to the west is the York-Scarborough railway line. The nearest potential boundary to the north is the adjacent field boundary. Any development would eventually be constrained by the outer ring road. Development further west or north would result in sprawl and the loss of compactness.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey Plan 1852, following the eastern extent of Bootham Stray, and an established historic field boundary to the north. All of the existing planning permissions on the enclosed land which is proposed for</p>		

Section: 5	Boundary: 8	Boundary Name: Rear of Lucombe Way and Park Avenue New Earswick
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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.	
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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

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 and north of the proposed boundary is:

- Entirely within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, to the west as part of Green Wedge (C1) and to the north as part of area preventing coalescence (G1) [SD107];
- Includes no open space designations.
- Land to the west, up to the railway line is within Local Green Corridor 21 (Wigginton Corridor) [SD080].
- Land immediately to the west is within flood zone 3a;
- Includes no nature conservation designations.

The open land to the west and north of the proposed boundary is therefore **not suitable for development in line with the Local Plan strategy.**

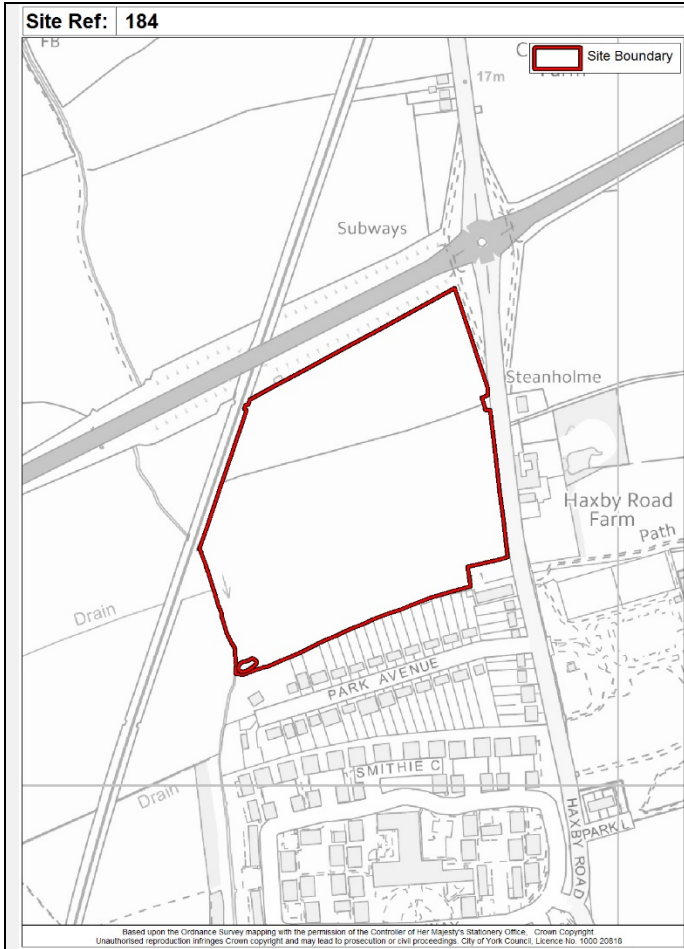
Land Considered/Site Selection

Land adjacent to this boundary has been proposed for development

Site 184 submitted through the call for sites 2012

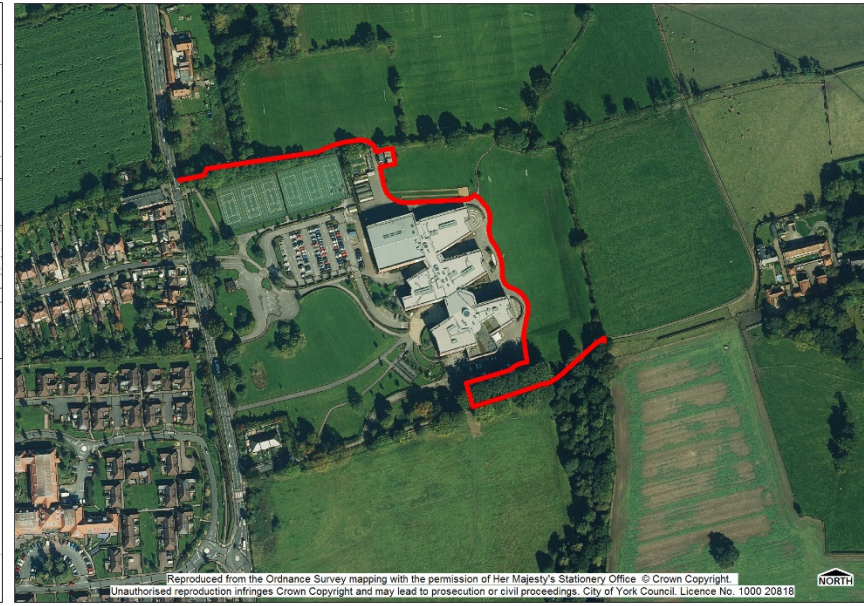
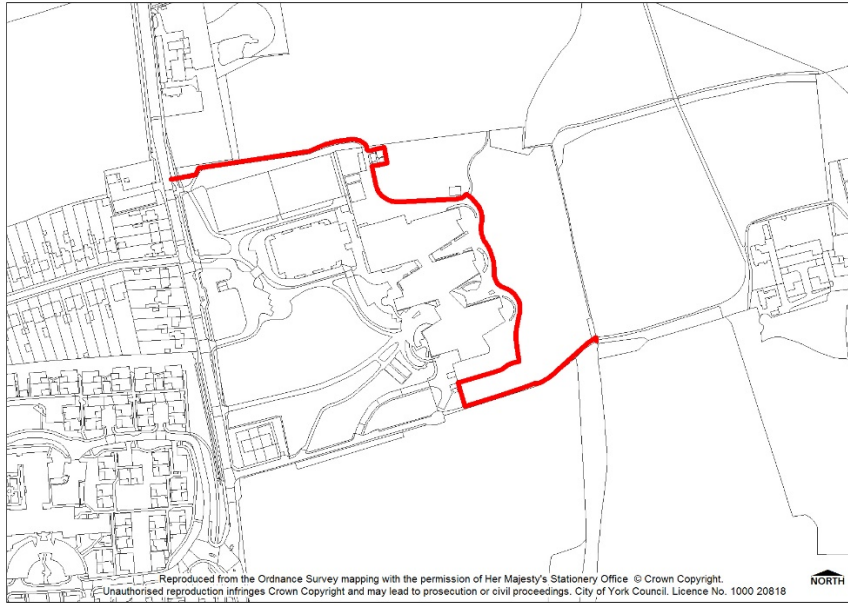
Site 184

Section: 5	Boundary: 8	Boundary Name: Rear of Lucombe Way and Park Avenue New Earswick
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Section: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
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The boundary surrounds the Joseph Rowntree School until the end of the playing fields
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>
	1.1	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: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
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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 outer ring road to the north is an important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. The land contained within this boundary is part of a general long distance view from Skewsby, across the CYC authority area, of York Minster in its wider setting of compact city and open countryside(Annex 1 – Evidence 13a - YCCHCAA). There are views into the land in location from the west from the York-Scarborough railway line and the north from the outer ring road, key open approaches into the city. The open land here reinforces the view of a compact city from open approaches.</p> <p>1.2 The land should be kept permanently open as part of maintaining 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 north and east of the proposed boundary is identified as area G1 and important to prevent the coalescence of Haxby, New Earswick, Earswick, Huntington and Strensall (Annex 1 – Evidence 11 - GB Appraisal). This area of undeveloped land between the outer edge of the urban area and the above settlements has been identified as important to retaining the physical separation of the settlements which have a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting. In this location the open land prevents the coalescence of New Earswick to the south and Haxby to the north, and of New Earswick and Huntington to the east</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 to the north and east of this boundary is within the parish of New Earswick. This open land around the village contributes to the open feel of the area, which is part of New Earswick’s garden village setting, as well as part of the open countryside setting around the City of York. There are views into this land from New Earswick and the open approaches of the Scarborough Railway Line, as well as the outer ringroad to the north. 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. This connection to open</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
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	<p>and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. Land falls within area G1 (Green Wedge) which is assessed as important to prevent the coalescence of Haxby, New Earswick, Earswick, Huntington and Strensall (Annex 1 – Evidence 11 - Green Belt Appraisal). To the north, the open land prevents the coalescence of New Earswick to south and Haxby to the north. These settlements retain their historic ‘original’ cores however both have been subject to significant growth over many decades with growth towards the Outer Ring Road. The distinct separation of these two settlements is important in order to ensure that their historic identity and scale are protected. To the east of the boundary there is a clear sense of openness beyond the urban edge of the school which provides a distinction between the two settlements of Huntington and New Earswick. This provides physical separation between areas of a different character.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are long distance views across this area from Skewsby, with the Minster as a focus within its setting of the city (Annex 1 – Evidence 13a - YCCHCAA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area.</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. Land to north and east of this boundary functions as part of the open countryside adjacent to the main urban area and contributes to the open approach of the outer ring road. The open land to the west of the proposed boundary is identified by the the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with fragmentary legibility to its original form (Annex 1 - Evidence 19e).</p> <p>3.2 Not applicable.</p>	
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Section: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
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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. Figure ground data in this location shows the contrasts in context of areas with land immediately to the west and south of the boundary having the dense built structures of Joseph Rowntree School and land to the west and north of the boundary being open in nature with the absence of dense built structures (Annex 1 – Evidence 3 – Figure Ground).</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The land to the north and east of the boundary is generally open agricultural land (the majority of the boundary). To the north, off Haxby Road are a complex of properties referenced on the OS map as Haxby Road Farm, alongside a detached residential property. As such there is a risk of ribbon development for this part of the boundary occurring along Haxby Road, if not controlled.</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 land is contained to the south and west of the boundary by the existing built development of the Joseph Rowntree School.</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. The land to the north and east of the proposed boundary has a sense of openness to it. To the north of the boundary, land is generally open agricultural land with some urbanising features including the York Outer Ring Road and Haxby Road. To the east of Haxby Road is a complex of properties known as Haxby Road Farm and a large detached residential property. The land beyond the east facing boundary contains a cluster of built development adjacent to the River Foss which includes Huntington Church and a series of buildings which are believed to be old agricultural buildings now in residential use. While there are urbanising features the land in this location functions as part of 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 and north of the proposed boundary has strong</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
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	connections to the settlement of New Earswick and open views across it which connect with open land to the north beyond the outer ring road.	
Local Permanence		
Proposed Boundary	Fenced school 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	This section of the boundary line follows recognisable natural features along a tree/fence line which marks the 'developed' edge of the Joseph Rowntree School site; this provides physical separation between areas of a different character. Land to the north is in use as outdoor sports provision, but maintains an open feel and has been included in the Green Belt. Open land directly in front of the school does not have connection to the school's built form and has an open feel, its has therefore been proposed to be included in the Green Belt.	
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a historic field boundary along its northern extent, and turning south along a former bridleway/path. 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 and east of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of area preventing coalescence (G1) [SD107]; • Included within an outdoor sports open space designations associated with the school to the north. • Mostly within Regional Green Corridor 3 (Foss Corridor) [SD080], except for a small section to the north west edge close to Haxby Road. • Not within a high flood risk zone; • Not included in any nature conservation designations. 	

Section: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
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The open land to the north and east of the proposed boundary is therefore **not suitable for development in line with the Local Plan strategy.**

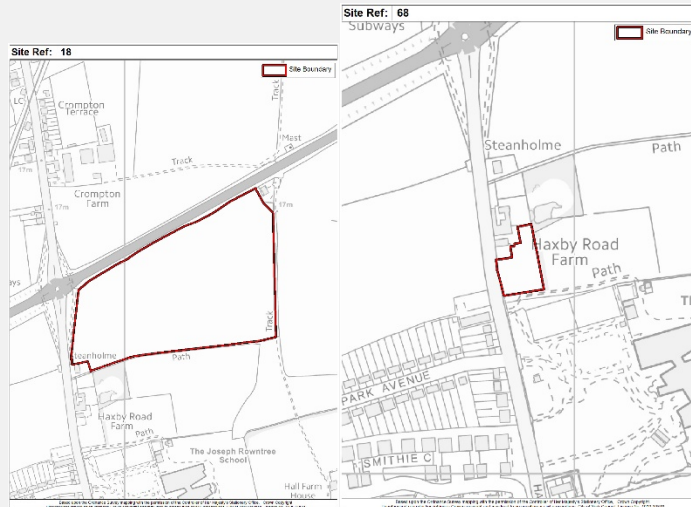
Land Considered/Site Selection

Land adjacent to this boundary has been proposed for development

Sites 18 and 68 were submitted through the 2012 call for sites

Site 18

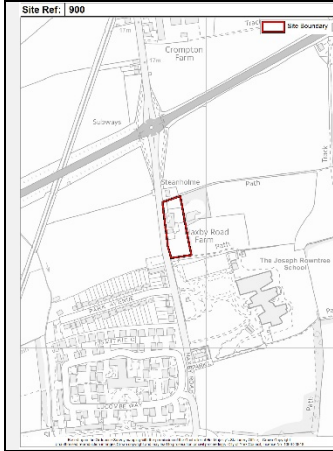
Site 68



Site 900 was submitted through the Preferred Sites consultation

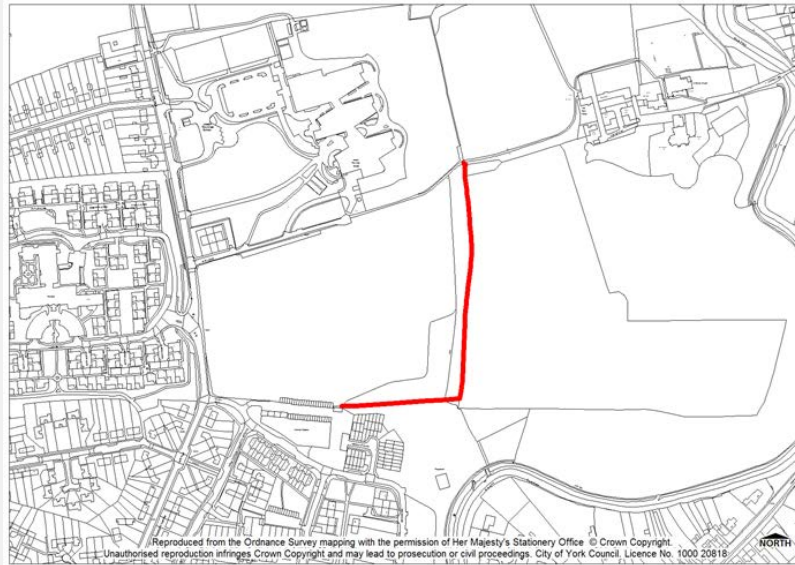
Site 900

Section: 5	Boundary: 9	Boundary Name: The Joseph Rowntree School
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Section: 5	Boundary: 10	Boundary Name: Boundary of H46
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The boundary follows along the site of H46 until Woodland Place



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>
	1.1	Yes			4.2	No	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No		<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	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	NA					

Section: 5	Boundary: 10	Boundary Name: Boundary of H46
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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 outer ring road to the north is an important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. This open land here reinforces the view of a compact city from open approaches.</p> <p>1.2 The land should be kept permanently open as part of maintaining 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 identified as Green Wedge area G1 and important to prevent the coalescence of New Earswick and Huntington (Annex 1 – Evidence 11 - GB Appraisal). This area of undeveloped land between the outer edge of the urban area has been identified as important to retaining the physical separation of New Earswick and Huntington which have a separate identity and physical character. It is important to retain the pattern of villages set within a rural setting.</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 to the east of this boundary is within the parish of New Earswick. This open land around the village contributes to the open feel of the area, which is part of New Earswick’s garden village setting, as well as part of the open countryside setting around the City of York. 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. This connection to open and historic setting is understood from the open approaches to the city. This is experienced broadly from the York outer ring road when travelling around York but as a more specific journey when entering the city from the countryside. Land to the north falls within area G1 which is assessed as important to prevent the coalescence of New Earswick and Huntington (Annex 1 – Evidence 11 - Green Belt Appraisal). The distinct separation of these two settlements is important in order to ensure that their historic identity and scale are protected.</p> <p>Landmark Monuments (Criterion 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: 5	Boundary: 10	Boundary Name: Boundary of H46
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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 east of this boundary functions as part of the open countryside adjacent to the main urban area and contributes to the open approach of the outer ring road. Open land here, and a connection to the wider countryside also contributes to the significance of the setting and ‘garden village’ character of the New Earswick Conservation Area which lies to the south of the proposed boundary line (Annex A – Evidence 17 – Conservation Areas). Land here also contributes to the significance and setting of Huntington Conservation Area for which the relationship with the River Foss and adjoining river meadows are important. The view westwards from the conservation area across land in this location provides a peaceful, village setting (Annex A – Evidence 17 – Conservation Areas).</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.</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 is open agricultural land which extends to banks of the River Foss. There are no notable built structures on the land.</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 land to the east of the boundary whilst presently undeveloped, is proposed to be allocated in the Local Plan as site H46 for housing. It is therefore anticipated that land to the east will comprise built development in the future. This will represent a strong boundary. However, land to the west is not enclosed in a way that would prevent sprawl. Any development in this location would narrow the gap between New Earswick and Huntington.</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. The land in this location is primarily agricultural. There are also various public rights of way which cross the land. All of these are generally acceptable uses within the countryside.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE</p>

Section: 5	Boundary: 10	Boundary Name: Boundary of H46
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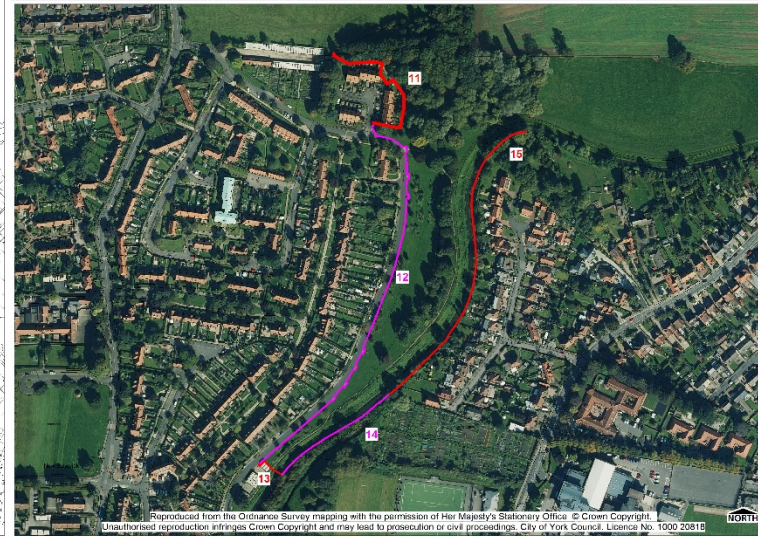
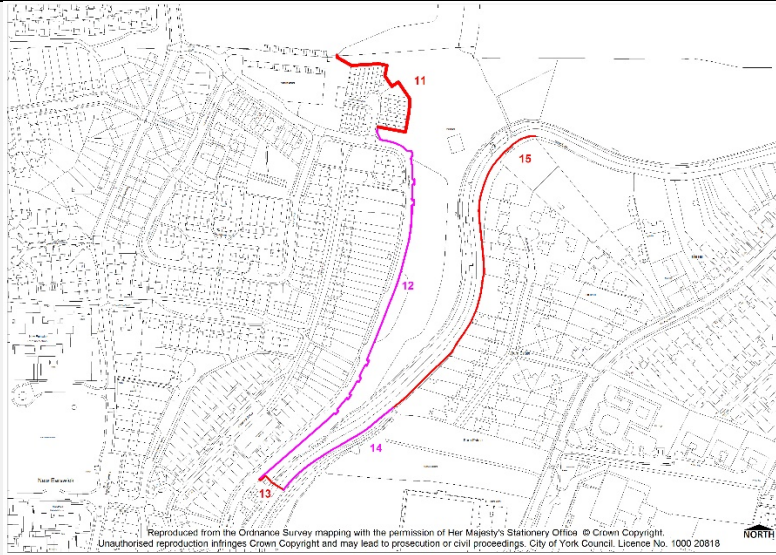
Scoping/Strategic Principles set out in: SP4, SP5, SP9	5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land provides a foreground from views from the York Outer Ring Road towards the existing settlements of New Earswick and Huntington which both then connect to more densely developed city centre. The land also provides the perception of an open and rural setting in close proximity to the River Foss.	COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Tree lined path.	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	This section of the boundary line follows recognisable and established natural features along a path and mature tree belt separating New Earswick and the fields west of Huntington Old Village.	
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a historic field boundary along its eastern and southern extent. Land contained by the boundary and Haxby Road to the west is allocated in the emerging Local Plan as a potential housing site. 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 east and south of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of area preventing coalescence (G1) [SD107]; • Included within natural/semi natural open space designations to the south [SD085]. • Entirely within Regional Green Corridor 3 (Foss Corridor) [SD080]. • Not within a high flood risk zone; 	

Section: 5	Boundary: 10	Boundary Name: Boundary of H46
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	<ul style="list-style-type: none"> • Not include in any nature conservation designations. <p>The open 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>
Land Considered/Site Selection	
Land adjacent to this boundary has not been proposed for development	

Section: 5	Boundary: 11-15	Boundary Name: East of Woodland Place to rear of Pollard Close
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The boundary follows along the rear of properties north east of Woodland Place and continues along the road carriageway of Willow Bank until Willow Bank Road towards the River Foss and moves further east through Willow Bank Road at River Foss and heads north from River Foss to the West of Huntington Road Sports Ground and Allotments and then follows along the River Foss and to the rear of properties at Pollard Close.



Criterion 1 Compactness	1.1	No	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	No		Purpose 3 – IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	No
	2.3	No				5.3	No
Criterion 3 Landscape and Setting	3.1	No					
	3.2	No					

Section: 5	Boundary: 11-15	Boundary Name: East of Woodland Place to rear of Pollard Close
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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 does not need to be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land divides two residential areas to its east and west, and neither clearly reads as being part of the edge of the compact city.</p> <p>1.2 The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York. Open land in this location offers the last narrow separation between New Earswick to the west and Huntington to the west. The land should be kept open to maintain the separate identities of these compact (and at this point clearly defined) residential districts to its west and east.</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 within this location is in the parish of New Earswick. This open land around the village contributes to the open feel of the area, which is part of New Earswick’s garden village setting. Land here also represents the last area of open land between New Earwsick and Huntington. The distinct seperation of these two settlements is important in order to ensure that their historic identity and scale are protected.</p> <p>Landmark Monuments (Criterion 2)</p> <p>Not applicable</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land does not aid the understanding of the historical relationship of the city to its hinterland. Land within this contained area does not maintain the landscape setting around the city.</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: 5	Boundary: 11-15	Boundary Name: East of Woodland Place to rear of Pollard Close
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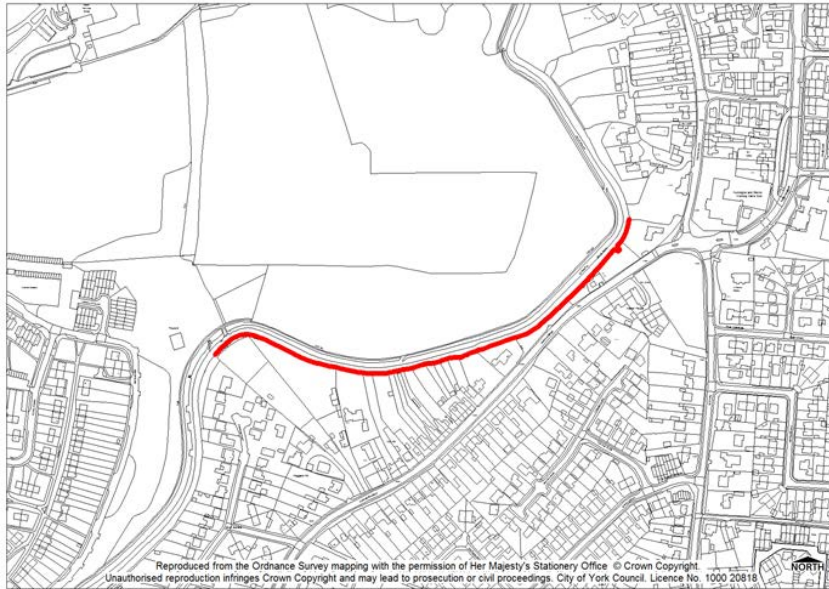
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land in this location comprises the banks of the River Foss. There are no notable built structures on the land. 4.3 Land is not unconstrained by built development or strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. Land in this location is enclosed to the east and west by the urban areas of New Earswick and Huntington. The River Foss also provides a natural barrier which is likely to restrict sprawl from Huntington.	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 The land is characterised by an absence of built development or urbanising influences. The land is riverside open space and comprises the banks of the River Foss. 5.2+5.3 The land does not function as part of the countryside and does not contribute to the character of the countryside through openness, views and accessibility. The area is relatively small, and has existing built development adjoining it to the west and east, and is visually separate from the somewhat more open countryside to the north (though there is physical connectivity to the north via the Foss Walk). It is in general well contained. The land is in part used for recreational purposes, containing a footpath coming off Willow Place and running adjacent to the River Foss to the north and south.	IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear and side boundary of properties, road carriageway, west to east river bank link and river.	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers
Recognisability of proposed boundary	This section of the boundary line follows recognisable built and natural features along the hedged and tree lined rear/side property boundary of homes on Woodland Place and along the eastern kerb line of Willow Bank. The boundary line has then been drawn as a link, connecting both sides of the Foss as there is little on the ground to determine the precise extent of Green Belt at this point; it's path is determined by the adjacent boundaries on both sides of the river. The boundary follows the the recognisable natural features along the eastern bank of the River	

Section: 5	Boundary: 11-15	Boundary Name: East of Woodland Place to rear of Pollard Close
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	Foss. An alternative boundary would be to follow the footpath off Willow Bank and then follow the River Foss east to west towards Huntington. However this is not considered to offer sufficient recognisability in comparison to following the rear of properties along Woodland Place.	strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the built urban area and open space, that latter part of the boundary also has parity with features shown on the First Edition OS Survey 1852, following the eastern bank of the River Foss. 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 within the proposed boundary is:</p> <ul style="list-style-type: none"> • Not identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city [SD107]; • Included as amenity Green Space and Natural/ Semi Natural Open space [SD085]. • Entirely within Regional Green Corridor 3 (Foss Corridor) [SD080]. • Within a high flood risk zone to the eastern edge; • Not included in any nature conservation designations. <p>The open land within the proposed boundary is therefore 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: 5	Boundary: 16	Boundary Name: Boundary North of Huntington Road
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The boundary covers the rear of properties north of Huntington Road until The Old Village.



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: 5	Boundary: 16	Boundary Name: Boundary North of Huntington 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 land is relatively flat agricultural land (Annex 1, Evidence 5) interspersed with small sections of woodland which forms part of a wider network of agricultural fields which make up the open countryside setting of York particularly when viewed from the outer ring road and beyond. The outer ring road to the far north is an important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within an original countryside context (GB Appraisal Evidence 11). The land also follows part of the route of the River Foss Corridor (Annex 1, Evidence 8) which is an historic 28 mile footpath trail from its confluence with the Ouse within York City Centre running through Huntington and terminating four miles from Easingwold (Annex 1, Evidence 6). The River Foss and its corridor are of great value to the character of the landscape and a key element of the Green Infrastructure Network which contribute significantly to the recreation, culture and historic understanding and appreciation of York and the village of Huntington. This corridor is a key route which enables an appreciation of the compact urban edge of the village of Huntington and the city and at this point provides a transition between this and the open countryside beyond.</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 area is identified as an area preventing coalescence between Haxby, New Earswick (Character Area 46), Earswick, Huntington surrounds (Character Area 48) and Strensall (Annex 1, evidence 11b and 14), by retaining land between the outer edge of Huntington and the adjacent villages in order to retain the physical separation, individual character and identity which have slowly been eroded over recent decades and to retain the pattern of the village set within a rural setting. This area of land runs up to the historic core and Conservation Area of Huntington to the east and up to the edge of the New Earswick Conservation Area to the west which are quite distinct in their character. The village of New Earswick was historically formed from 1904 onwards as a new garden village by the Rowntree family for workers of the factory. Despite the links to the factory it was deliberately set apart from the industrial operations, and designed to have a rural setting, its separation from both the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 16	Boundary Name: Boundary North of Huntington Road
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	<p>factory itself and the suburbs of Huntington are important features to maintain in order to understand the historical context. Huntington is one of the earlier rural villages of York traced back to Roman times and beyond with its church (All Saints) dating back to 1086. The village was a very small agricultural settlement which started to expand beyond its historic core during the interwar period (1919 to 1930) with significant growth occurring during the post war period. This area of Green Belt land forms an important gap which assists in maintaining the scale and identity of Huntington and New Earswick.</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 When viewed from Huntington Road there is a transitional point between the historic core of the settlement and its later expansion where the site provides an open aspect towards the countryside setting beyond. This openness is an important part of the historic setting of the village. The River Foss footpath also provides its users with a clear sense of openness beyond the urban edge of the settlement and provides a distinction between the two settlements of Huntington and New Earswick.</p> <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 All Saints Church and its setting and to understand the visual prominence and role of this building. The site is part of the open countryside setting which surrounds All Saints Church which is the oldest and largest building in the Parish of Huntington believed to have existed since 1086 and intrinsically linked with the medieval village of Huntington. The Conservation Area Appraisal for Huntington states that All Saints Church and West Huntington Hall create an enclave of important and individual buildings set in the landscape, removed but not aloof from the village and important contributors to the character of the Huntington Conservation Area. The church is exposed to the open landscape and a striking landmark seen both along the River Foss and in glimpses along the outer ring road.</p> <p>2.3 No</p>	
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Section: 5	Boundary: 16	Boundary Name: Boundary North of Huntington Road
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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 and significance of the designated conservation area.</p> <p>The site has historically been used for agriculture evidenced by ridge and furrow earthworks and historic field boundaries and hedges. The land is recorded as Vale Farmland with Plantation Woodland and Heathland (North Yorks and York Landscape Characterisation Project) which is described as a patchwork of low lying, predominantly arable fields, often delineated by a network of mature hedgerows and interspersed with patches of regular-shaped mixed and coniferous plantation woodlands. This area is fundamental to understand the historic agricultural economy and social practices. The chronological and spatial expansion of the historic city and indeed the villages of Huntington and New Earswick terminates in a clear frontier where the rural characteristics of farmland and woodland take over and provide a valuable buffer zone between the villages. The site also sits alongside the River Foss which together with the River Ouse played a vital role in the military defence of the city and its economic life from the earliest recorded times. The Foss is also believed to have been used by the Anglo Saxons and the Vikings for commerce and is now an important green corridor formed from the historic towpath linking Huntington to the City Centre. This corridor enables an appreciation of the compact urban edge of the village of Huntington and the compact nature of the city and at this point provides a transition between this and the open countryside beyond which it is noted as an important characteristic of the Huntington 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.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing building. Land to the north is undeveloped with no notable buildings or structures.</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>

Section: 5	Boundary: 16	Boundary Name: Boundary North of Huntington Road
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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 functions as part of the countryside in terms of relationships or acceptable uses within it.</p> <p>The southern part of this land is open agricultural land which is undeveloped with no notable buildings or structures. The northern part of the land contains an enclave of historic buildings including All Saints Church, the former Vicarage and West Hungtinton Hall which are set in the landscape and have historically been aloof from the village and surrounded by trees to provide part of the historic setting for the Church. In addition there is a small cluster of residential properties which appear to be the result of a former farmstead redevelopment. The land does however still largely function as part of the countryside being agricultural use with the footpath running alongside the River Foss providing for local recreational use all of which are appropriate to the purpose and function of this part of the Green Belt.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land is in part used for recreational purposes as it contains a footpath running adjacent to the River Foss to the south. The land is open in nature and provides a tranquil countryside route which enables open views and a rural feel which provides a sense of connection to the wider countryside beyond the 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>The boundary covers the rear of properties north of Huntington Road until The Old Village.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Recognisability of proposed boundary</p>	<p>This section of the boundary follows recognisable natural features along the route of the River Foss, specifically its southern bank.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The route of the River Foss marks a clear distinction between the built urban area 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</p>	

Section: 5	Boundary: 16	Boundary Name: Boundary North of Huntington 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, the land immediately to the west of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of area preventing coalescence (G1) [SD107]; • Included within an outdoor sports open space designations associated with the school to the north. • Entirely within Regional Green Corridor 3 (Foss Corridor) [SD080]. • Within a high flood risk zone immediately to the west of the proposed boundary; • Not included in any 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>
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Land Considered/Site Selection

Land adjacent to this boundary has not been proposed for development

Section: 5	Boundary: 17	Boundary Name: River Foss West of Huntington
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The boundary follows the River Foss west of Huntington, from the rear of properties starting at The Old Village until Riverside Crescent.



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: 5	Boundary: 17	Boundary Name: River Foss West of Huntington
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>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 is relatively flat agricultural land (Annex 1, Evidence 5) interspersed with small sections of woodland which forms part of a wider network of agricultural fields which make up the open countryside setting of York particularly when viewed from the outer ring road and beyond. The outer ring road to the north is an important approach for viewing and understanding the city. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within an original countryside context (GB Appraisal Evidence 11). The land also follows part of the route of the River Foss Corridor (Annex 1, Evidence 8) which is an historic 28 mile footpath trail from its confluence with the Ouse within York City Centre running through Huntington and terminating four miles from Easingwold (Annex 1, Evidence 6). The River Foss and its corridor are of great value to the character of the landscape and a key element of the Green Infrastructure Network which contribute significantly to the recreation, culture and historic understanding and appreciation of York and the village of Huntington. This corridor is a key route which enables an appreciation of the compact urban edge of the village of Huntington and the city and at this point provides a transition between this and the open countryside beyond.</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 area is identified as an area preventing coalescence between Haxby, New Earswick (Character Area 46), Earswick, Huntington surrounds (Character Area 48) and Strensall (Annex 1, evidence 11b and 14), by retaining land between the outer edge of Huntington and the adjacent villages in order to retain the physical separation, individual character and identity which have slowly been eroded over recent decades and to retain the pattern of the village set within a rural setting. This area of land immediately adjoins the historic core and Conservation Area of Huntington to the east and up to the edge of the New Earswick Conservation Area to the south west which are quite distinct in their character. The village of New Earswick was historically formed from 1904 onwards as a new garden village by the Rowntree family for workers of the factory. Despite the links to the factory it was deliberately set apart from the industrial operations, and designed to have a rural setting, its separation from</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 17	Boundary Name: River Foss West of Huntington
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	<p>both the factory itself and the suburbs of Huntington are important features to maintain in order to understand the historical context. Huntington is one of the earlier rural villages of York traced back to Roman times and beyond with its church (All Saints) dating back to 1086. The village was a very small agricultural settlement which started to expand beyond its historic core during the interwar period (1919 to 1930) with significant growth occurring during the post war period. This area of Green Belt land forms an important gap which assists in maintaining the scale and identity of Huntington and New Earswick.</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 When viewed from Huntington Road there is a transitional point between the historic core of the settlement and its later expansion where the site provides an open aspect towards the countryside setting beyond. This openness is an important part of the historic setting of the village. In addition the area retains the association between the historic village of Huntington which was an agricultural village and the agricultural land beyond. The River Foss footpath also provides its users with a clear sense of openness beyond the urban edge of the settlement and provides a distinction between the two settlements of Huntington and New Earswick. This provides physical separation between areas of a different character. Land to the east is characterised by urban land uses (residential development and associated amenity green space) while land to the west (open space running alongside the River Foss) retains an open feel.</p> <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 All Saints Church and its setting and to understand the visual prominence and role of this building. The site is part of the open countryside setting which surrounds All Saints Church which is the oldest and largest building in the Parish of Huntington believed to have existed since 1086 and intrinsically linked with the medieval village of Huntington. The Conservation Area Appraisal for Huntington states that All Saints Church and West Huntington Hall create an enclave of important and individual buildings set in the landscape, removed but not aloof from the village and important contributors to the character of the Huntington Conservation Area.</p>	
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Section: 5	Boundary: 17	Boundary Name: River Foss West of Huntington
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	<p>The church is exposed to the open landscape and a striking landmark seen both along the River Foss and in glimpses along the outer ring road.</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 site has historically been used for agriculture evidenced by ridge and furrow earthworks and historic field boundaries and hedges. The land is recorded as Vale Farmland with Plantation Woodland and Heathland (North Yorks and York Landscape Characterisation Project) which is described as a patchwork of low lying, predominantly arable fields, often delineated by a network of mature hedgerows and interspersed with patches of regular-shaped mixed and coniferous plantation woodlands. This area is fundamental to understand the historic agricultural economy and social practices. The chronological and spatial expansion of the historic city and indeed the villages of Huntington and New Earswick terminates in a clear frontier where the rural characteristics of farmland and woodland take over and provide a valuable buffer zone between the villages. The site also sits alongside the River Foss which together with the River Ouse played a vital role in the military defence of the city and its economic life from the earliest recorded times. The Foss is also believed to have been used by the Anglo Saxons and the Vikings for commerce and is now an important green corridor formed from the historic towpath linking Huntington to the City Centre. This corridor enables an appreciation of the compact urban edge of the village of Huntington and the compact nature of the city and at this point provides a transition between this and the open countryside beyond which it is noted as an important characteristic of the Huntington Conservation Area.</p> <p>3.2 Not Applicable</p>	
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Section: 5	Boundary: 17	Boundary Name: River Foss West of Huntington
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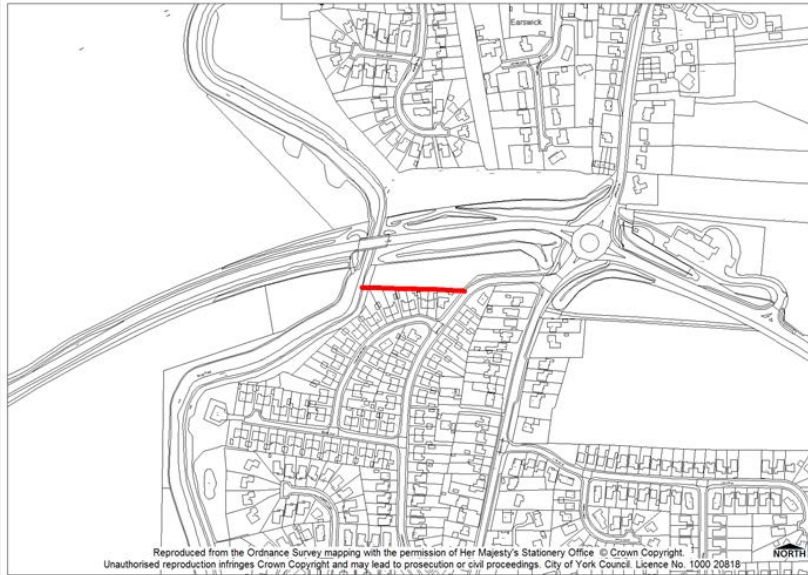
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There is a small enclave of development around All Saints Church which has been created from a former farmstead and could lead to further development. However there is unlikely to be a risk of further expansion comprising 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. While land is contained to the east by the existing built development of Huntington, land is open to the west.</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.</p> <p>The majority of this land is open agricultural land with small enclaves of tree planting which is undeveloped with no notable buildings or structures. The central part of the land contains an enclave of historic buildings including All Saints Church, the former Vicarage and West Hungtinton Hall which are set in the landscape and have historically been aloof from the village and surrounded by trees to provide part of the historic setting for the Church. In addition there is a small cluster of residential properties which appear to be the result of a former farmstead redevelopment. The land does however still largely function as part of the countryside being agricultural use with the footpath running alongside the River Foss providing for local recreational use all of which are appropriate to the purpose and function of this part of the Green Belt.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land is in part used for recreational purposes as it contains a footpath running adjacent to the River Foss to the south. The land is open in nature other than small enclaves of trees and provides a tranquil countryside route which enables open views and a rural feel which provides a sense of connection to the wider countryside beyond the 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>The boundary follows the River Foss west of Huntington, from the rear of properties starting at The Old Village until Riverside Crescent.</p>	

Section: 5	Boundary: 17	Boundary Name: River Foss West of Huntington
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Recognisability of proposed boundary	This section of the boundary follows recognisable natural features along the route of the River Foss, specifically its eastern embankment.	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 route of the River Foss marks a clear distinction between the built urban area 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	<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 to the west of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of area preventing coalescence (G1) [SD107]; • Not included in any open space designations [SD085]; • Entirely within Regional Green Corridor 3 (Foss Corridor) [SD080]. • Within a high flood risk zone immediately to the west of the proposed boundary [REF]; • Not includes in any 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: 5	Boundary: 18	Boundary Name: Rear of Riverside Crescent
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The boundary lies north of the rear of remaining properties at Riverside 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	No		<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	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 5	Boundary: 18	Boundary Name: Rear of Riverside 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. The land is relatively flat agricultural land (Annex 1, Evidence 5) bounded by dense hedgerow and trees which is part of the Green Infrastructure Corridor forming the edge of the outer ring road. Whilst the landscaping provides a dense screen, glimpses of the built edge of Huntington are experienced from sections of the ring road which is an important approach for viewing and understanding the city. The field is linked to a wider network of agricultural fields which make up the open countryside setting of York particularly when viewed from the outer ring road and beyond. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within an original countryside context (GB Appraisal Evidence 11). The western edge of this land abuts part of the route of the River Foss Corridor (Annex 1, Evidence 8) which is an historic 28 mile footpath trail from its confluence with the Ouse within York City Centre running through Huntington and terminating four miles from Easingwold (Annex 1, Evidence 6). The River Foss and its corridor are of great value to the character of the landscape and a key element of the Green Infrastructure Network which contribute significantly to the recreation, culture and historic understanding and appreciation of York and the village of Huntington. This corridor is a key route which enables an appreciation of the compact urban edge of the village of Huntington and the city and at this point provides a transition between this and the open countryside beyond.</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 land sits to the northern end of Huntington and forms part of the Green Infrastructure Corridor following the route of the outer ring road. The area sits immediately to the east of the area identified as an area preventing coalescence between Haxby, New Earswick (Character Area 46), Earswick, Huntington surrounds (Character Area 48) and Strensall (Annex 1, Evidence 11b and 14), and retains an area of land between the outer edge of Huntington and the Earswick in order to retain the physical separation, individual character and identity which have slowly been eroded over recent decades and to retain the pattern of the village set within a rural setting. Whilst this site is not within the area preventing coalescence it is important in providing a sense of space and distinction between Huntington to</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>the south and Earswick to the north, this containment of build form positively accentuates the identity of each settlement and allows access to the riverside route. The site mirrors an area on the opposite side of the ring road which has also been retained as a landscape buffer to the outer ring road and as open land which forms part of the southern edge of the settlement of Earswick. Together these areas either side of the outer ring road aid in maintaining the scale and identity of the separate settlements. Huntington is one of the earlier rural villages of York traced back to Roman times and beyond with its church (All Saints) dating back to 1086. The village was a very small agricultural settlement which started to expand beyond its historic core during the interwar period (1919 to 1930) with significant growth occurring during the post war period. Earswick was originally a collection of farm buildings which evolved into a village and is an ancient township known before the Norman Conquest and mentioned in the Great Domesday Book (1086) where 360 acres of land in Earswick formed part of the manor of Strensall. The village later came to prominence with the creation of Earswick Landing, where coal was brought into the area along the River Foss. During early and mid 20th Century Earswick changed very little and remained an agricultural village. Apart from several farms along Strensall Road the majority of housing was located on a ribbon of land off the main York to Strensall Road leading down to the River Foss. The late 20th century saw decline in agriculture coinciding in the late 1970s with growth of the Parish.</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 southern boundary appears to follow an historical field boundary and retains the association between the historic village of Huntington which was an agricultural village and the agricultural land beyond. The area provides a clear physical separation between areas of a different character. Land to the south is characterised by urban land uses (residential development and associated amenity green space) while land to the north and west retains an open feel as part of the wider countryside network.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 The land is not relevant to understand the original siting and context of landmark buildings and their setting.</p>	
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Section: 5	Boundary: 18	Boundary Name: Rear of Riverside Crescent
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	<p>2.2 The land is not relevant to understand the visual dominance, prominence or role of a focal point of the building, landmark or monument.</p> <p>2.3 The land is not relevant as part of the tranquillity, remoteness or wildness of an asset.</p> <p>Whilst the site is within close proximity to the outer ring road where glimpses of the Minister can be afforded and set north east of All Saints Church this area of land itself would not be relevant to the siting and context of these landmark buildings and their setting.</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 site has historically been used for agriculture evidenced by ridge and furrow earthworks and historic field boundaries and hedges. The land is recorded as Vale Farmland with Plantation Woodland and Heathland (North Yorks and York Landscape Characterisation Project) which is described as a patchwork of low lying, predominantly arable fields, often delineated by a network of mature hedgerows and interspersed with patches of regular-shaped mixed and coniferous plantation woodlands. This area is fundamental to understand the historic agricultural economy and social practices. The chronological and spatial expansion of the historic city and indeed the villages of Huntington and Earswick terminates where the rural characteristics of farmland and woodland take over and provide a valuable buffer zone between the villages. The site also sits to the west of the River Foss which together with the River Ouse played a vital role in the military defence of the city and its economic life from the earliest recorded times. The Foss is also believed to have been used by the Anglo Saxons and the Vikings for commerce and served both the villages of Huntington and Earswick for these purposes and is now an important green corridor formed from the historic towpath linking Huntington and Earswick to the City Centre. This corridor enables an appreciation of the compact urban edge of the villages of Huntington and at this point provides a transition between this and the open countryside beyond.</p> <p>3.2 Not Applicable</p>	
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Section: 5	Boundary: 18	Boundary Name: Rear of Riverside Crescent
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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.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The site functions as open agricultural land with no structures or buildings on it.</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 outer ring road to the north provides a strong urban barrier enclosing the land and is enclosed by the landscaped Green Infrastructure Corridor which is an integral part of the landscaping for the outer ring road ensuring that it has an appropriate transition to the open countryside along its edges. The existence of the outer ring road further north and the River Foss to the west does not prevent the scope for sprawl to occur north of the boundary (though the extent of sprawl would be limited).</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. The land is agricultural land which is undeveloped with no notable buildings or structures. The land functions as part of the wider open countryside and setting of the village of Huntington, as part of the landscaped Green Infrastructure Corridor of the outer ring road and to the west as part of the River Foss Corridor.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land sits to the east of the River Foss. The land is enclosed on the north by mature hedgerow and trees adjoining the outer ring road, but is otherwise open which enables open views from Huntington towards the River Foss and back from the River Foss route towards the village edge which provides a sense of connection to the wider countryside.</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 the rear boundaries of properties on Riverside Crescent.</p>	

Section: 5	Boundary: 18	Boundary Name: Rear of Riverside Crescent
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Recognisability of proposed boundary	This section of the boundary follows recognisable built and natural features along the fenced and tree lined northern property boundary of homes on Riverside Crescent.	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 boundary marks the extent of the urban area where it meets open land. 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	

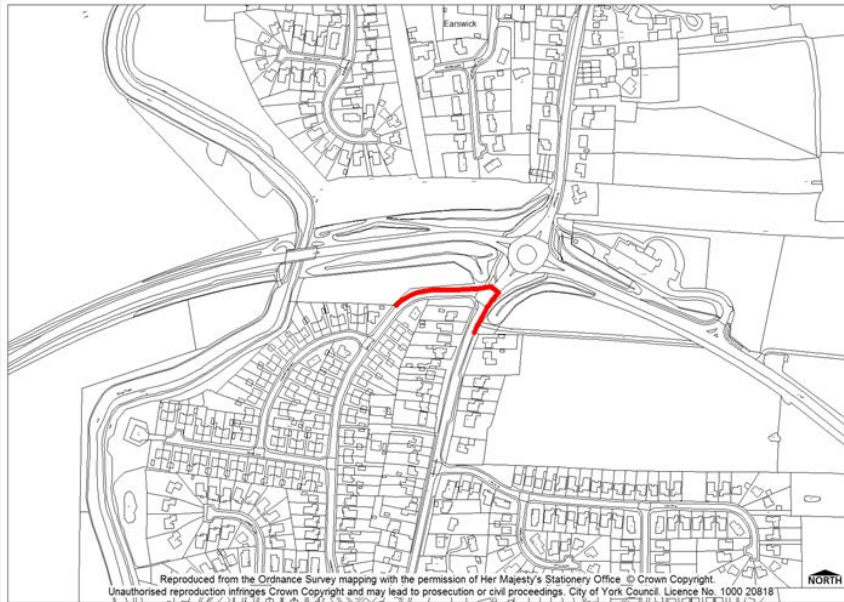
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

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 to the north of the proposed boundary is:</p> <ul style="list-style-type: none"> • Not within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city; • Not included in any open space designations; • Entirely within Local Green Corridor 12 (Ring Road Corridor) [SD080]. • Not within a high flood risk zone; • Not included in any 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>	
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Land Considered/Site Selection
Land adjacent to this boundary has not been proposed for development

Section: 5	Boundary: 19	Boundary Name: Abbots Gait and Strensall Road
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The boundary follows north of the properties by Abbots Gait and Strensall Road.



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: 5	Boundary: 19	Boundary Name: Abbots Gait and Strensall Road
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Green Belt Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>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 is relatively flat agricultural land (Annex 1, Evidence 5) bounded by dense hedgerow and trees which is part of the Green Infrastructure Corridor forming the edge of the outer ring road. Whilst the landscaping provides a dense screen, glimpses of the built edge of Huntington are experienced from sections of the ring road which is an important approach for viewing and understanding the city. The field is linked to a wider network of agricultural fields which make up the open countryside setting of York particularly when viewed from the outer ring road and beyond. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within an original countryside context (GB Appraisal, Evidence 11). The western edge of this land abuts part of the route of the River Foss Corridor (Annex 1, Evidence 8) which is an historic 28 mile footpath trail from its confluence with the Ouse within York City Centre running through Huntington and terminating four miles from Easingwold (Annex 1, Evidence 6). The River Foss and its corridor are of great value to the character of the landscape and a key element of the Green Infrastructure Network which contribute significantly to the recreation, culture and historic understanding and appreciation of York and the village of Huntington. To the east is part of the route of the York Cycle Network. These corridors are key routes which enables an appreciation of the compact urban edge of the village of Huntington and the city and at this point provides a transition between this and the open countryside beyond.</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 land sits to the northern end of Huntington and forms part of the Green Infrastructure Corridor following the route of the outer ring road. The area sits immediately to the east of the area identified as an area preventing coalescence between Haxby, New Earswick (Character Area 46), Earswick, Huntington surrounds (Character Area 48) and Strensall (Annex 1, Evidence 11b and 14), and retains an area of land between the outer edge of Huntington and the Earswick in order to retain the physical separation, individual character and identity which have slowly been eroded over recent decades and to retain the pattern of the village set within a rural setting. Whilst this site is not within the Green Belt</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 19	Boundary Name: Abbots Gait and Strensall Road
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	<p>Appraisal area preventing coalescence it is important in providing a sense of space and distinction between Huntington to the south and Earswick to the north which at their closest point sit approximately 140m apart, this containment of built form positively accentuates the identity of each settlement which are appreciated in public vantage points and allows access to the riverside route. The site mirrors an area on the opposite side of the ring road which has also been retained as a landscape buffer to the outer ring road and as open land which forms part of the southern edge of the settlement of Earswick. Together these areas either side of the outer ring road aid in maintaining the scale and identity of the separate settlements. Huntington is one of the earlier rural villages of York traced back to Roman times and beyond with its church (All Saints) dating back to 1086. The village was a very small agricultural settlement which started to expand beyond its historic core during the interwar period (1919 to 1930) with significant growth occurring during the post war period. Earswick was originally a collection of farm buildings which evolved into a village and is an ancient township known before the Norman Conquest and mentioned in the Great Domesday Book (1086) where 360 acres of land in Earswick formed part of the manor of Strensall. The village later came to prominence with the creation of Earswick Landing, where coal was brought into the area along the River Foss. During early and mid 20th Century Earswick changed very little and remained an agricultural village. Apart from several farms along Strensall Road the majority of housing was located on a ribbon of land off the main York to Strensall Road leading down to the River Foss. The late 20th century saw decline in agriculture coinciding in the late 1970s with growth of the Parish.</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 southern boundary appears to follow an historical field boundary and retains the association between the historic village of Huntington which was an agricultural village and the agricultural land beyond. The area provides a clear physical separation between areas of a different character. Land to the south is characterised by urban land uses (residential development and associated amenity green space) while land to the east, north and west retains an open feel as part of the wider countryside network. The land functions to prevent the coalescence of Huntington and Earswick to the north.</p>	
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 The land is not relevant to understand the original siting and context of landmark buildings and their setting.</p> <p>2.2 The land is not relevant to understand the visual dominance, prominence or role of a focal point of the building, landmark or monument.</p> <p>2.3 The land is not relevant as part of the tranquillity, remoteness or wildness of an asset.</p> <p>Whilst the site is within close proximity to the outer ring road where glimpses of the Minister can be afforded and set north east of All Saints Church this area of land itself would not be relevant to the siting and context of these landmark buildings and their setting.</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 site has historically been used for agriculture which is degraded planned enclosure of medium sized semi irregular fields defined by regular hedgerows which are likely to be post-medieval, although boundry loss makes it heard to clearly define the field pattern there is evidence of ridge and furrow earthworks and historic field boundaries and hedges. The land is recorded as Vale Farmland with Plantation Woodland and Heathland (North Yorks and York Landscape Characterisation Project) which is described as a patchwork of low lying, predominantly arable fields, often delineated by a network of mature hedgerows and interspersed with patches of regular-shaped mixed and coniferous plantation woodlands. This area is fundamental to understand the historic agricultural economy and social practices. The chronological and spatial expansion of the historic city and indeed the villages of Huntington and Earswick terminates where the rural characteristics of farmland and woodland take over and provide a valuable buffer zone between the villages. The site also sits to the west of the River Foss which together with the River Ouse played a vital role in the military defence of the city and its economic life from the earliest recorded times. The Foss is also believed to have been used by the Anglo Saxons and the Vikings for commerce and served both the villages of Huntington and Earswick for these purposes and is now an important green corridor formed from the historic towpath linking Huntington and Earswick to the City Centre. This corridor</p>	
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Section: 5	Boundary: 19	Boundary Name: Abbots Gait and Strensall Road
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	enables an appreciation of the compact urban edge of the villages of Huntington and at this point provides a transition between this and the open countryside beyond. 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. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The site functions as open agricultural land with no structures or buildings on it. 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 outer ring road to the north provides a strong urban barrier enclosing the land and is enclosed by the landscaped Green Infrastructure Corridor which is an integral part of the landscaping for the outer ring road ensuring that it has an appropriate transition to the open countryside along its edges. The existence of the outer ring road further north does not prevent the scope for sprawl to occur north of the boundary (though the extent of sprawl would be limited).	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 agricultural land which is undeveloped with no notable buildings or structures. The land functions as part of the wider open countryside and setting of the village of Huntington, as part of the landscaped Green Infrastructure Corridor of the outer ring road and to the west as part of the River Foss Corridor. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land sits to the east of the River Foss. The land is enclosed on the north by mature hedgerow and trees adjoining the outer ring road, but is otherwise open which enables open views from Huntington towards the River Foss and back from the River Foss route towards the village edge which provides a sense of connection to the wider countryside.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	The boundary follows the northern boundary of Abbots Gait and eastern boundary of Strensall Road	

Section: 5	Boundary: 19	Boundary Name: Abbots Gait and Strensall Road
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Recognisability of proposed boundary	This section of the boundary follows recognisable built and natural features along the northern edge of footpath along Abbot's Gate, crossing Strensall Road and following the eastern extent of the cycle path south until it meets the side boundary of the end house on Strensall 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	The boundary marks the extent of the urban area where it meets open land. 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.	

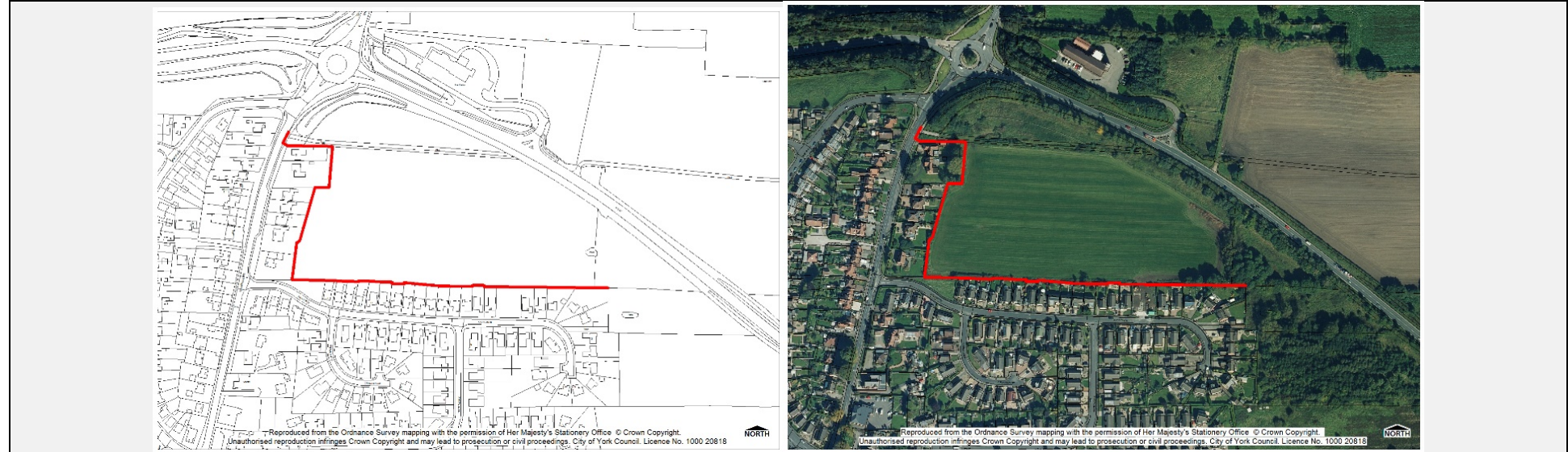
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

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 to the north of the proposed boundary is:</p> <ul style="list-style-type: none"> • Not within land identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city; • Does not include any open space designations; • Entirely within Local Green Corridor 12 (Ring Road Corridor) [SD080]. • Not within a high flood risk zone; • Includes no 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>
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Land Considered/Site Selection
Land adjacent to this boundary has not been proposed for development

Section: 5	Boundary: 20	Boundary Name: Land to the North of Avon Drive
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The boundary continues along the rear of properties on Strensall Road, Avon Drive, Witham Drive, Broome Way, Broome Close South Down Road, crossing North Lane, until North Moor and follows the rear of properties on North Moor, Keith Avenue and Lea Way.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVING 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: 5	Boundary: 20	Boundary Name: Land to the North of Avon 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 needs to be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge to the west and south, and the outer ring road to the north and east, is relatively flat (Annex 1 - Evidence 5 - Topography), offering open views of the main urban area. Across land in this location there are city wide views from the outer ring road and general long distance views from around Sheriff Hutton (Annex 1 – Evidence 13a – YHCCAA). The outer ring road is an important open approach for viewing and understanding the city (Annex 1, evidence 6). Whilst the landscaping along the A1237 in places provides a dense screen along certain sections of the outer ring road, this does not detract from the sense of openness and views between this are glimpsed. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. The open landscape also extends north beyond the A1237 outer ring road. Where the buffer between the urban area and this important approach is at its narrowest this purpose becomes more important. In this location the only alternative recognisable boundary is the York Outer ring road and development up to this border should be resisted.</p> <p>1.2 + 1.3 The land needs to be kept permanently open as part of maintaining the scale, identity and distribution of York and its districts, to prevent coalescence and maintain a connection to open and historic setting. The Heritage Topic Paper identifies that a feature of the compact main urban area is its overall walkable scale and that this is contained within the outer ring road. The gap between the urban edge and the ring road is already fairly shallow in this location has varied depth at this location, any reduction in the openness between the densely built up edge of Huntington and the ring road has the potential to impact on how the scale of the city is experienced within its rural setting from the A1237 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 therefore the importance of keeping land permanently open for this purpose is increased where the open land narrows. The other consideration in maintaining the overall scale of the main urban area is where there is a risk of reducing the perception of openness between it and development beyond the York Outer Road, effectively resulting in the main urban area no longer being contained. The proximity of Earswick</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>to the north of the ring road makes this land highly sensitive in preventing coalescence with that village and also of changing the perception of scale of the main urban area by creating a sense of bridging the outer ring road by continuous form. In keeping the land to the north and east of the proposed boundaries permanently open, the scale, identity and rural setting of the existing urban clusters would be maintained and their lateral coalescence would be prevented. If development were allowed within this open area it would result in the coalescence of these separate districts and a loss in their identity and rural setting.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1+2.2 The land is sensitive to understanding the siting and context of York Minster which is the most important landmark building in York and to understand the visual prominence within the landscape Views of the Minster are widely held to be important in defining the special character and setting (Annex 1, Evidence 11a). The land is in the foreground of views of the Minster from higher ground from around Sherrif Hutton which show this landmark in the context of the compact city and its open countryside (Annex 1 – Evidence 13a – YCHCAA)..</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land should remain permanently open to aids the understanding of the historical relationship of the city to its hinterland. The land to the north and east of the proposed boundaries is part of the open countryside adjacent to the main urban area recognised as Mixed Fringe Farmland (Annex 1, evidence 8). 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 cities form and character 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 that remaining in illustrating the connectivity to the wider landscape beyond the York Outer Ring Road. The land contributes to understanding the city’s relationship with its hinterland and history. Due to the proximity of the village of Earswick to the north of this boundary and the York Outer Ring Road, development of this land would impact on the setting of the village and have the pottential to impact on the overall pattern of Yorks settlment distribution It is important to preserve openness on both sides</p>	
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	of the important open approach road of the A1237 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. 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 proposed boundary marks the edge of a dense network of buildings which are built up in nature forming a regular, consistent and recognisable boundary which represents the contiguous urban area linking back to the City centre. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing buildings/structures. There is no built development present. 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 is not contained in a way that would prevent sprawl but the extent of sprawl would be limited by the nearby further presence of the York Outer ring road . The close proximity of the fire station beyond the Outer Ring Road to the North indicates that sprawl could take place beyond this highway.	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. The land adjacent to the boundary largely comprises of agricultural land with countryside characteristics, the outer ring road and fire station does provide some urbanising influence but there are open fields beyond this. 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 open land to the east of Huntington is accessible to the urban population of Huntington through North Lane and footpaths but is not intensively used for recreation. The land is open and rural in character, the surrounding fields maintaining strong associations with the countryside, with predominantly agricultural uses and a few sporadic buildings in the form of farms, having strong relationships to the rural environment which make a positive contribution to the City's setting and special character. There are views both into and out of the land creating	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

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	connectivity to the wider surrounding open countryside and the area provides an understanding of the city in its countryside context.	
Local Permanence		
Proposed Boundary	Rear boundary of properties, roads and built edge of industrial area	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	This section of the boundary follows recognisable built and natural features along the northern (side) and eastern (rear) property boundary on Strensall Road, continuing south until it meets the hedged/fenced rear boundary of homes on Avon Drive. It continues along the rear boundary of Avon Drive.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks the extent of the urban area where it meets open land using robust and permanent features. This section of the boundary bears some relationship with features shown on the First Edition OS Survey 1852; the path north and east of the rear of dwellings on The boundary marks the extent of the urban area where it meets open land. 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. Land to the north of this boundary was subject to a planning application reference 15/00798/OUTM for the erection of 109 dwellings and was dismissed at appeal. The secretary of state agreed with the inspector that the proposal would represent inappropriate development in the Green Belt; it would permanently reduce openness, and would conflict with four of the purposes of the Green Belt. These harmful impacts on the Green Belt were given substantial weight.	
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 north and east of the proposed boundary is not:</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 [SD107]. • Within an area of high flood risk (Zones 3a and 3b); 	

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- Designated for nature conservation;
- Designated as Open Space [SD080]

However, the land immediately to the east of the proposed boundary does:

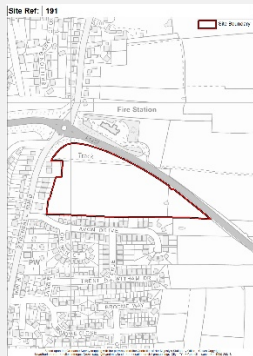
- Contains Local Green Corridor 12 (Ring Road Corridor [SD085])

Parts of the open land within the proposed boundary are therefore **not suitable for development in line with the Local Plan strategy**. There remains however, land which does not fall within spatial strategy shapers. This has enabled potential development to be considered in this small area (See below), which has not been taken forward for allocation.

Land Considered/Site Selection

Land adjacent to this boundary has been considered for development

Site 191 submitted through the Call for Sites 2012

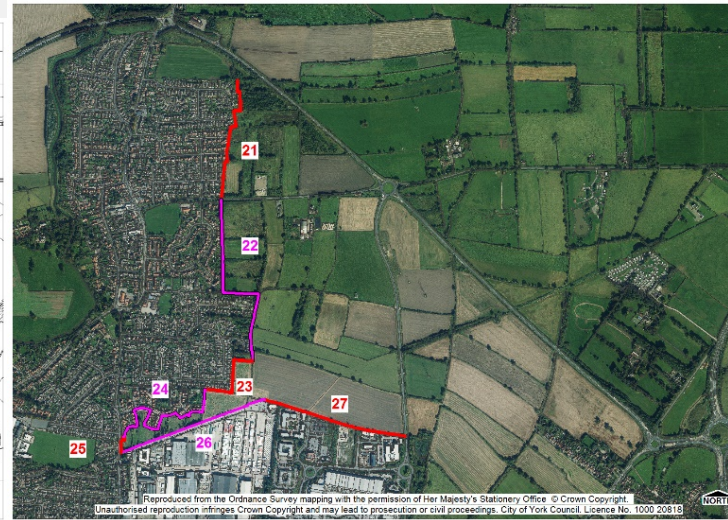
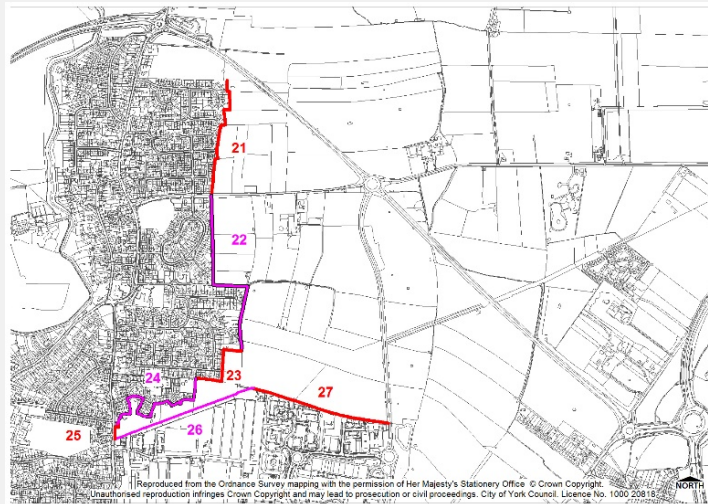


Site 968 submitted through the Pre-Publication Consultation 2017



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The boundary runs south along the curtilages of residential properties on Avon Drive, Witham Drive, Broome Way, Broome Close, Southdown Road and Cotswold Way, it crosses North Lane and continues south along the curtilages of properties on North Moor, Keith Avenue, Lea Field Court, Lea Way and Woodland Way. It turns west following the curtilages of properties on Heathside until it reaches New Lane. After a short section of New Lane it extends east around the northern extent of Monks Cross business park until it reaches Monks Cross Link Road.



Criterion 1 Compactness	1.1	Yes	Purpose 4 – THE LAND IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERE 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 is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land between the urban edge to the west and south, and the outer ring road to the north and east, is relatively flat (Annex 1 - Evidence 5 - Topography), offering open views of the main urban area to the east and Monks Cross business park to the south. Across land in this location there are city wide views from the outer ring road and general long distance views from around the south of Malton (Annex 1 – Evidence 13a – YCHCAA). The outer ring road is an important open approach for viewing and understanding the city (Annex 1, evidence 6). Whilst the landscaping along the A1237 in places provides a dense screen along certain sections of the outer ring road, this does not detract from the sense of openness and views between this are glimpsed. Maintaining open rural land in the foreground to this route allows an understanding of the compact city within original countryside context. The open area within the ring road is also bisected by North Lane and the Monks Cross Link Road, which also offer opportunities for understanding the city in its rural context. The open landscape also extends north beyond the A1237 outer ring road.</p> <p>1.2 + 1.3 The land is sensitive as part of maintaining the scale, identity and distribution of York and its districts, to prevent coalescence and maintain a connection to open and historic setting. The Heritage Topic Paper (Annex 1 – Evidence 12) identifies that a feature of the compact main urban area is its overall walkable scale and that this is contained within the outer ring road. While the gap between the urban edge and the ring road has varied depth at this location, any reduction in the openness between the densely built up edge of Huntington and the ring road has the potential to impact on how the scale of the city is experienced within its rural setting from the A1237 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 therefore the importance of keeping land permanently open for this purpose is increased where the open land narrows, such as north of North lane (Boundary 21). The other consideration in maintaining the overall scale of the main urban area is where there is a risk of reducing the perception of openness between it and development beyond the York Outer Road, effectively resulting in the main urban area no longer being contained. There are currently no</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>existing or planned large settlements in proximity to this area immediately beyond the York Outer Ring road though there are small development clusters which should be considered. The land is more sensitive in considering the scale, identity and rural setting of the unique districts of the city. To the west of proposed boundaries 21, 22 and 23 represents the built up edge of identifiable compact district of the surrounds of Huntington (Character area 48: Annex 1, evidence 14). The origins of Huntington are that of a medieval linear village focused around the roads now known as 'The Old Village' and 'North Moor Lane' set further to the west away from this open land. While development has evolved the village beyond these original limits, the area as a whole has still maintained a distinctive identity. Further incremental development to the east would change the compact nature of the district moving it further away from its original linear form. To the south of the proposed boundaries 26 and 27 represents the built up edge of the industrial area of Huntington South Moor (Character area 49: annex 1, evidence 14) which contains Monks Cross and Vanguard shopping parks. Development in this area began from the 1970s and it now forms an important commercial hub for York with major pieces of city wide social infrastructure including the community sports stadium, leisure centre and swimming pool, Park and Ride facilities, offices, out of town retail parks, and industrial uses. The route of the former York to Beverly railway line, now dismantled but still identifiable in the landscape (as boundary 26) prevented development from extending further north.. This area is of a distinctly different character from much of the rest of city and especially the nearby residential areas and tells its own unique story in the evolution of the city. There has recently been a reduction in the separation between the two districts to the south east, with the development (Ref: 15/00473/FULM) "the brecks/windy ridge" residential estate (to the north of boundary 24). Which has increased the importance of maintaining the remaining separation. Land to the north and east of the current proposed boundaries is within the parish of Huntington and forms part of a wider network of mixed fringe farmland (Annex 1, Evidence 8). This rural agricultural land around the expanded village district contributes to the open feel of the area, which is part of Huntingtons setting, as well as part of the open countryside setting around the City of York. There are views into this land from Huntington which need to be considered as well as from the open approaches of the A1237, North Lane and Monks Cross Link Road. The area to the south of boundaries 26 and 27 is industrial nature and has no connection to the existing rural setting. In keeping the land to the north and east of the proposed boundaries permanently open, the scale,</p>	
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	<p>identity and rural setting of the existing urban clusters would be maintained and their lateral coalescence would be prevented. If development were allowed across the entirety of this area it would result in the coalescence of these separate districts and a loss in their identity and rural setting.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1+2.2 The land is sensitive to understand the siting and context of York Minster which is the most important landmark building in York and to understand the visual prominence within the landscape. Views of the Minster are widely held to be important in defining the special character and setting (Annex 1, Evidence 11a). The land has the potential to be in the foreground of views of the Minster from higher ground to the south of Malton which show this landmark in the context of the compact city and its open countryside.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aid the understanding of the historical relationship of the city to its hinterland. The land to the north and east of the proposed boundaries is part of the open countryside adjacent to the main urban area recognised as Mixed Fringe Farmland (Annex 1, evidence 8). 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 cities form and the connectivity of the landscape within and beyond the York Outer Ring Road. The open land is identified by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation Project (Annex 1 - Evidence 19d) as being a landscape from the medieval period with field patterns being maintained to the present day and enabling the historic landscape to be read with significant legibility to its original form (Annex 1 - Evidence 19e). There are also still clear earthworks of ridge and furrow showing. As more open land within the ring road is diminished through development pressures, it has increased the importance of that remaining in illustrating the connectivity to the wider landscape and hinterland and especially that land which has a connectivity to its historic form. While the only development to the east of the York Outer Ring Road in this location are small scale farms and businesses and there are not currently any settlements in close proximity within the wider countryside, it is still important to preserve the</p>	
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	<p>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.</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 proposed boundary marks the edge of a dense network of buildings which form a regular, consistent and recognisable boundary and which represent the contiguous urban area linking back to the City centre.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The densely built up urban edge predominantly contains properties which face west or south away from the open land forming an abrupt barrier where they meet open land in more agricultural uses. There are two farms to the north and south of North Lane which are currently separated from the main urban area, in acceptable agricultural uses, and in their own separate setting. However these could pose a risk to sprawl or ribbon development should they diversify/expand or be developed. The narrowest section of the proposed boundary also presents a risk of sprawl due to the close proximity of structures in separate compact districts (such as between boundaries 23, 24 and 26). The infilling of this gap would result in a larger contiguous sprawling area being created. This is currently prevented by a nature coservation designation.</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 available open land to the north and east of the proposed boundaries is extensive and while it is eventually bounded by the A1237 York Outer Ring Road this represents a huge swaithe of land which would constitute unacceptable sprawl as it would result in the loss of compactness and open up opportunities for even further sprawl to the south towards Malton Road. There are other more reasonable alternative built infrastructure options for constraining development in the form of Monks Cross Link Road, which would reflect the existing extent of eastwards development created by Monks Cross to the south, and North Lane which would constrain any development to the north from reaching the narrowest parts of the countryside buffer in this location.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	Development which infilled this entire area (from Monks Cross to North Lane and Huntington to Monks Cross Link Road) would still constitute a significant area of development which would again constitute urban sprawl unless brought forward as part of a planned expansion in line with the city development plan.	
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. The land to east and north of the proposed boundary consists of open agricultural land with the only built structures being within agricultural use. The development at Monks Cross Business Park to the south of boundary 26 and 27 does have a slight urbanising impact on the open land to the north. 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 open land to the east of Huntington is accessible to the urban population of Huntington through North Lane and footpaths but is not intensively used for recreation. The land is open and rural in character, the surrounding fields maintaining strong associations with the countryside, with predominantly agricultural uses and a few sporadic buildings in the form of farms, having strong relationships to the rural environment which make a positive contribution to the City's setting and special character. The lack of human disturbance to the land has enabled some areas of conservation interest to develop. There are views both into and out of the land creating connectivity to the wider surrounding open countryside and the area provides an understanding of the city in its countryside context.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Rear boundary of properties, roads and built edge of industrial and commercial area	The proposed boundary has been established for a significant period of time. The layering of different boundary features offers
Recognisability of proposed boundary	This section of the boundary follows recognisable built and natural features along the eastern (rear) property boundaries of Avon Drive, Witham Drive, Broome Way, Broome Close, Southdown Road, Cotswold Way, North Moor, Keith Avenue, Lea Way/Lea Field Court and the brecks, as well as the the varied rear property and carridgeway edges of the Heathside development where it meets the nature reserve, the eastern edge of New Lane before it meets the fenced and hedged northern boundary of the Portakabin Site and eventually the fenced hedged and tree lined limit of Monk Cross office, retail and leisure park.	

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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary marks the extent of the urban area where it meets open land using robust and permanent features. This section of the boundary bears some relationship with features shown on the First Edition OS Survey 1852; the path north and east of the rear of dwellings on Keith Avenue is a visible feature as is the limit of the Portakabin site in the south (boundary 26) which also follows the route of the former York to Beverly railway line. 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>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 existing access to services and facilities within 800m within Monks Cross to the south and Huntington to the west. It is therefore considered that there is a potential opportunity here for a sustainable urban extension 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 reasonable alternatives.</p> <p>Land to the north and east of the proposed boundary:</p> <ul style="list-style-type: none"> • Is not identified as an area of high flood risk (flood zones 3a and 3b). • Is not identified in the Historic character and setting appraisal [SD107/108] as being of primary importance to the setting of the historic city. However, the scale and compact form of the area and its wider landscape and setting are important features to maintain. • Is not designated as existing open space or green corridors. Beyond the boundary, the A63 is a Local Green Corridor however. <p>However, land to north and east of the proposed boundary, is:</p> <ul style="list-style-type: none"> • In part designated for nature conservation (this only relates to the land to the north of boundary 26 and a small parcel of land to the north of boundary 21). • Identified in the Heritage Impact Appraisal [SD108] as being important to maintaining compactness and as part of the open countryside and wider landscape and setting of the City. 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 	

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	<p>preserved. In order to do this, it is important to protect the narrowest and most visually important areas for understanding the compact form and setting of the city. It is therefore important that development would need to be stepped back from the A1237 ring road and where the potential buffer to this road is narrowest (north of North Lane – boundary 21), open land is preserved, and the open and rural setting to other approach roads such as North Lane and Monks Cross Link Road is considered.</p> <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 however provided this harm is mitigated by applying the below considerations, this location accords with the strategy as it fulfils a housing need and represents the least harm to the York Green Belt compared to alternatives.</p>
Site specific considerations from GB purpose analysis	<p>Opportunities for growth need to consider the following:</p> <ul style="list-style-type: none"> • Development 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. • To the north, development must not extend beyond North Lane in order to provide a gap between development and the ring road. The remaining land to the north of North Lane will have increased importance in protecting against further development. <p>To the east, development must not extend beyond Monks Cross Link Road in order to maintain the gap with the ring road. The remaining land to the east of Monks Cross Link Road will have increased importance in protecting against further development.</p> <ul style="list-style-type: none"> • Development should not extend to the north eastern corner (the junction of the Ring Road/Monks Cross Link Road) and the gap with the ring road in this location should be maintained as this would represent one of the narrowest areas. • Must consider the perception of the development from open approaches. Landscaping and buffering on the outer edge of the site is required in order to mitigate against the rural edge setting when viewed from the ring road and beyond. In addition, landscape buffering along the existing road network should be provided (retaining key views towards the Minster and to the north). • Narrow areas must be protected from coalescence (boundaries 23 and 26) and separation between existing and new development should be incorporated in order to protect and replicate the city's current development pattern and evolution. This development pattern provides an understanding of the identity and rural setting of the different

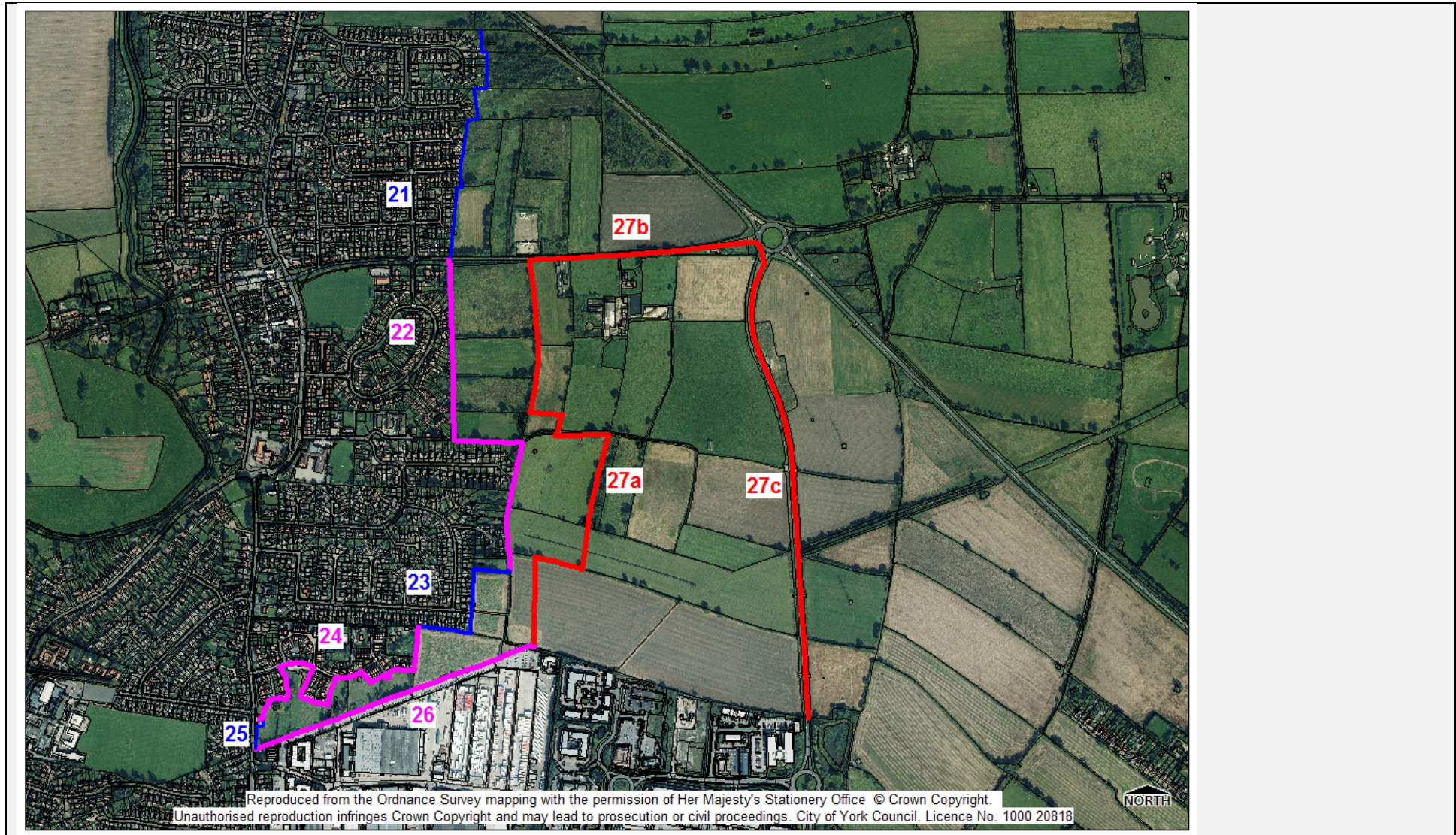
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	<p>districts which have a distinct character. Strategic green space (in the form of a new green wedge) should be incorporated to the west of the site to safeguard the setting and distinct identity of Huntington.</p> <ul style="list-style-type: none"> • Historic field boundaries and existing hedgerows should be retained and enhanced where possible or at least respected in the design of new development. • The design of development should incorporate green corridors and increase connectivity with the natural environment.
<p>Land Considered/Site Selection Land adjacent to this boundary has been considered for development</p>	

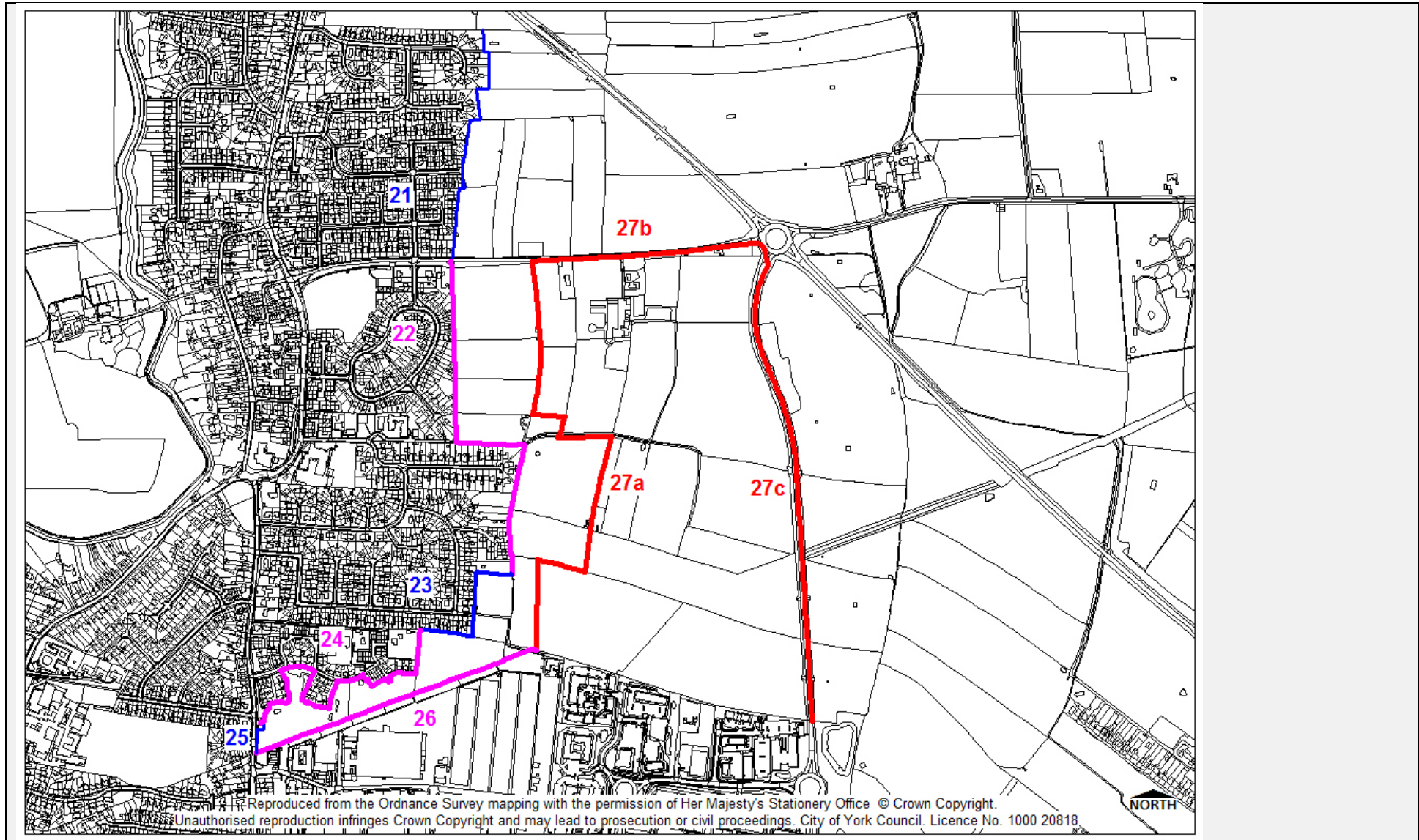
Sustainability Appraisal	Document Ref
<p>The approach taken by the Sustainability Appraisal is to appraise the site allocations and their reasonable alternatives in accordance with SP6 (Heritage Topic Paper Characteristics) and SP7 (characteristics relevant to keeping land permanently open to protect the historic character and setting of the city). This is taken into consideration under objectives 14 'Conserve or enhance York's historic environment, cultural heritage, character and setting and 15 'Protect and enhance York's natural and built landscape'.</p>	<ul style="list-style-type: none"> • <u>SA Main report (2018)</u> [CD008] Strategic Sites, page 116 • <u>SA Annex I: Appraisal of Strategic Site (2018)</u> [CD009b] ST8: Land North of Monks Cross • <u>SA Annex K: Part 2 - Strategic Site Audit Trail (2018)</u> [CD009c] ST8: Land North of Minks Cross

<p><u>Boundary Definition and Local Permanence</u></p> <p>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 north and east of the proposed boundary. The site represents a sustainable urban extension which will provide land to meet the housing need 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:</p>

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Determining a clear, defensible boundary

Site specific boundary considerations from Green Belt Purpose analysis:

Proposed boundary description and recognisability:

Boundary 27a – The western boundary is stepped back from Huntingdon and in parts follows recognisable and permanent features consisting of historic field boundaries lined by trees and hedgerow. Towards the middle of the site it follows a short section of an access track. The southern section of this boundary cuts across two fields and does not follow any features on the ground therefore a new recognisable and permanent boundary will need to be created in this location as part of the development.

Boundary 27b – The northern boundary follows North Lane which represents a recognisable feature which will offer permanence in the long term. North Lane is lined by hedgerows on both sides of the road.

Boundary 27c – The eastern boundary follows Monks Cross Link Road which represents a recognisable feature which will offer permanence in the long term. It is lined by a wooden post fence and grass verge on either side of the road.

Recommendation:

While the majority of the site is defined by recognisable and permanent features, some parts of boundary 27a are not defined by any features on the ground and a new boundary would need to be created. It is therefore recommended that in defining a clear and defensible boundary for boundary 27a, the existing features should be 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.

Summary

Drawing on the assessment of Green Belt purposes, in order to mitigate the potential harm to the Green Belt from development of the allocation identified, this location:

- Is set back from the Outer Ring Road as far as possible to preserve compactness and the rural setting of the City with development not extending beyond North Lane or beyond Monks Cross Link Road.
- Maintains the scale and identity of York and its districts by preventing coalescence of the different districts which have a distinct character. Development has therefore been stepped back from Huntingdon with a new green wedge to the west of the site to safeguard the setting and distinct identity of Huntingdon.

Section: 5	Boundary: 21-27	Boundary Name: Land to the East of Huntington and North of Monks Cross
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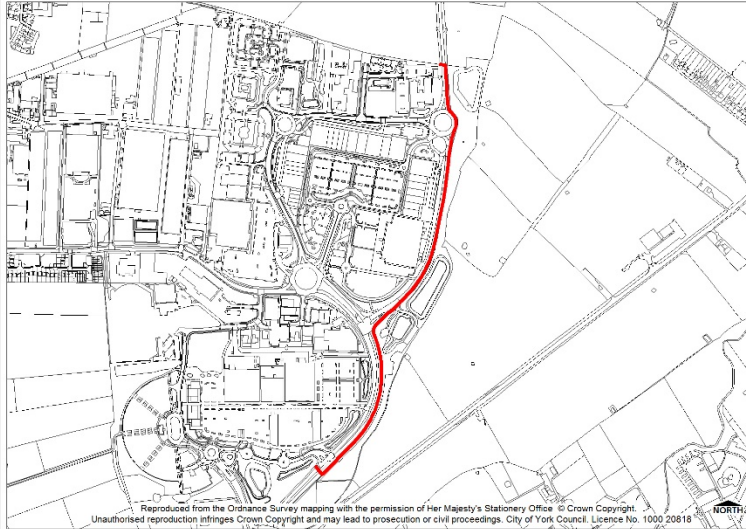
- Considers the perception of the development from open approaches. Landscaping and buffering will be provided on the outer edge of the site in order to mitigate against the rural edge setting when viewed from the ring road and beyond as well as along the existing road network (retaining key views towards the Minster and to the north).

In defining a clear and defensible boundary, it is recommended that boundary 27a is 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 alongside boundary 27b and 27c will act as a defined and recognisable urban edge which will be permanent in the long term.

Strategic Policy 'SS10: Land North of Monks Cross' 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 is enacted 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 support the character and setting of the city.

Section: 5	Boundary: 28	Boundary Name: Boundary East of Monks Cross Shopping Park and Vangarde Shopping Park
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The boundary covers the eastern boundary of Monks Cross Shopping Park and Vangarde Shopping Park
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>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: 5	Boundary: 28	Boundary Name: Boundary East of Monks Cross Shopping Park and Vangarde Shopping 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 should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape. The land creates an important approach to York from the Hopgrove roundabout and acts as a key buffer zone between the countryside and the compact urban edge of Monks Cross Shopping Park and Vangarde Shopping Park (Annex 1, Evidence 11). The land is relatively flat open agricultural land with fringe tree planting and hedgerow which offers extensive open views of the urban area (Annex 1, Evidence 5) and forms part of a wider network of mixed fringe farmland (Annex 1, Evidence 8). The land makes up the open countryside setting of York particularly when viewed from the elevated outer ring road and beyond and long distance views can be experienced from numerous public rights of way and bridleways to the north and east which are also important in understanding the compact nature of the city (Annex 1, Evidence 6). Maintaining open rural land in the foreground to these routes allows an understanding of the compact city and how it has evolved within an original countryside context.</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, to maintain a connection to open and historic setting and to constrain development The land forms open agricultural fields between Stockton Lane and the A1036 and between the A1036 and Monks Cross and is identified as part of a Green Wedge and Monk Stray which has historical importance as common pasture and strip farming, now managed as open space (Areas A2 and C2, Annex 1 Evidence 11b). Monk Stray creates a strong link between the urban form and the countryside and is a narrow corridor of greenspace either side of the B1036 providing an open approach and rural setting of the city which provides intermittent views of the Minster which are very important in defining the special character of York (Annex 1, Evidence 11a). As the city has grown the maintenance of the Strays has created separation which has aided the retention of identifiable local districts within the main built up area. This area is of particular importance as it assists in retaining the scale and built edge of Monk Cross Shopping Park and Vangarde Shopping Park which are large scale modern retail parks and the open setting in the landscape within which they sit. The Green Wedge is a characteristic feature of York which has helped shape the character and form of the urban edge</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 28	Boundary Name: Boundary East of Monks Cross Shopping Park and Vangarde Shopping Park
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	<p>and pattern of built development which contributes greatly to the distinctiveness and attractiveness of York.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the siting and context of York Minster which is the most important landmark building in York and to understand the visual prominence within the landscape The site is part of the open countryside setting within the Monk Stray and the Green Wedge where glimpses of York Minster and its historic setting can be experienced, this being the most important landmark building in York, the prominence of which whether in clear view or at a glance is an unmistakable feature of York. Views of the Minster are widely held to be important in defining the special character and setting (Annex 1, Evidence 11a). When travelling the York Outer Ring Road, there are also key views of the Minster seen in the same context as the Monks Cross Shopping Park which add to the understanding of the visual dominance of this landmark buildings and its role in the context and evolution of the city (Annex 1, evidence 13b). Views of the Minster are possible in other locations within the open wedge which give an understanding to the original dominance and context of the minster to these historically open areas.</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 has historically been used for agriculture evidenced by ridge and furrow earthworks and some historic field boundaries and hedges. The historic land type is recorded as planned large scale parlimantary enclosure which is described as the most important single factor in shaping the modern countryside (Annex 1, Evidence 19c). The remnants of countryside in the form of strays are a fundamental feature of city's links to its historic agricultural economy and social practices. These areas form the anchor of the Green wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current built form. The land has remained open, offering grazed pasture and arable fields between with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. The preserved open context and glimpsed views of the Minster, close to the urban area, adds to the understanding of the original</p>	
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Section: 5	Boundary: 28	Boundary Name: Boundary East of Monks Cross Shopping Park and Vangarde Shopping Park
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	<p>context of the strays, and the Minster’s ecclesiastical dominance over the city as well as the chronological and spatial expansion of the historic city and indeed the Monks Cross area which provides a valuable buffer zone between built form of Monks Cross, Vangarde and the Hopgrove roundabout.</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.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The site largely comprises of agricultural land with no 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.</p> <p>The land is bounded by the edge of Monks Cross Shopping Park and the relatively recent retail and leisure development at the Vangarde Shopping Park to the west. Both of the Shopping Parks provide a substantial built edge up to Monks Cross Link Road/Jockey Lane. The land is open to the north, east and south.</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 site largely comprises of agricultural land with no buildings and as such still performs a countryside function in terms of its land uses. Hopgrove Playing Fields and its associated buildings and car park offer leisure uses appropriate to this Green Belt location. In addition there are a few sporadic dwellings located on the A1036 which appear to function as dwellings associated with the surrounding agricultural land. The land then extends to the area around Hopgrove Roundabout where a compact area of dwellings including a hotel form ribbon development along Hopgrove Lane which evolved from a number of smallholdings and farmsteads.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land largely functions as part of the countryside being predominantly agricultural use with a public right of way and bridleway to the far north providing for local recreational use all of which are appropriate to the purpose and function of this part of the Green Belt and contribute to accessibility and views across the countryside setting.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 5	Boundary: 28	Boundary Name: Boundary East of Monks Cross Shopping Park and Vangarde Shopping Park
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Local Permanence		
Proposed Boundary	The boundary covers the eastern boundary of Monks Cross Shopping Park and Vangarde Shopping Park.	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	This section of the boundary follows recognisable features, running along the western boundary of the Monks Cross Link Road/Jockey Lane which denotes the edge of the Monks Cross Shopping Park and Vangarde Shopping Park.	
Permanence Scoping/Strategic Principles set out in: SP13	The route of the Monks Cross Link Road/Jockey Lane marks a clear distinction between the built urban area comprising the Monks Cross Shopping Park and Vangarde Shopping Park and the open space beyond. 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>The land immediately to the east of the proposed boundary is not:</p> <ul style="list-style-type: none"> • Designated for nature conservation [SD085]; <p>However, the land immediately to the east of the proposed boundary is :</p> <ul style="list-style-type: none"> • Entirely Identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of the historic Monk Stray (A2) and the wider associated Green Wedge (C3) ([SD107]. • Is mostly with District Green Corridor 8 (Monk Stray) [SD080]. • Within an area of high flood risk (Zones 3a and 3b near the road and boundary; • To the south designated as open space in relation to the stray [SD085] 	

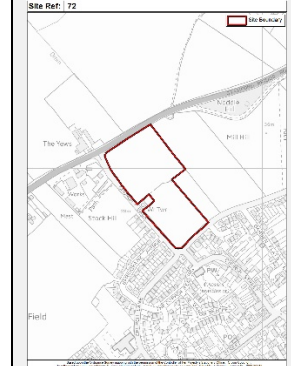
Section: 5	Boundary: 28	Boundary Name: Boundary East of Monks Cross Shopping Park and Vangarde Shopping Park
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The land to the east of the proposed boundary is therefore **not suitable for development in line with the Local Plan strategy.**

Land Considered/Site Selection

Land adjacent to this boundary has been proposed for development

Site 72 submitted through the Call for Sites 2012

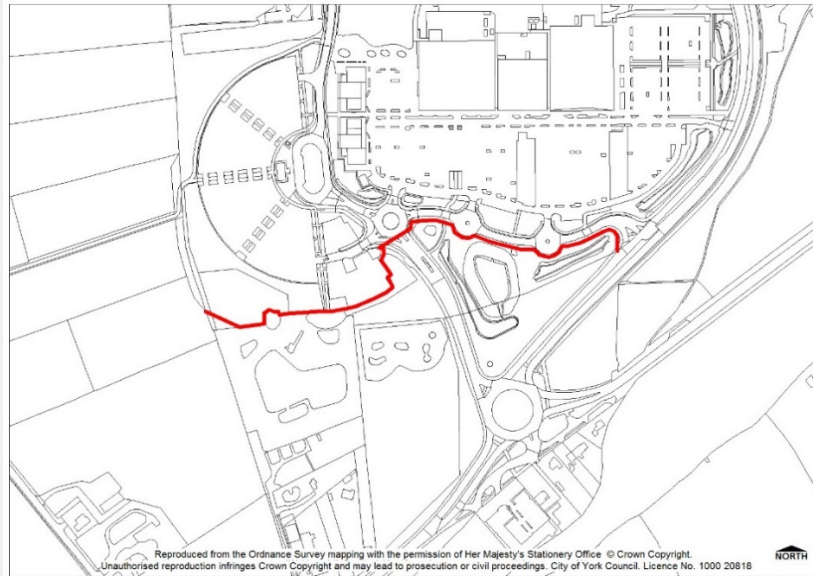


Site 898 submitted through the Preferred Sites Consultation



Section: 5	Boundary: 29	Boundary Name: Boundary South of Vangarde Way and Monks Cross Park and Ride
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The boundary covers the southern boundary of Vangarde Way and Monks Cross Park and Ride
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					

Section: 5	Boundary: 29	Boundary Name: Boundary South of Vangarde Way and Monks Cross Park and Ride
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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 forms part of the ecological mitigation and drainage area linked to the Vangarde Shopping Park to the north and transitions into relatively flat open agricultural land with fringe tree planting and hedgerow which offers open views of the compact urban area (Annex 1, Evidence 5). It forms part of a wider network of mixed fringe farmland (Annex 1, Evidence 8). The land makes up part of the wider open countryside setting of York particularly when viewed from the elevated outer ring road and beyond together with long distance views experienced from numerous public rights of way and bridleways particularly to the north east and south east which are also important in understanding the compact nature of the city (Annex 1, Evidence 6). Maintaining open rural land in the foreground to these routes allows an understanding of the compact city and how it has evolved within an original countryside context.</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, to maintain a connection to open and historic setting and to constrain development. The land immediately to the south is identified as part of a Green Wedge and Monk Stray which has historical importance as common pasture and strip farming, now managed as open space (Areas A2 and C2, Annex 1 Evidence 11b). Monk Stray creates a strong link between the urban form and the countryside and is a narrow corridor of greenspace either side of the B1036 providing an open approach and rural setting of the city which provides intermittent views of the Minster which are very important in defining the special character of York (Annex 1, Evidence 11a). As the city has grown the maintenance of the Strays has created separation which has aided the retention of identifiable local districts within the main built up area. This area is of particular importance as it assists in retaining the scale and built edge of the Vangarde Shopping Park and Monks Cross Park and Ride site which are large scale modern urban developments and the open setting in the landscape within which they sit. The Green Wedge is a characteristic feature of York which has helped shape the character and form of the urban edge and pattern of built development which contributes greatly to the distinctiveness and attractiveness of York.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 29	Boundary Name: Boundary South of Vangarde Way and Monks Cross Park and Ride
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1+ 2.2 The land is sensitive to understand the siting and context of York Minster which is the most important landmark building in York and to understand the visual prominence within the landscape The site is part of the open countryside setting within the Monk Stray and the Green Wedge where glimpses of York Minster and its historic setting can be experienced, this being the most important landmark building in York, the prominence of which whether in clear view or at a glance is an unmistakable feature of York. Views of the Minster are widely held to be important in defining the special character and setting (Annex 1, Evidence 11a). When travelling the York Outer Ring Road, there are also key views of the Minster seen in the same context as the Monks Cross Shopping Park which add to the understanding of the visual dominance of this landmark buildings and its role in the context and evolution of the city (Annex 1, evidence 13b). Views of the Minster are possible in other locations within the open wedge which give an understanding of the original dominance and context of the Minster to these historically open areas.</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 has historically been used for agriculture evidenced by ridge and furrow earthworks and some historic field boundaries and hedges. The historic land type is recorded as planned large scale parlimantary enclosure which is described as the most important single factor in shaping the modern countryside (Annex 1, Evidence 19c). The remnants of countryside in the form of strays are a fundamental feature of city's links to its historic agricultural economy and social practices. These areas form the anchor of the Green wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current built form. The land has remained open in parts, offering grazed pasture and arable fields between with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. The preserved open context and glimpsed views of the Minster, close to the urban area, adds to the understanding of the original context of the strays, and the Minster's ecclesiastical dominance over the city as well as the chronological and spatial expansion of the historic city and indeed the Monks Cross area</p>	
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Section: 5	Boundary: 29	Boundary Name: Boundary South of Vangarde Way and Monks Cross Park and Ride
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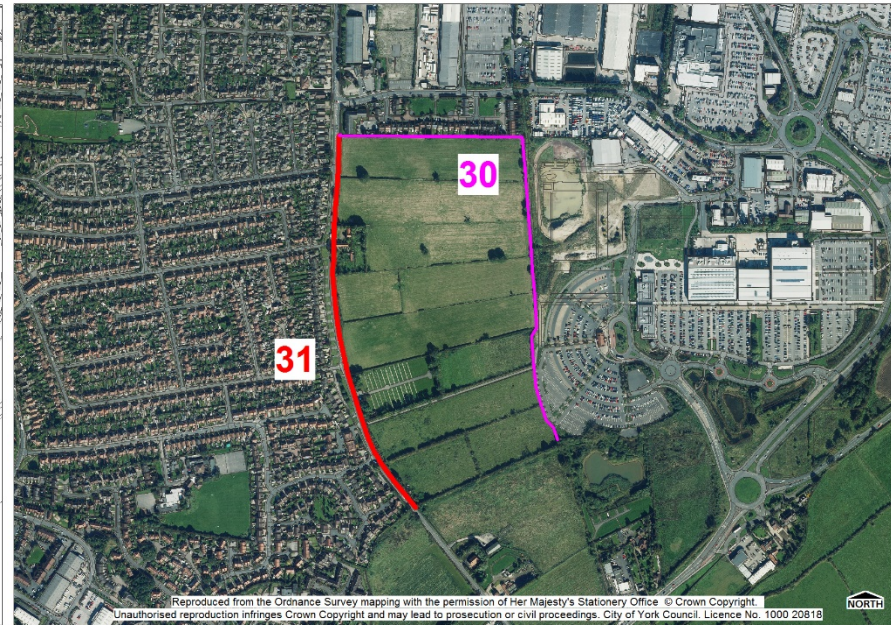
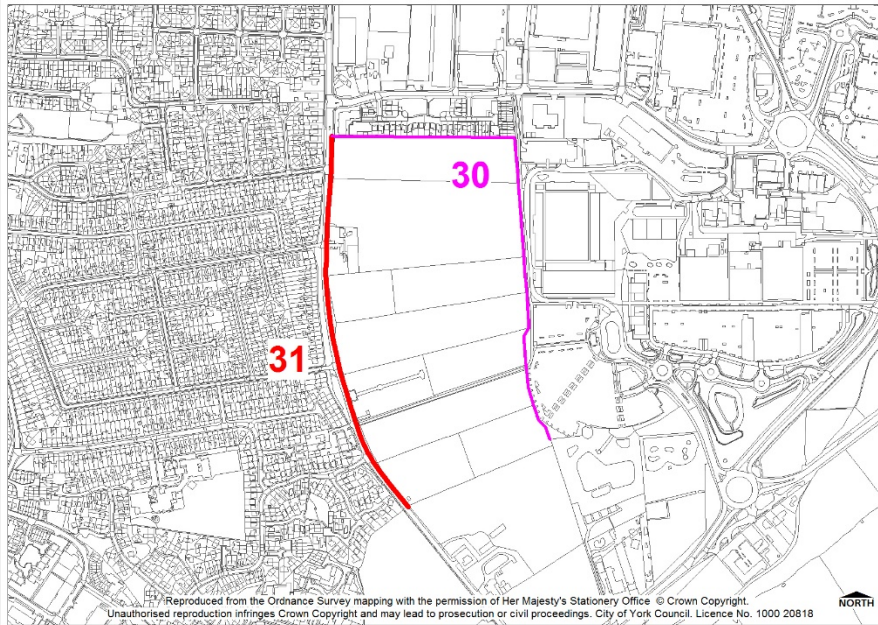
	<p>which provides a valuable buffer zone between built form of Monks Cross, Vangarde, the Hopgrove and the village of Heworth.</p> <p>3.2 Not Applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 Land is connected to the urban area and therefore relevant for sprawl.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. There are a number of small scale car garages/workshops, a bathroom and tile showroom, a caravan and camping site and the road network.</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>The built form currently provides a definitive boundary to the countryside, beyond this the land is at risk of sprawl through further expansion of the existing Shopping Park or park and ride site particularly towards the A1036. This main transport corridor could 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 + 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. Although quite heavily urbanised by virtue of the road network dissecting through it, the site comprises the remnants of agricultural land and still largely performs a countryside function in terms of its land uses. There are a number of small scale car garages/workshops, a bathroom and tile showroom located to the south, however historic maps show that these have evolved from areas which historically contained late 19th century development, albeit of a smaller scale. There is also a caravan and camping site which is an appropriate use to this Green Belt location.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land functions as part of the wider countryside being predominantly agricultural use with some recreational use all of which are appropriate to the purpose and function of this part of the Green Belt and contribute to accessibility and views across the countryside setting.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 5	Boundary: 29	Boundary Name: Boundary South of Vangarde Way and Monks Cross Park and Ride
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Local Permanence		
Proposed Boundary	The boundary covers the southern boundary of Vangarde Way and Monks Cross Park and Ride.	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	This section of the boundary follows recognisable features, running along the southern boundary of Vangarde Way and Monks Cross Park and Ride which denotes the edge of the the urban development.	
Permanence Scoping/Strategic Principles set out in: SP13	The route marks a clear distinction between the built urban area comprising the Vangarde Shopping Park and Monks Cross Park and Ride and the open space beyond. 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>The land immediately to the south of the proposed boundary is not:</p> <ul style="list-style-type: none"> • Designated for nature conservation [SD085]; • Designated for open space [SD085] <p>However, the land immediately to the east of the proposed boundary is :</p> <ul style="list-style-type: none"> • Entirely within District Green Corridor 8 (Monk Stray) [SD080]. • Partly identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of the historic Monk Stray (A2) and the wider associated Green Wedge (C3) ([SD107]. • Within pockets of higher flood risk to the north east corner 	

Section: 5	Boundary: 30 - 31	Boundary Name: Land West of Monks Cross Park & Ride and the Stadium, south of Saddlers Close and Forge Close and east of New Lane Huntington
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The boundary follows the western boundary of Monks Cross Park and Ride and the Stadium site and rear of Saddlers Close and Forge 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	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: 5	Boundary: 30 - 31	Boundary Name: Land West of Monks Cross Park & Ride and the Stadium, south of Saddlers Close and Forge Close and east of New Lane Huntington
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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 is predominantly flat agricultural land believed to have been used as such during the medieval and post-medieval period with fringe tree planting and hedgerows (Annex 1, Evidence 5). The fields form part of a wider network of mixed fringe farmland to the south (Annex 1, Evidence 8) which makes up part of the wider open countryside setting of York. The openness of the land is important in understanding the compact nature of the city. The land is dissected by a footpath/cycleway running between New Lane and Vangarde which enables an appreciation of the compact edge of the modern urban development whilst retaining a sense of the countryside setting.</p> <p>1.2 + 1.3 The land should be kept permanently open to maintain the scale, identity and distribution of districts and settlements within and around York, constrain development from coalescing and to maintain a connection to open and historic setting. This land provides a clear separation between two very distinct areas which have widely divergent characters, the compact bulk of residential properties which form part of the village of Huntington predominantly constrained to the west (with the exception of a limited number of modern properties on Forge Close and Saddlers Close) and the modern large scale retail/leisure/commercial/industrial development at Monks Cross, the Vangarde Shopping Park and Monks Cross Park and Ride site to the east. The site is therefore important as it acts to prevent the coalescence of the two distinct areas, constraining the large scale built edge of the modern development at the Stadium and Vangarde and retaining a connection to the countryside to the south. The site provides wider links with open agricultural fields between Stockton Lane and the A1036 and between the A1036 and Monks Cross. The historic field boundaries across this land are largely intact according to the 1852 OS map (Annex 1, Evidence 14). The land immediately to the south is identified as part of a Green Infrastructure Corridor formed by a Green Wedge and Monk Stray which has historical importance as common pasture and strip farming, now partly managed as open space (Areas A2 and C2, Annex 1 Evidence 11b). Monk Stray creates a strong link between the urban form and the countryside and is a corridor of greenspace either side of the A1036 providing an open approach and rural setting of the city which provides intermittent views of the Minster which are</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 5	Boundary: 30 - 31	Boundary Name: Land West of Monks Cross Park & Ride and the Stadium, south of Saddlers Close and Forge Close and east of New Lane Huntington
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	<p>very important in defining the special character of York (Annex 1, Evidence 11a). As the city has grown the maintenance of the Strays has created separation which has aided the retention of identifiable local districts within the main built up area. The area also assists in preserving the broad Green Wedge to the south which is a characteristic feature of York which has helped shape the character and form of the urban edge and pattern of built development which contributes greatly to the distinctiveness and attractiveness of York, preventing the lateral coalescence of different parts of the urban area, a separation of urban form and bringing a sense of the countryside within close proximity (Annex 1, Evidence 11).</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land should be kept permanently open to understand the siting and context of York Minster which is the most important landmark building in York and to understand the visual prominence within the landscape There are views to the Minster from the eastern side of this area and although filtered in part by intervening vegetation there is otherwise a clear line of sight and in the context of the Minster the vegetation can be regarded as ephemeral as it is unlikely to endure over the long term, unlike the Minster. The site is part of the open countryside setting with Monk Stray and the Green Wedge to the south where further glimpses of York Minster and its historic setting can also be experienced, this being the most important landmark building in York, the prominence of which whether in clear view or in glimpses is an unmistakable feature of York. Views of the Minster are widely held to be important in defining the special character and setting (Annex 1, Evidence 11a). When travelling the York Outer Ring Road, there are also key views of the Minster seen in the same context as the Monks Cross and Vangarde Shopping Park and Stadium which add to the understanding of the visual dominance of this landmark building and its role in the context and evolution of the city (Annex 1, evidence 13b).</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 is part of the setting of York. It has historically been used for agriculture, evidenced by ridge and furrow earthworks and some historic field</p>	
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	<p>boundaries and hedges which are largely intact. The historic land type is recorded as unknown planned enclosure running into planned large scale parliamentary enclosure to the south which is described as the most important single factor in shaping the modern countryside (Annex 1, Evidence 19c). Part of the northern area of land contains prehistoric and Romano-British features including two temporary Roman camps, one of which is a Scheduled Monument of national importance. New Lane to the west and Jockey Lane to the north are historic lanes possibly dating back to the medieval period. Historically the area comprised very little development given that it is set some distance from the historic core of Huntington, with only scattered farmsteads within the landscape, including the Grade II Listed Huntington Grange situated on New Lane to the west. The remnants of countryside in the form of strays to the south are a fundamental feature of city's links to its historic agricultural economy and social practices. These areas form the anchor of the Green Wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current built form. The preserved open context and glimpsed views of the Minster, close to the urban area, add to the understanding of the original context of the strays, and the Minster's ecclesiastical dominance over the city as well as the chronological and spatial expansion of the historic city and indeed the Monks Cross area from its agricultural origins.</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. Further expansion of the residential village of Huntington to the east and north or from the leisure/transport/retail development to the east could take place and together could be seen as an area ideal for rounding off.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are limited buildings or structures on the open land adjoining the boundaries. The land is quite extensive and is currently relatively open, albeit it contains the Grade II Listed Huntington Grange which is now a cattery and the Cemetery both accessed from New Lane.</p> <p>4.3 The land adjacent to boundaries 30 and 31 is constrained on three side by these boundaries which serve to contain and enclose the land which would prevent sprawl. However, although it</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	<p>is enclosed by built development on three sides, it is of sufficient size that sprawl could take place within it</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 largely an absence of built development or urbanising influences. The few urbanising influences on this land relate to Huntington Grange (now a cattery) which has been developed from a former farmstead and its original buildings and the Cemetery which contains a small building and car park but is largely open, both of which are located on New Lane. In addition there is the foot/cycleway which runs across the land from New Lane to the Vangarde and which appears to follow former field boundaries. The land has a generally open character and is largely free from built development; it is distinct in character from the urban areas around it.</p> <p>5.2 The land functions as part of the countryside in terms of relationships or acceptable uses within it. The land largely functions as part of the countryside, being used as grazing land and has very few urban influences within it, despite being enclosed by urban areas on three sides. The limited urbanising influences on this land relate to Huntington Grange (now a cattery) which have been developed from a former farmstead and its original buildings and the Cemetery which contains a small building and car park but is largely open, both of which are located on New Lane. In addition there is the foot/cycleway which dissects through the land from New Lane to the Vangarde which appears to follow former field boundaries. The land does however largely function as part of the countryside being used as grazing land and has very little urban influences within it. The land is important in connecting the wider area of open land to the south which has a more rural character.</p> <p>5.3 The land contributes to the character of the countryside through views and accessibility. The land functions as part of the wider countryside being predominantly in agricultural use with some recreational use, all of which are appropriate to the purpose and function of this part of the Green Belt. In addition the land contributes to the character of the wider countryside to the south connecting with it in both visual terms and connectivity through the footpath/cycleway which crosses the site and connects into the wider cycle network around the Monks Cross and the wider Huntington parish. These cycle networks in turn enable accessibility to York City Centre and many of its outlying villages.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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Local Permanence		
Proposed Boundary	The proposed boundary follows the boundary of Monks Cross Park and Ride and the Stadium, the rear boundaries of Properties and the carriageway of New Lane Huntington	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	This section of the boundary follows recognisable features, running along the western boundary of Monks Cross Park and Ride and the Stadium and the rear boundaries of Saddlers Close and Forge Close and along the eastern boundary of New Lane.	
Permanence Scoping/Strategic Principles set out in: SP13	The route marks a clear distinction between the built urban area comprising the Stadium and Monks Cross Park and Ride and the compact built urban area comprising the residential development along New Lane and the countryside open space which separates them. 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>The land immediately encased by the proposed boundary is not:</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 [SD107]. • Within a Green Corridor [SD080]. • Within an area of high flood risk; • Designated for nature conservation [SD080] <p>However, the land immediately encased by the proposed boundary is:</p> <ul style="list-style-type: none"> • Partially designated as open space for a Cemetery [SD085]; <p>Parts of the open land within the proposed boundary are therefore <u>not suitable for development in line with the Local Plan strategy.</u> There remains however, land to the north and south of the cemetery which does not fall within spatial strategy</p>	

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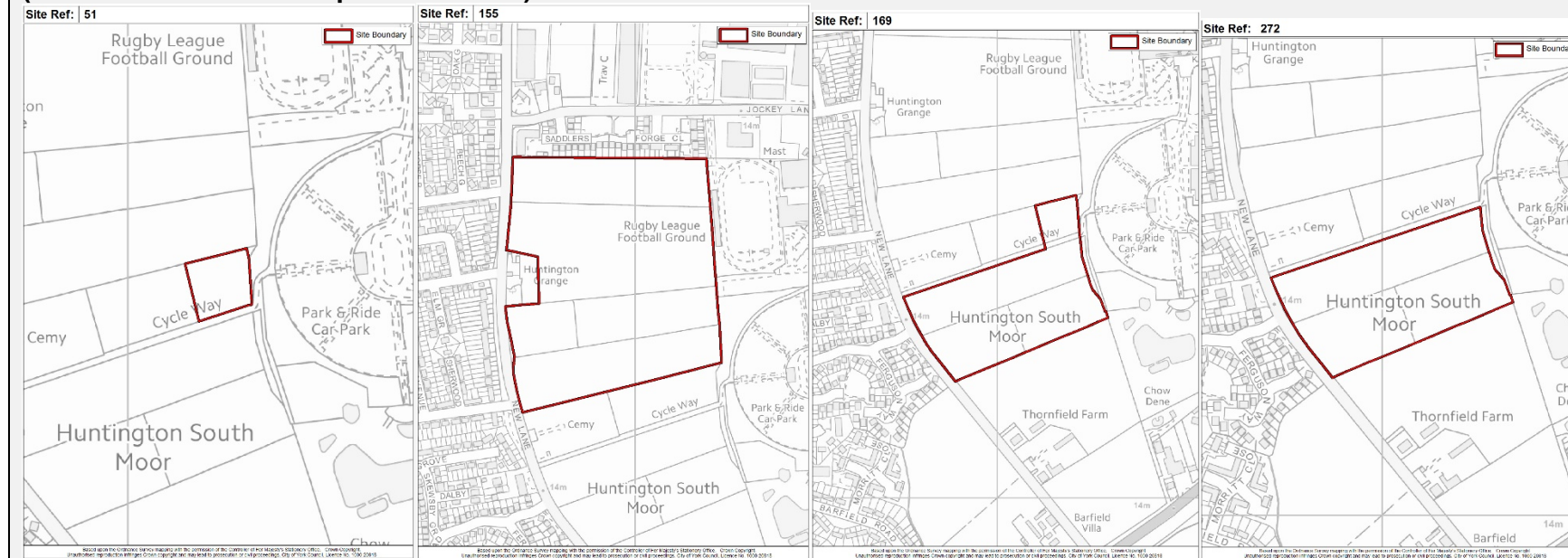
shapers. This has enabled potential development to be considered in this small area (See below), which has not been taken forward for allocation.

In 2011, consideration was given to the removal of land to the east of Monks Cross from green Wedge (area C2) and the Stray (area A2), and inclusion as an 'Area of Search' [SD108]. The officer recommendation was to make no change to historic character and setting boundary. This would have enabled potential development to be considered (former H50). Subsequently, this was not taken forward as an allocation.

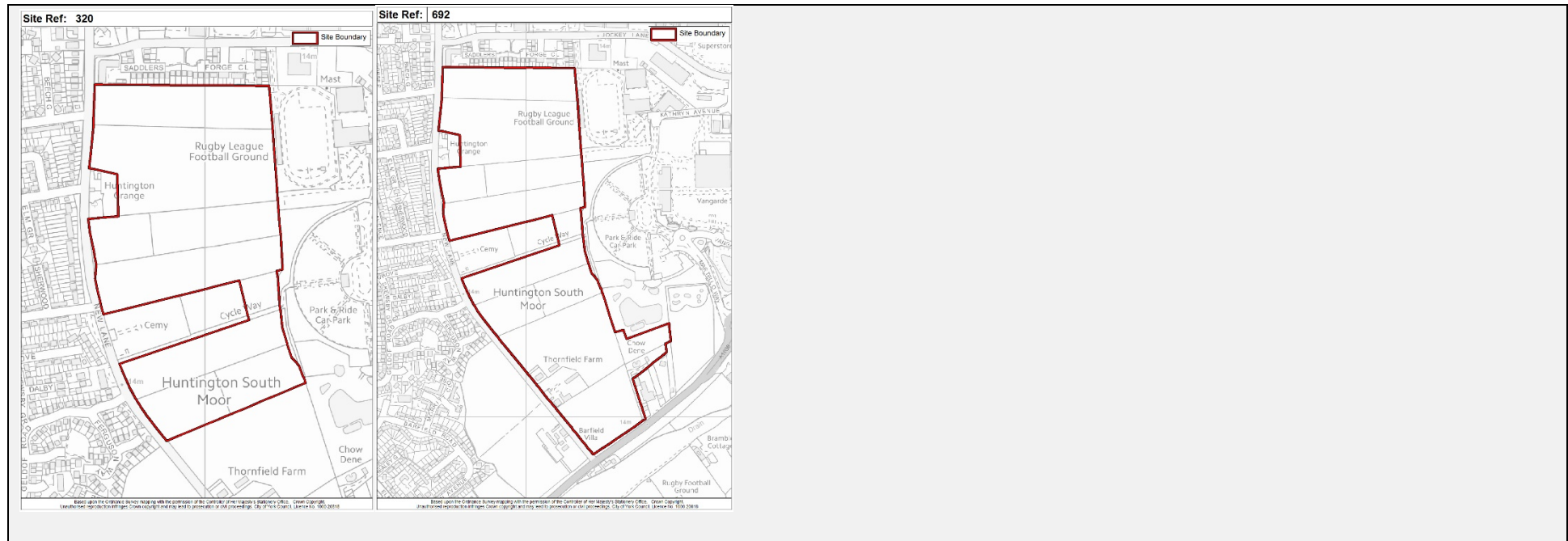
Land Considered/Site Selection

Land adjacent to this boundary has been considered for development

Amalgamated sites 320 and 692 (containing sites 51, 116, 155 and 272) first submitted through call for sites 2012 (Former ST11/was a sub-part of site 320)

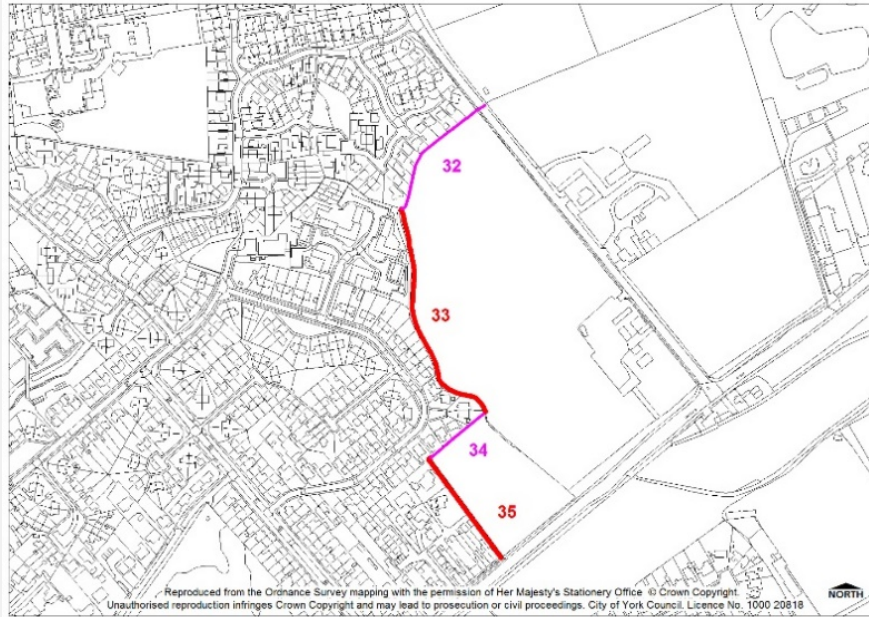


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The boundary continues west of New Lane and rear boundaries of properties along Ferguson Way, Morrith Close, Barfield Road and Sefton Avenue



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					

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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 is predominantly flat agricultural land believed to have been used as such during the medieval and post-medieval period, with a substantial amount of fringe tree planting and some historic hedgerows intact (Annex 1, Evidence 5). The fields form part of a wider network of mixed fringe farmland to the south and east (Annex 1, Evidence 8) which makes up part of the wider open countryside setting of York and provides a sense of openness. The compact urban edge of Huntington is located to the west and north west, with the compact edge of Heworth experienced to the far south and west. The built edge of these settlements can be appreciated in glimpses due to the substantial amount of tree planting around the periphery of parts of the land and the lines of trees which run across it. When travelling on Malton Road (A1036), which is a main transport route into and out of York, the compact edge and rural landscape adjoining it can be appreciated which provides a sense of countryside close to the urban edge. The open land to the south of the proposed boundary adjacent to Malton Road is within Green Wedge C2 and part of the historic Monk Stray (Area A2) (GB Appraisal, Annex 1- Evidence 11). This land is important in preserving the setting and special character of York as it maintains an open stretch of land with a rural feel important in understanding the compact nature of the city</p> <p>1.2 + 1.3 The land is should be kept permanently open to maintain the scale, identity and distribution of settlements and districts within and aaround York, to constrain development from coalescing and maintain a connection to open and historic setting . The site is important as it acts as part of the countrysideadjoining urban development in an area where four distinct Character Areas converge. The area is important in preventing coalescence between four distinct areas converge, in particular the residential edge of Huntington Village (Huntington South Moor and Huntington South, Character Areas 49 and 45) to the north west and west, Heworth North (Character Area 50) to the west, North East Heworth to the south (Character Area 51) (Annex 1, Evidence 14) as well as being part of the open countryside between the built edge of the modern leisure/commercial development at the Stadium and Vangarde whilst retaining a connection to the countryside to the south and south east. The land provides wider links with open agricultural</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>fields between Stockton Lane and the A1036 and between the A1036 and Monks Cross. The land immediately to the south is identified as part of a Green Infrastructure Corridor formed by a Green Wedge and Monk Stray which has historical importance as common pasture and strip farming, now partly managed as open space (Areas A2 and C2, Annex 1 Evidence 11b). Monk Stray creates a strong link between the urban form and the wider countryside and is a corridor of greenspace either side of the A1036 providing an open approach and rural setting to the city which provides intermittent views of the Minster which are very important in defining the special character of York (Annex 1, Evidence 6 and 11a). As the city has grown the maintenance of the historic Strays has created separation which has aided the retention of identifiable local districts within the main built up area and positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and cycle routes. The area also assists in preserving the Green Wedge to the south at a point where it narrows off and as such is important in retaining a physical and visual separation between two distinct areas. The Green Wedge is a characteristic feature of York which has helped shape the character and form of the urban edge and pattern of built development which contributes greatly to the distinctiveness and attractiveness of York, preventing the lateral coalescence of different parts of the urban area, a separation of urban form and bringing a sense of the countryside within close proximity (Annex 1, Evidence 11).</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 land is part of the setting of York. It has historically been used for agriculture evidenced by ridge and furrow earthworks and a few historic field boundaries and hedges which are partially intact and have some legibility to aid an understanding of the historic landscape (Annex 1, evidence 19e). The historic land type is recorded as unknown planned enclosure running into planned large scale parliamentary enclosure to the south which is described as the most important single factor in shaping the modern countryside (Annex 1, Evidence 19c). Historically the area comprised very little</p>	
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	<p>development given that it is set some distance from the historic cores of Huntington and Heworth, with only scattered farmsteads and small pockets of residential development within the landscape, including the Grade II Listed Huntington Grange to the north east, Thornfield Farm and Barfield House (now a vehicle repair garage) to the east and a cluster of residential properties facing Malton Road to the south west. The boundary of the site follows historic field boundaries, part of South Beck and part of a historic footpath on the north western side and the York to Scarborough Turnpike Road (Malton Road) to the south. The remnants of countryside in the form of the Stray to the south are a fundamental feature of city's links to its historic agricultural economy and social practices. These areas form the anchor of the Green wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current built form. The preserved open context and glimpsed views of the Minster, close to the urban area also add to the understanding of the original context of the strays, and the Minster's ecclesiastical dominance over the city as well as the chronological and spatial expansion of the historic city and indeed the Huntington and Heworth areas from their former agricultural origins.</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.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land is sizeable and is currently relatively open, albeit it contains a pockets of trees and a motor garage situated close to the junction of New Lane and Malton Road.</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. Taken together with the land to the east of New Lane, this area is of sufficient size that sprawl could take place within it.</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 The land is characterised by an absence of built development or urbanising influences. The few urbanising influences on this land relate to a vehicle repair garage located close to the junction between New Lane and Malton Road which appears to have been redeveloped around an early 20th century dwelling and outbuildings. The land has a generally open character and is largely free from built development; it is distinct in character from the urban area to its west.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE</p>

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Scoping/Strategic Principles set out in: 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 largely functions as part of the countryside being used as grazing land and arable fields and has very few urban influences within it.</p> <p>5.3 The land contributes to the character of the countryside through views and accessibility. The land functions as part of the wider countryside being predominantly in agricultural use which is appropriate to the purpose and function of this part of the Green Belt. In addition the land contributes to the character of the wider countryside to the south connecting with it in both visual terms and connectivity through New Lane and Malton Road being located on the cycle network and major road networks which link around the Monks Cross and wider Huntington and Heworth parishes. These cycle networks in turn enable accessibility to York City Centre and many of its outlying villages. The land is important in connecting the wider area of open land to the south which has a more rural character.</p>	COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	West of New Lane and rear boundaries of properties along Ferguson Way, Morritt Close, Barfield Road and Sefton Avenue	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	This section of the boundary follows recognisable features running along the rear boundaries of properties along Ferguson Way, Morritt Close, Barfield Road and Sefton Avenue which follow historic field boundaries, South Beck and part of a historic footpath.	
Permanence Scoping/Strategic Principles set out in: SP13	The route marks a clear distinction between the compact built urban area comprising the residential development of Huntington and Heworth and the countryside beyond. 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:	<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 south and east of the proposed boundary is:</p>	

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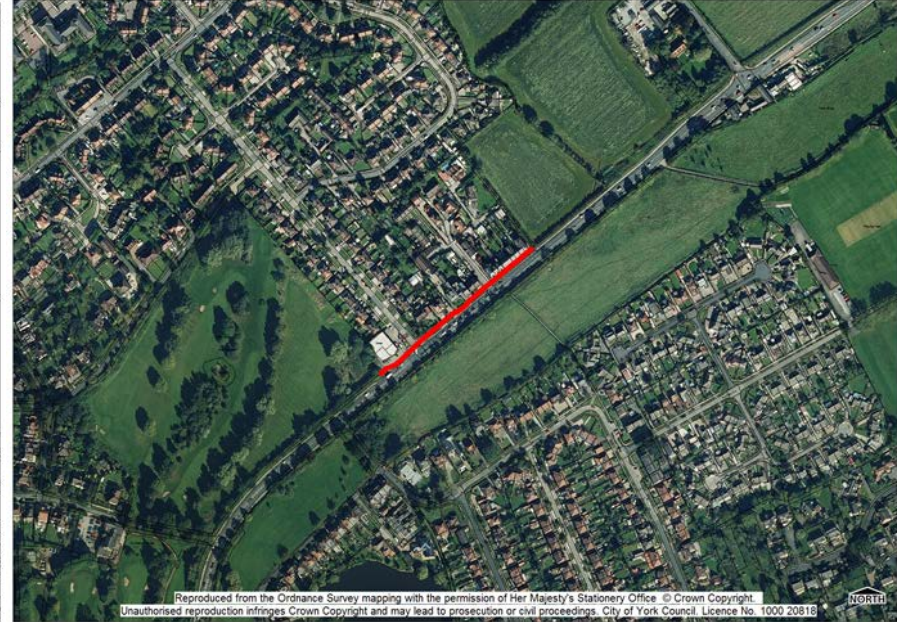
SP10, SP11, SP12	<ul style="list-style-type: none"> • Partially identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, as part of Green Wedge C2 [SD107]. • Partially within District Green Corridor 8 (Monk Stray to the south [SD080]). • Partially within an area of high flood risk 3a and 3b to the west; <p>However, land immediately south and east of the proposed boundary is not:</p> <ul style="list-style-type: none"> • Designated as open space [SD085]; • Designated for nature conservation [SD080] <p>Parts of the open land within the proposed boundary are therefore <u>not suitable for development in line with the Local Plan strategy</u>. There remains however, land to the north east of the proposed boundary (immediately to the west of New Lane) which does not fall within spatial strategy shapers. This has enabled <u>potential development to be considered in this small area</u> (See below), which has not been taken forward for allocation.</p> <p>In 2011, consideration was given to the removal of land to the east of Monks Cross from green Wedge (area C2) and the Stray (area A2), and inclusion as an 'Area of Search' [SD108]. The officer recommendation was to make no change to historic character and setting boundary. This would have enabled potential development to be considered (former H50). Subsequently, this was not taken forward as an allocation.</p>
<p>Land Considered/Site Selection</p> <p>Land adjacent to this boundary has been considered for development</p> <p>Site 180 first submitted through call for sites 2012 (Former H50 formed a subset to this boundary)</p>	

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Section: 5	Boundary: 36	Boundary Name: Malton Road
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The boundary heads down the north eastern edge of the road carriageway on Malton Road adjacent to Monk Stray up to the golf course



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: 5	Boundary: 36	Boundary Name: Malton 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 should be kept permanently open/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 C2 and part of the historic Monk Stray (Area A2) (GB Appraisal, Annex 1- Evidence 11). This 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 ring road reaching close to the centre of the city. To the immediate north west of the boundary is the edge of the compact urban area of Heworth North East. To the south there is a sense of openness and separation with glimpses through the roadside vegetation of the compact urban districts beyond to the south within the context of the stray and their rural settings. This proximity of the urban edge to the north west makes the openness of the land and views across it to the south more valuable and important to be maintained in this location. When travelling on Malton Road (A1036), which is a main transport route into and out of York, the compact edge and rural landscape beyond can be appreciated. The land contained within this boundary is part of a key long distance view from the Acklam Wold (Key View 4) across the City of York Authority area, of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA).</p> <p>1.2+ 1.3 The land should be kept permanently open to prevent coalescence and as part of maintaining a connection to open and historic setting, and the scale, identity and distribution of settlements around York. The land falls within Character Area 51 Heworth North East and Monks Stray and is important in preventing coalescence between the residential edge of Huntington South Moor (Character Area 49) to the north, Heworth Without (Character Area 55) to the south east and Heworth South and East (Character Area 54) (Annex 1, Evidence 14) whilst retaining a connection to the wider countryside and Strays to the south and south east. The land immediately to the south is identified as part of a Green Infrastructure Corridor formed by a Green Wedge and Monk Stray which has historical importance as common pasture and strip farming, now managed as open space (Areas A2 and C2, Annex 1 Evidence 11b). Monk Stray creates a strong link between the urban form and the countryside and is a narrow corridor of greenspace either side of the A1036 providing an open approach and rural setting of the city which provides intermittent views of the Minster which are very important in defining the special</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>character of York (Annex 1, Evidence 6 and 11a). As the city has grown the maintenance of the historic Strays has created separation which has aided the retention of identifiable local districts within the main built up area and positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and cycle routes. The area also assists in preserving the Green Wedge to the south at a point where it narrows off and as such is important in retaining both a physical and visual separation between two distinct areas. The Green Wedge is a characteristic feature of York which has helped shape the character and form of the urban edge and pattern of built development which contributes greatly to the distinctiveness and attractiveness of York, preventing the lateral coalescence of different parts of the urban area, a separation of urban form and bringing a sense of the countryside within close proximity (Annex 1, Evidence 11).</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to understand the siting, context and visual dominance and prominence within the landscape of York Minster which is the most important landmark building in There are some limited views to the Minster from the north eastern side of this area and although filtered in part by dense vegetation there are areas with a clear line of sight. The site is part of the open countryside setting within the Monk Stray and the Green Wedge to the south where further glimpses of York Minster and its historic setting can be experienced, this being the most important landmark building in York, the prominence of which whether in clear view or at a glance is an unmistakable feature of York. Views of the Minster are widely held to be important in defining the special character and setting (Annex 1, Evidence 11a). When travelling the York Outer Ring Road, there are also key views of the Minster in the same context as the Huntington and Heworth area which add to the understanding of the visual dominance of this landmark building and its role in the context and evolution of the city (Annex 1, evidence 13b). Views of the Minster are possible in other locations within the open wedge which also give an understanding of the original dominance and context of the Minster to these historically open areas.</p> <p>2.3 No</p>	
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	<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 land is part of the setting of York and has historically been used for agriculture with links to historical land management practices of common pastures and strip farming, however has few historic field boundaries and hedgerows intact, however there is some legibility to aid an understanding of the historic landscape through the inter war development following historic field boundaries (Annex 1, evidence 19e). The land is also identified as mixed fringe farmland (Annex 1- evidence 8). The historic land type to the south is recorded planned large scale parliamentary enclosure which is described as the most important single factor in shaping the modern countryside (Annex 1, Evidence 19c). Historically the area comprised sporadic development comprising scattered farmsteads and small pockets of residential development within the landscape, including The New Slip Inn, later known as Elmfield House which is now the site of Motosave, Healey Grange where a row of 19th century terrace properties are located fronting onto Malton Road with Elmfield College to the south where Elmfield Close is now situated. The boundary of the site follows historic field boundaries and the north western side of the York to Scarborough Turnpike Road (Malton Road). The remnants of countryside in the form of strays to the south are a fundamental feature of city's links to its historic agricultural economy and social practices. These areas form the anchor of the Green wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current built form with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. The preserved open context to the south and glimpsed views of the Minster, close to the urban area also adds to the understanding of the original context of the strays, and the Minster's ecclesiastical dominance over the city as well as the chronological and spatial expansion of the historic city and indeed the Huntington and Heworth areas from their former agricultural origins.</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.</p> <p>4.2 There is not an increased risk of sprawl occurring through the presence of existing buildings or structures. There are no buildings within the open area directly to the north between the proposed boundary and Malton Road.</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

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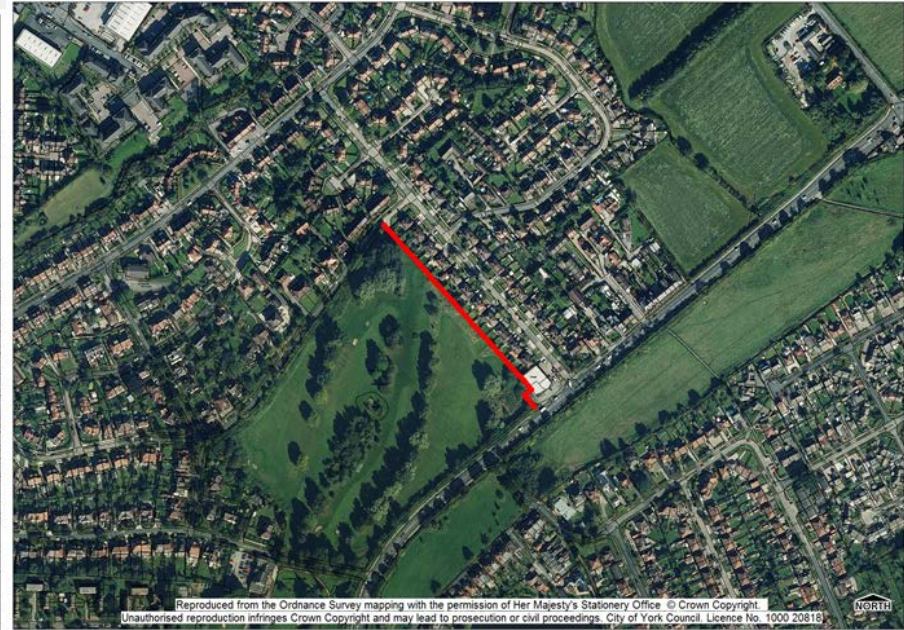
Scoping/Strategic Principles set out in: SP4, SP5, SP8	4.3 Land is constrained by built development and strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. While any development here would impact on the compact nature of the existing districts (See purpose 4 above), development would be limited to a defined area due to this boundary and Section 6, Boundary 3 to the south.	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 undeveloped and largely open in nature, albeit there are dense trees and hedgerows around the periphery in places. It is not maintained as close cut grass but has been allowed to grow in a more natural state demonstrating its function as part of the wider countryside. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land functions as part of the wider countryside being predominantly agricultural use which is appropriate to the purpose and function of this part of the Green Belt. The land is dissected by a cycle route running between Woodlands Grove and Malton Road which links with the wider Cycle Network enabling access into and out of the city centre and allowing an appreciation of the openness and enabling views across the site.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Front boundaries of properties fronting on to Malton Road up to the golf course.	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	This section of the proposed boundary follows the boundaries of properties fronting onto Malton Road extending as far as the golf course. These boundaries follow historic field boundaries and the edge of the historic footpath on the north western side and the York to Scarborough Turnpike Road (Malton Road).	
Permanence Scoping/Strategic Principles set out in: SP13	The route marks a clear distinction between the compact built urban area comprising the residential development of Huntington and Heworth and the countryside beyond and in particular the historic Monk 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 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 southwest of the proposed boundary is not:</p> <ul style="list-style-type: none"> • Designated for nature conservation [SD080] • Within an area of high flood risk 3a and 3b to the west; <p>However, The land immediately southwest of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, as part of Green Wedge C2 and Monk Stray A2 [SD107]. • Entirely within District Green Corridor 8 (Monk Stray) [SD080]. • Entirely designated as open space [SD085]; <p>The land to the southeast 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 not been proposed for development</p>	

Section: 5	Boundary: 37	Boundary Name: Rear of Elmfield Avenue
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The boundary moves north west and to the rear of properties at Elmfield Avenue.



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 NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	
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: 5	Boundary: 37	Boundary Name: Rear of Elmfield Avenue
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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 land to the south-west of the boundary forms part of Monk Stray (Area A2) and is within Green Wedge C2 (GB Appraisal, Evidence 11). This section of the Stray, currently occupied by Heworth Golf Course, serves to re-establish the open approach to the city provided by the Green Wedge, following the negative incursion of urban development immediately to the north-east of the boundary along Elmfield Avenue and around Laburnum Grove. The open stretch of land forms part of a corridor of green space that spans the B1036 Malton Road, maintaining the rural feel of the Stray and helping to extend the rural setting of the city further towards its compact urban centre. This open approach also evokes the area’s historic importance as pasture, and serves as a clear contrast to the compact urban districts to the north-west and south-east of the main road.</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 boundary falls within Character Area 51 of the York Historic Environment Characterisation (Evidence 14), and separates the 1930s private housing built along Elmfield Avenue from an historically open section of Monk Stray, part of Green Wedge C2 (Evidence 11) and currently occupied by Heworth Golf Course. This part of the Stray serves to separate compact and identifiably different districts of Heworth to the south and north, and the containment of these residential areas positively accentuates the identity of each settlement (Heritage Topic Paper Evidence 12). The area of residential development along Elmfield Avenue and around Laburnum Grove represents an interruption to this, forming an incursion into the important open approach that the Green Wedge provides, through the narrow corridor of green space that extends along both sides of the B1036 (Evidence 11). The boundary is important in re-establishing this corridor of open land on the north side of Malton Road upon the approach into York, maintaining the clear identity of the settlements on either side of Monk Stray and serving to extend the rural setting of the city further towards its compact urban centre.</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. In this part of Monk Stray there is evidence of ridge and furrow medieval agriculture, denoting the space’s historic role as common</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>land sitting between the surrounding villages, and the land has retained its open character as part of Heworth Golf Course since the 1930s (Evidence 14, Evidence 11). The position of the boundary serves to re-establish the open approach along both sides of Malton Road after the negatively urbanising incursion of the Wilco Motosave garage, the 1930s residential development along Elmfield Avenue, and the developments around Laburnum Grove. The B1036 Malton Road holds a key role as a Main Road Approach to the city (Evidence 6, Evidence 11), lining back to its historic origins as a Roman road, and its role as the York – Scarborough Turnpike Road in the mid-18th Century (Evidence 14). The open approach along Malton Road emphasises this historic role, and provides the opportunity to view the compact urban centre of York within the wider rural context and open setting of Monk Stray and Green Wedge C2 (Evidence 6, Evidence 11). The preservation of the existing open land to either side of the road is key to maintaining this. The land is to the west and south of the narrowest part of the Green Wedge, and should therefore be kept permanently open to constrain the districts on either side from further narrowing the wedge, and eventually coalescing.</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 forms part of Monk Stray, itself a section of Green Wedge C2 which extends from the ring road to close to the urban centre of York (Evidence 11). York’s strays form anchoring sections of the city’s several green wedges, and are fundamental in understanding the rural setting within which York’s urban core sits. The historic strays are remaining areas of historic common pasture, once used for grazing and other agricultural practices. This section of Monk Stray contains evidence of medieval land management in the form of ridge and furrow agriculture, and the land has remained open during the evolution of the surrounding urban districts (Evidence 14). The open character of the land has been preserved through its use as the northern part of Heworth Golf Course since the 1930s, its historic association with public land use evolving from agricultural practices to leisure as part of a city-wide theme. Although increasingly encroached upon by expanding districts of York</p>	
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	<p>throughout the 19th and 20th Centuries, it retains significant historic legibility (Evidence 19), characterised as enclosed open land within a settlement.</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.</p> <p>4.2 The land is not of increased risk of sprawl occurring through the presence of existing structures. The only structure contained within the open space to the north and west of Malton Road is the club house associated with Heworth Golf Course, which is connected to, and read in conjunction with, the nearby residential area. The risk of incremental development or change of use of structures in creating sprawl is therefore thought to be minimal.</p> <p>4.3 Land is constrained by built development and strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. The northern section of the golf course is contained by built development to the north, east and west, bounded for the most part by clearly defined fenced boundaries and edges to tarmacked surfaces. To the south, Malton Road and Muncastergate present robust alternative boundaries, and any development, while impacting on the compact nature of existing districts (see purpose 4 above) and other Green Belt considerations, would remain limited to a defined area. Preventing unrestricted sprawl is therefore not a reason to keep land permanently open in this location.</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>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.</p> <p>The land to the north west of Malton Road, occupied by the northern part of Heworth Golf Course, is landscaped but free of built features. The land retains an openness that contributes to a rural feel. Its long term use as a golf course constitutes an acceptable use within the countryside, and despite being landscaped and vegetated to a greater degree, the area forms a clear relationship with the land to the south of Malton Road. Here, Monk Stray forms an area of managed public open space, again free of built structures and managed in way that retains an open sense of rurality. The main urbanising influences are the edges of the surrounding residential area, and the signage and lighting along Malton Road which bisects the area, but these remain peripheral or isolated, and not overly intrusive.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	<p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The area of Monk Stray north of Malton Road retains a long established connection to the larger, publically accessible area of Monk Stray and the Green Wedge it forms part of. There are views from this open land, across the golf course, towards nearby urban edges and properties, which are prevented from impacting on the sense of openness and space through the mature vegetation which encloses the Stray. The openness and rural feel of the land are understood when travelling along Malton Road, through glimpses between buildings within districts on either side, and from accessible areas of the open space itself.</p>	
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 boundary follows recognisable built features, in the form of the hedged/fenced curtilage boundary of properties on Elmfield Avenue.	
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary. The boundary marks the extent of the urban area where it meets open land. 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>The land immediately to the west of the proposed boundary is not:</p> <ul style="list-style-type: none"> • Designated for nature conservation [SD080] • Within an area of high flood risk 3a and 3b to the west; • Designated as open space [SD085]; 	

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	<p>However, The land immediately to the west of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, as part of Green Wedge C2 and Monk Stray A2 [SD107]. • Entirely within District Green Corridor 8 (Monk Stray) [SD080]. <p>The 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: 5	Boundary: 38	Boundary Name: Thorne Nook
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The boundary continues down the road carrigeway on Thorn Nook until the crossroads with Thorn Nook, Abbotsway and Templemead, to the west.



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 NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	
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: 5	Boundary: 38	Boundary Name: Thorne Nook
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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 boundary forms part of Monk Stray (Area A2) and is within Green Wedge C2 (GB Appraisal, Evidence 11). This section of the Stray, currently occupied by Heworth Golf Course, serves to re-establish the open approach to the city provided by the Green Wedge, following the negative incursion of urban development immediately to the north-east of the boundary along Elmfield Avenue and around Laburnum Grove. The open stretch of land forms part of a corridor of green space that spans the B1036 Malton Road, maintaining the rural feel of the Stray and helping to extend the rural setting of the city further towards its compact urban centre. This open approach also evokes the area’s historic importance as pasture, and serves as a clear contrast to the compact urban districts to the north-west and south-east of the main road.</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 boundary falls within Character Area 51 – and borders Character Area 50 – of the York Historic Environment Characterisation (Evidence 14), serving to maintain the separation between the areas of 1930s housing and post-war social housing, and the historic edge of Monk Stray, occupied in this section by the northern part of Heworth Golf Course. By constraining development along the northern edge of Thorne Nook, in line with a field boundary shown on the 1822 enclosure plan (Evidence 14), the boundary helps to re-establish the open approach to the city along the north side of Malton Road, following the negative incursion of urban development along Elmfield Avenue. This open approach is formed by a corridor of green space that spans the B1036 Malton Road (Evidence 11) as part of Green Wedge C2, and serves to separate compact and identifiably different districts of Heworth to the south and north. The containment of these residential areas positively maintains and accentuates the clear identity of the settlements on either side of Monk Stray (Heritage Topic Paper Evidence 12), and serves to extend the rural setting of the city further towards its compact urban centre.</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. In this part of Monk Stray there is</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 of ridge and furrow medieval agriculture, denoting the space’s historic role as common land sitting between the surrounding villages, and the land has retained its open character as part of Heworth Golf Course since the 1930s (Evidence 14, Evidence 11). The position of the boundary serves to preserve the northern edge of the Stray and contain urban development to the northern edge of Thorne Nook, in line with a historic field boundary shown on the 1822 enclosure plan (Evidence 14). The B1036 Malton Road bisects the Stray and holds a key role as a Main Road Approach to the city (Evidence 6, Evidence 11), linking back to its historic origins as a Roman road, and its role as the York – Scarborough Turnpike Road in the mid-18th Century (Evidence 14). The open approach along Malton Road emphasises this historic role, and provides the opportunity to view the compact urban centre of York within the wider rural context and open setting of Monk Stray and Green Wedge C2 (Evidence 6, Evidence 11). The preservation of the existing open land to either side of the road is key to maintaining this. The land is to the west and south of the narrowest part of the Green Wedge, and should therefore be kept permanently open to constrain the districts on either side from further narrowing the wedge, and eventually coalescing.</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 forms part of Monk Stray, itself a section of Green Wedge C2 which extends from the ring road to close to the urban centre of York (Evidence 11). York’s strays form anchoring sections of the city’s several green wedges, and are fundamental in understanding the rural setting within which York’s urban core sits. The historic strays are remaining areas of historic common pasture, once used for grazing and other agricultural practices. This section of Monk Stray contains evidence of medieval land management in the form of ridge and furrow agriculture, and the land has remained open during the evolution of the surrounding urban districts (Evidence 14). The open character of the land has been preserved through its use as the northern part of Heworth Golf Course since the 1930s, its historic association with public land use evolving from agricultural practices to leisure as part</p>	
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	<p>of a city-wide theme. Although increasingly encroached upon by expanding districts of York throughout the 19th and 20th Centuries, it retains significant historic legibility (Evidence 19), characterised as enclosed open land within a settlement.</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.</p> <p>4.2 The land is not of increased risk of sprawl occurring through the presence of existing structure. The only structure contained within the open space to the north and west of Malton Road is the club house associated with Heworth Golf Course, which is connected to, and read in conjunction with, the nearby residential area. The risk of incremental development or change of use of structures in creating sprawl is therefore thought to be minimal.</p> <p>4.3 Land is constrained by built development and strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. The northern section of the golf course is contained by built development to the north, east and west, bounded for the most part by clearly defined fenced boundaries and edges to tarmacked surfaces. To the south, Malton Road and Muncastergate present robust alternative boundaries, and any development, while impacting on the compact nature of existing districts (see purpose 4 above) and other Green Belt considerations, would remain limited to a defined area. Preventing unrestricted sprawl is therefore not a reason to keep land permanently open in this location.</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>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.</p> <p>The land to the north west of Malton Road, occupied by the northern part of Heworth Golf Course, is landscaped but free of built features. The land retains an openness that contributes to a rural feel. Its long term use as a golf course constitutes an acceptable use within the countryside, and despite being landscaped and vegetated to a greater degree, the area forms a clear relationship with the land to the south of Malton Road. Here, Monk Stray forms an area of managed public open space, again free of built structures and managed in way that retains an open sense of rurality. The main urbanising influences are the edges of the surrounding residential area, and the signage and lighting along Malton Road which bisects the area, but these remain peripheral or isolated, and not overly intrusive.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	<p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The area of Monk Stray north of Malton Road retains a long established connection to the larger, publically accessible area of Monk Stray and the Green Wedge it forms part of. There are views from this open land, across the golf course, towards nearby urban edges and properties, which are prevented from impacting on the sense of openness and space through the mature vegetation which encloses the Stray. The openness and rural feel of the land are understood when travelling along Malton Road, through glimpses between buildings within districts on either side, and from accessible areas of the open space itself.</p>	
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 boundary follows recognisable built features, in the form of the southern edge of highway (Thorne Nook). The road itself is excluded from Green Belt.	
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary. The boundary marks the extent of the urban area where it meets open land. 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>The land immediately to the southeast of the proposed boundary is not:</p> <ul style="list-style-type: none"> • Designated for nature conservation [SD080] • Within an area of high flood risk 3a and 3b to the west; <p>However, The land immediately to the southeast of the proposed boundary is:</p>	

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	<ul style="list-style-type: none"> • Entirely identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, as part of Green Wedge C2 and Monk Stray A2 [SD107]. • Entirely within District Green Corridor 8 (Monk Stray) [SD080]. • Partially designated as open space to the south east of Malton Road [SD085]; <p>The land to the southeast 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 not been proposed for development

Section: 5	Boundary: 39	Boundary Name: Pottery Lane
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The boundary follows the rear of properties from Abbotsway and Pottery 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 NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	
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					

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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 boundary is within Green Wedge C2 (GB Appraisal, Evidence 11), and encompasses part of Monk Stray (Area A2). This open stretch of land, occupied to the west by Heworth Golf Course since the 1930s, forms a corridor of green space that spans the B1036 Malton Road, maintaining the rural feel of the Stray and helping to extend the rural setting of the city further towards its compact urban centre. This open approach also evokes the area’s historic importance as pasture, and serves as a clear contrast to the compact urban districts which are visible to the north-west and south-east of the main road. There are intermittent views of the Minster (evidence 13) and surrounding districts along this route, which would become clearer should the landscaping associated with the golf course be removed in future.</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 boundary spans Character Areas 50 and 51 of the York Historic Environment Characterisation (Evidence 14), and serves to maintain the separation between areas of residential development in North Heworth and the open stretches of land that make up the westernmost section of Green Wedge C2, including part of historic Monk Stray, and the majority of Heworth Golf Course, in place since the 1930s. The housing around Pottery Lane, Fossway and Muncastergate is predominantly composed of inter-war and post-war social housing estates, planned to house those previously living in sub-standard, crowded and unhealthy accommodation within the city centre. The open land to the south and east, spanning Malton Road and bounded to the south and east by separate districts of Heworth, is important in maintaining the identities of the districts to either side, and serves to maintain their compactness. The open land also provides a visible link to the countryside close to the urban core of York, serving to extend the rural setting of the city further towards its compact urban centre.</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 land to the south and east of the boundary traditionally formed part of Heworth Moor and Monk Stray, with evidence of ridge and</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>furrow medieval agriculture on the western part of Monk Stray denoting the area’s historic role as common land sitting between the surrounding villages. The westernmost part of the open area was the site of small-scale industry during the mid 19th Century, in the form of a brick field and potteries, although this use had discontinued by the early 20th Century and has had no lasting impact on the openness of the land. The land between the boundary and Malton Road has retained its open character as part of Heworth Golf Course since the 1930s (Evidence 14, Evidence 11), and has a strong relationship with the public areas of Monk Stray to the south and east of the main road. The road itself bisects the Stray and holds a key role as a Main Road Approach to the city (Evidence 6, Evidence 11), linking back to its historic origins as a Roman road, and its role as the York – Scarborough Turnpike Road in the mid-18th Century (Evidence 14). The open approach along Malton Road emphasises this historic role, and provides the opportunity to view the compact urban centre of York within the wider rural context and open setting of Monk Stray and Green Wedge C2 (Evidence 6, Evidence 11). The preservation of the existing open land to either side of the road is key to maintaining this. Intermittent views of the minster from the road and the public area of Monk Stray, across the western part of the open space to the boundary with Pottery Lane, hold historic importance as a key visual connection to the administrative and ecclesiastical centre of York.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land should be kept permanently open to understand the visual dominance, prominence and role of York Minster. Intermittent views of the Minster across the Green Wedge are possible and the land’s close proximity to the urban core of York serves to emphasise the Minster’s dominance and its historic role as the focal point of the city.</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 open land to the east of the proposed boundary forms part of Green Wedge C2, which extends from the ring road to close to the urban centre of York (Evidence 11) and includes Monk Stray. York’s strays form anchoring sections of the city’s several green wedges, and are fundamental in understanding the rural setting within which</p>	
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	<p>York's urban core sits. The historic strays are remaining areas of historic common pasture, once used for grazing and other agricultural practices. Sections of Monk Stray close to the boundary contain evidence of medieval land management in the form of ridge and furrow agriculture, and the land has remained open during the evolution of the surrounding urban districts (Evidence 14). The open character of Heworth Moor and the western part of Monk Stray has been preserved through the land's use as the Heworth Golf Course since the 1930s, its historic association with public land use evolving from agricultural practices to leisure as part of a city-wide theme. Although increasingly encroached upon by expanding districts of York throughout the 19th and 20th Centuries, it retains significant historic legibility (Evidence 19), characterised as enclosed open land within a settlement.</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.</p> <p>4.2 The land is not of an increased risk of sprawl occurring through the presence of existing structures. The club house associated with Heworth Golf Course is the only existing structure, the land is primarily open and mostly free of built features..</p> <p>4.3 Land is constrained by built development and strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. The golf course is contained by built development on three sides, and is bounded robust and clearly defined fenced boundaries and edges to tarmacked surfaces. Malton Road and Muncastergate present robust alternative boundaries, and any development, while impacting on the compact nature of existing districts (see purpose 4 above) and other Green Belt considerations, would remain limited to a defined area. Preventing unrestricted sprawl is therefore not a reason to keep land permanently open in this location.</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>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.</p> <p>The land occupied by Heworth Golf Course is landscaped but free of built features, and retains an openness that contributes to a rural feel. Its long term use as a golf course constitutes an acceptable use within the countryside, and despite being landscaped and vegetated to a greater degree, the area forms a clear relationship with the land to the south of Malton Road. Here,</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	<p>Monk Stray forms an area of managed public open space, again free of built structures and managed in way that retains an open sense of rurality. The main urbanising influences are the edges of the surrounding residential areas, and the signage and lighting along Malton Road which bisects the area, but these remain peripheral or isolated, and not overly intrusive.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land between the boundary and Malton Road, open areas of Heworth Moor and Monk Stray that are occupied by Heworth Golf Course, retain a long established openness in connection to the publically accessible parts of Monk Stray and the wider Green Wedge. There are views from the open land, across the golf course, towards nearby urban edges and properties, which are prevented from impacting on the sense of openness and space through the mature vegetation which encloses the Stray. The openness and rural feel of the land are understood when travelling along Malton Road, through glimpses between buildings within districts on either side, and from accessible areas of the open space itself.</p>	FROM ENCROACHMENT
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 boundary follows recognisable built features, in the form of the hedged curtilage boundaries of properties on Abbotsway, Muncastergate, rear of Heworth Golf Club, Fossway and Pottery Lane.	
Permanence Scoping/Strategic Principles set out in: SP13	This section of the boundary has parity with features shown on the First Edition OS Survey 1852, following a hedged field boundary. The boundary marks the extent of the urban area where it meets open land. 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.	

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SP10, SP11, SP12	<p>The land immediately to the south and east of the proposed boundary is not:</p> <ul style="list-style-type: none"> • Designated for nature conservation [SD080] • Within an area of high flood risk 3a and 3b to the west; <p>However, The land immediately to the southeast of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, as part of Green Wedge C2 and Monk Stray A2 [SD107]. • Entirely within District Green Corridor 8 (Monk Stray) [SD080]. • Partially designated as open space to the south east of Malton Road [SD085]; <p>The land to the southeast 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 follows the rear of several more recent properties on Pottery 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 NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	
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					

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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 boundary is within Green Wedge C2 (GB Appraisal Evidence 11), and encompasses part of Monk Stray (Area A2). This open stretch of land, occupied to the west by Heworth Golf Course since the 1930s, forms a corridor of green space that spans the B1036 Malton Road, maintaining the rural feel of the Stray and helping to extend the rural setting of the city further towards its compact urban centre. This open approach also evokes the area’s historic importance as pasture, and serves as a clear contrast to the compact urban districts which are visible to the north-west and south-east of the main road. There are intermittent views of the Minster (evidence 13) and surrounding districts along this route, which would become clearer should the landscaping associated with the golf course be removed in future.</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 boundary serves to maintain the separation between an strip of recent residential development along part of Pottery lane from the open stretch of land to the east that make up the westernmost section of Green Wedge C2, linking to part of historic Monk Stray, and the site of Heworth Golf Course since the 1930s. The housing around Pottery Lane is part of an inter-war social housing estate, planned to house those previously living in sub-standard, crowded and unhealthy accommodation within the city centre, and the boundary follows to the rear of the curtilages of several newer properties which have followed the linear distribution of housing along the southern stretch of Pottery Lane. The open land to the east, spanning Malton Road and bounded by separate districts of Heworth, is important in maintaining the identities of the districts to either side, and serves to maintain their compactness. The open land also provides a visible link to the countryside close to the urban core of York, serving to extend the rural setting of the city further towards its compact urban centre.</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 land to the east of the boundary traditionally formed part of Heworth Moor and Monk Stray, with evidence of ridge and furrow</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>medieval agriculture on the western part of Monk Stray denoting the area’s historic role as common land sitting between the surrounding villages. The westernmost part of the open area was the site of small-scale industry during the mid 19th Century, in the form of a brick field and potteries, although this use had discontinued by the early 20th Century and has had no lasting impact on the openness of the land. The boundary itself follows to the rear of modern properties built upon the site of buildings associated with the potteries (Evidence 1, OS Map 1852). The land between the boundary and Malton Road has retained its open character as part of Heworth Golf Course since the 1930s (Evidence 14, Evidence 11), and has a strong relationship with the public areas of Monk Stray to the south and east of the main road. The road itself bisects the Stray and holds a key role as a Main Road Approach to the city (Evidence 6, Evidence 11), linking back to its historic origins as a Roman road, and its role as the York – Scarborough Turnpike Road in the mid-18th Century (Evidence 14). The open approach along Malton Road emphasises this historic role, and provides the opportunity to view the compact urban centre of York within the wider rural context and open setting of Monk Stray and Green Wedge C2 (Evidence 6, Evidence 11). The preservation of the existing open land to either side of the road is key to maintaining this. Intermittent views of the minster from the road and the public area of Monk Stray, across the western part of the open space to the boundary with Pottery Lane, hold historic importance as a key visual connection to the administrative and ecclesiastical centre of York.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land should be kept permanently open to understand the visual dominance, prominence and role of York Minster. Intermittent views of the Minster across the Green Wedge are possible and the land’s close proximity to the urban core of York serves to emphasise the Minster’s dominance and its historic role as the focal point of the city.</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 open land to the east of the proposed boundary forms part of Green Wedge C2, which extends from the ring road to close to the urban centre of York (Annex 1 - Evidence 11) and includes Monk Stray. York’s strays form anchoring sections of</p>	
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	<p>the city’s several green wedges, and are fundamental in understanding the rural setting within which York’s urban core sits. The historic strays are remaining areas of historic common pasture, once used for grazing and other agricultural practices. Sections of Monk Stray close to the boundary contain evidence of medieval land management in the form of ridge and furrow agriculture, and the land has remained open during the evolution of the surrounding urban districts (Evidence 14). The open character of Heworth Moor and the western part of Monk Stray has been preserved through the land’s use as the Heworth Golf Course since the 1930s, its historic association with public land use evolving from agricultural practices to leisure as part of a city-wide theme. Although increasingly encroached upon by expanding districts of York throughout the 19th and 20th Centuries, it retains significant historic legibility (Evidence 19), characterised as enclosed open land within a settlement.</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.</p> <p>4.2 The land is not have an increased risk of sprawl occurring through the presence of existing structures. The club house associated with Heworth Golf Course is the only existing structure, the land is primarily open and mostly free of built features.</p> <p>4.3 Land is constrained by built development and strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. The boundary follows along the rear curtilages of several modern houses which have been built to follow the linear pattern of housing along the southern stretch of Pottery Lane. The open land occupied to the golf course to the east is contained by built development on three sides, and is bounded by robust and clearly defined fenced boundaries and edges to tarmacked surfaces. Malton Road and Muncastergate present alternative boundaries, and any development, while impacting on the compact nature of existing districts (see purpose 4 above) and other Green Belt considerations, would remain limited to a defined area. Preventing unrestricted sprawl is therefore not a reason to keep land permanently open in this location.</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</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.</p> <p>The land occupied by Heworth Golf Course is landscaped but free of built features, and retains an</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO</p>

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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>openness that contributes to a rural feel. Its long term use as a golf course constitutes an acceptable use within the countryside, and despite being landscaped and vegetated to a greater degree, the area forms a clear relationship with the land to the south of Malton Road. Here, Monk Stray forms an area of managed public open space, again free of built structures and managed in way that retains an open sense of rurality. The main urbanising influences are the edges of the surrounding residential areas, and the signage and lighting along Malton Road which bisects the area, but these remain peripheral or isolated, and not overly intrusive. The proposed boundary follows along the rear curtilages of several modern houses which have been built to follow the linear pattern of housing along the southern stretch of Pottery Lane, and represent a more recent urbanising influence, but the development retains a clear and discreet separation from the open land to the rear, and exerts the same level of influence as the older adjacent areas of residential development.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land between the boundary and Malton Road, open areas of Heworth Moor and Monk Stray that are occupied by Heworth Golf Course, retains a long established openness in connection to the publically accessible parts of Monk Stray and the wider Green Wedge. There are views from the open land, across the golf course, towards nearby urban edges and properties, which are prevented from impacting on the sense of openness and space through the mature vegetation which encloses the Stray. The openness and rural feel of the land are understood when travelling along Malton Road, through glimpses between buildings within districts on either side and from accessible areas of the open space itself.</p>	<p>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 layering of different boundary features offers strength and</p>
<p>Recognisability of proposed boundary</p>	<p>The boundary follows recognisable built features, in the form of fenced curtilage boundaries of properties on Pottery Lane.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. Due to the more recent nature of the development, the boundary is marked by fences, but it is expected that this will become more vegetated over time to match adjacent sections of the boundary. All of the</p>	

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	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	<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 not:</p> <ul style="list-style-type: none"> • Designated for nature conservation [SD080] • Within an area of high flood risk 3a and 3b to the west; <p>However, The land immediately to the east of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, as part of Green Wedge C2 and Monk Stray A2 [SD107]. • Entirely within District Green Corridor 8 (Monk Stray) [SD080]. • Partially designated as open space to the east of Malton Road [SD085]; <p>The land to the east 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 follows the the rear of properties at Irving Avenue and between Malton Avenue.



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					

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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 north and east of the boundary is within Green Wedge C2 (GB Appraisal Evidence 11), and encompasses part of Monk Stray (Area A2). This open stretch of land, occupied to the west by Heworth Golf Course since the 1930s, forms a corridor of green space that spans the B1036 Malton Road, maintaining the rural feel of the Stray and helping to extend the rural setting of the city further towards its compact urban centre. This open approach also evokes the area’s historic importance as pasture, and serves as a clear contrast to the compact urban districts which are visible to the north-west and south-east of the main road. There are intermittent views of the Minster (evidence 13) and surrounding districts along this route, which would become clearer should the landscaping associated with the golf course be removed in future.</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 boundary falls within Character Areas 51 of the York Historic Environment Characterisation (Evidence 14), and serves to maintain the separation between an area of inter-war private housing and the open stretches of land that make up the westernmost section of Green Wedge C2, including part of historic Monk Stray, and Heworth Golf Course, in place since the 1930s. This open land, spanning Malton Road and bounded to the south and east by separate districts of Heworth, is important in maintaining the identities of the districts to either side, and serves to maintain their compactness. The open land also provides a visible link to the countryside close to the urban core of York, serving to extend the rural setting of the city further towards its compact urban centre.</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</p> <p>The land to the north and east of the boundary traditionally formed part of Heworth Moor and Monk Stray, with evidence of ridge and furrow medieval agriculture on the western part of Monk Stray denoting the area’s historic role as common land sitting between the surrounding villages. The westernmost part of the open area was the site of small-scale industry during the mid 19th Century, in the form of a brick field and potteries, although this use had discontinued by the early</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>20th Century and has had no lasting impact on the openness of the land. The land between the boundary and Malton Road has retained its open character as part of Heworth Golf Course since the 1930s (Evidence 14, Evidence 11), and has a strong relationship with the public areas of Monk Stray to the south and east of the main road. The road itself bisects the Stray and holds a key role as a Main Road Approach to the city (Evidence 6, Evidence 11), linking back to its historic origins as a Roman road, and its role as the York – Scarborough Turnpike Road in the mid-18th Century (Evidence 14). The open approach along Malton Road emphasises this historic role, and provides the opportunity to view the compact urban centre of York within the wider rural context and open setting of Monk Stray and Green Wedge C2 (Evidence 6, Evidence 11). The preservation of the existing open land to either side of the road is key to maintaining this. Intermittent views of the minster from the road and the public area of Monk Stray, across the western part of the open space to the boundary with Pottery Lane, hold historic importance as a key visual connection to the administrative and ecclesiastical centre of York, and the siting of Herdsman’s Cottage directly to the east of the boundary, on the approach to the urban core of York, serves to remind of historic agricultural practices and the open and historic setting of the southern part of the Stray.</p> <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 the Herdsman’s Cottage and visual dominance of York Minster.</p> <p>The Grade II listed Herdsman’s Cottage, dating from c.1840, sits within the open land to the east of the proposed boundary, between the properties on Irving Avenue and Malton Road. This building was originally sited within the open context of the Stray, and retains a clear connection to the adjacent open land. By keeping the land permanently open, this sense of openness in relation to the Cottage can be retained, allowing an understanding of the building’s original siting. Intermittent views of the Minster across the Green Wedge are possible and the land’s close proximity to the urban core of York serves to emphasise the Minster’s dominance and its historic role as the focal point of the city.</p> <p>2.2 No</p>	
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	<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 open land to the north and east of the proposed boundary forms part of Green Wedge C2, which extends from the ring road to close to the urban centre of York (Evidence 11) and includes Monk Stray. York’s strays form anchoring sections of the city’s several green wedges, and are fundamental in understanding the rural setting within which York’s urban core sits. The historic strays are remaining areas of historic common pasture, once used for grazing and other agricultural practices. Sections of Monk Stray close to the boundary contain evidence of medieval land management in the form of ridge and furrow agriculture, and the land has remained open during the evolution of the surrounding urban districts (Evidence 14). The open character of Heworth Moor and the western part of Monk Stray has been preserved through the land’s use as the Heworth Golf Course since the 1930s, its historic association with public land use evolving from agricultural practices to leisure as part of a city-wide theme. Although increasingly encroached upon by expanding districts of York throughout the 19th and 20th Centuries, it retains significant historic legibility (Evidence 19), characterised as enclosed open land within a settlement.</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.</p> <p>4.2 The land is not of an increased risk of sprawl occurring through the presence of existing structures. The only existing structure within the open land close to this part of the boundary is Herdsman’s Cottage, which retains its character as a semi-isolated building with a strong sense of openness, and is not considered a significant risk to sprawl.</p> <p>4.3 Land is constrained by built development and strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. The golf course is contained by built development on three sides, and is bounded robust and clearly defined fenced boundaries and edges to tarmacked surfaces. Malton Road presents a robust alternative boundary, and any development here, while impacting on the compact nature of existing districts (see purpose 4 above) and other Green Belt considerations, would remain limited to a defined area. Preventing unrestricted sprawl is therefore not a reason to keep land permanently open in this location.</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 5	Boundary: 41	Boundary Name: Rear of Irving Avenue
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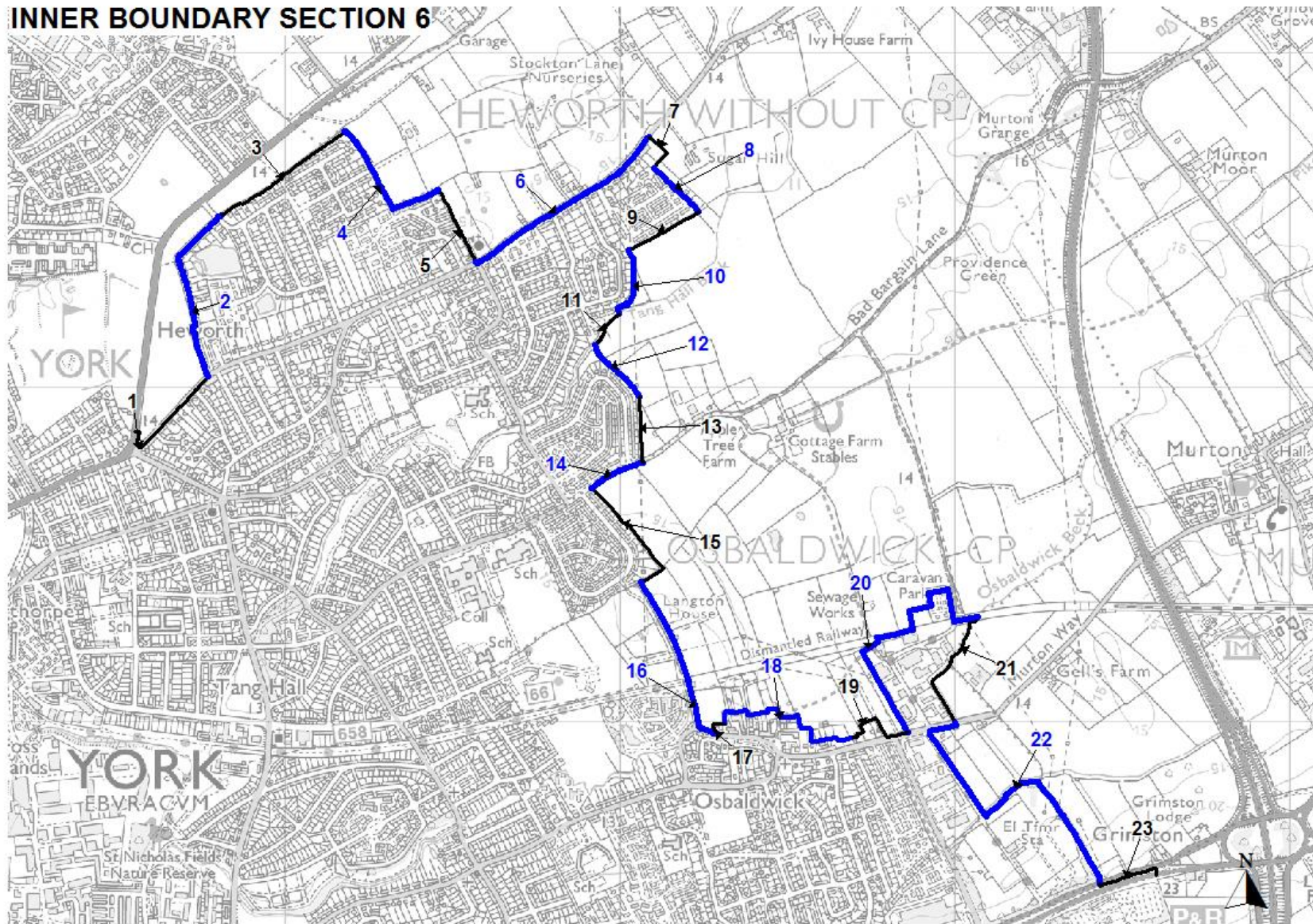
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 + 5.2 The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships or acceptable uses within it.</p> <p>The land occupied by Heworth Golf Course is landscaped but free of built features, and retains an openness that contributes to a rural feel. Its long term use as a golf course constitutes an acceptable use within the countryside, and despite being landscaped and vegetated to a greater degree, the area forms a clear relationship with the land to the south of Malton Road. Here, Monk Stray forms an area of managed public open space, again free of built structures and managed in way that retains an open sense of rurality. The main urbanising influences are the edges of the surrounding residential areas, and the signage and lighting along Malton Road which bisects the area, but these remain peripheral or isolated, and not overly intrusive. Herdsman’s Cottage, within the southern part of the open space, would not represent a significant urbanising influence by virtue of its character as an isolated structure with clear links to the open setting.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The land between the boundary and Malton Road, open areas of Heworth Moor and Monk Stray that are occupied by Heworth Golf Course, retains a long established openness in connection to the publically accessible parts of Monk Stray and the wider Green Wedge. There are views from the open land, across the golf course, towards nearby urban edges and properties, which are prevented from impacting on the sense of openness and space through the mature vegetation which encloses the Stray. The openness and rural feel of the land are understood when travelling along Malton Road, through glimpses between buildings within districts on either side and from accessible areas of the open space itself.</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 layering of different boundary features offers</p>
<p>Recognisability of proposed boundary</p>	<p>The boundary follows recognisable built features, in the form of the hedged curtilage boundaries of property on Irwin Avenue and Malton Avenue.</p>	
<p>Permanence</p>	<p>This section of the boundary has parity with features shown on the First Edition OS Survey 1852. The boundary marks the extent of the urban area where it meets open land. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt</p>	

Section: 5	Boundary: 41	Boundary Name: Rear of Irving Avenue
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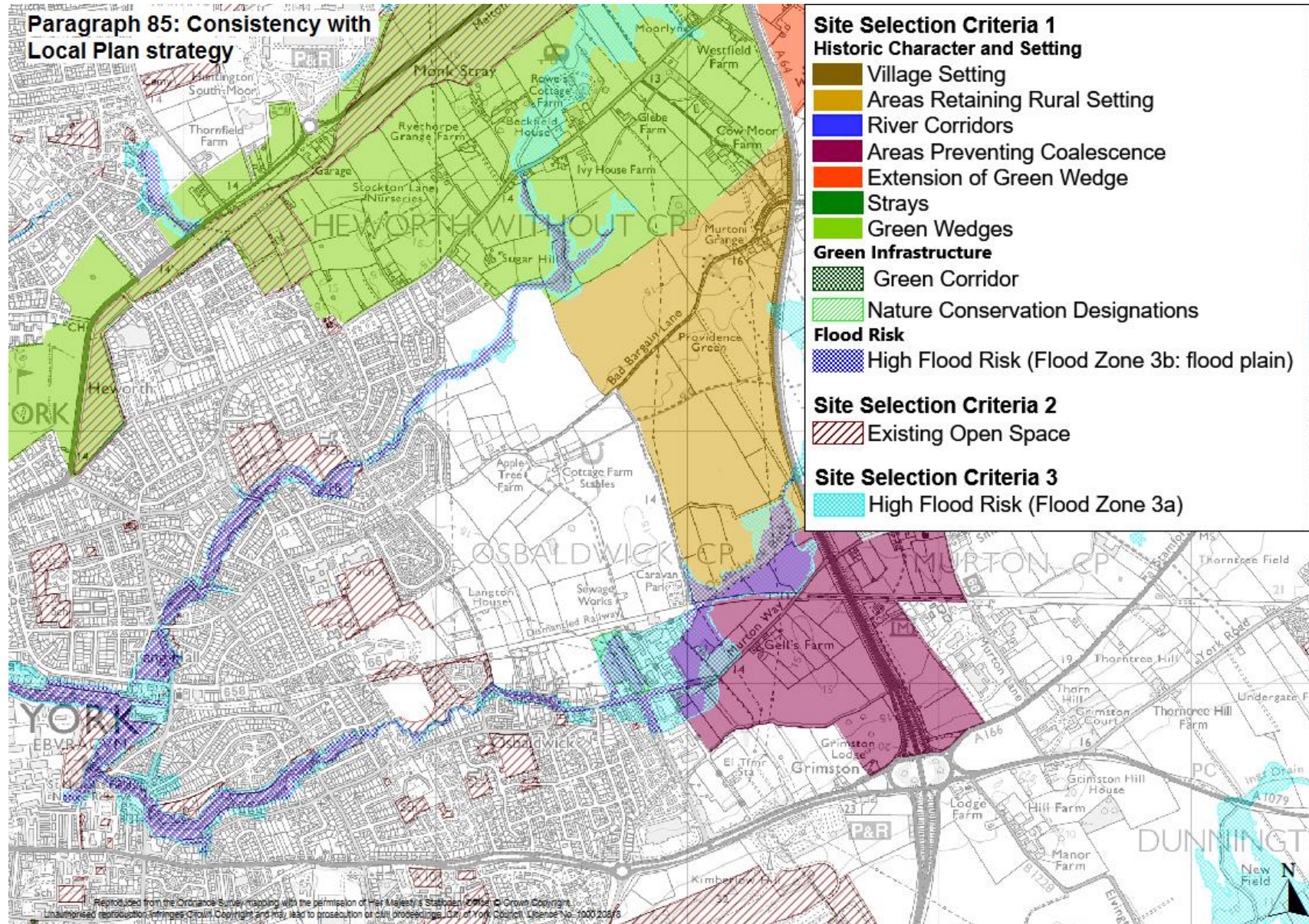
Scoping/Strategic Principles set out in: SP13	are consistent with acceptable development within the Green Belt and will not change the nature of the area	strength and resilience to change.
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection		
Consistency with Local Plan 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 north and east of the proposed boundary is not:</p> <ul style="list-style-type: none"> • Designated for nature conservation [SD080] • Within an area of high flood risk 3a and 3b to the west; <p>However, The land immediately to the north and east of the proposed boundary is:</p> <ul style="list-style-type: none"> • Entirely identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city, as part of Green Wedge C2 and Monk Stray A2 [SD107]. • Entirely within District Green Corridor 8 (Monk Stray) [SD080]. • Partially designated as open space to the east of Malton Road [SD085]; <p>The land to the east of the proposed boundary is therefore 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 6

INNER BOUNDARY SECTION 6



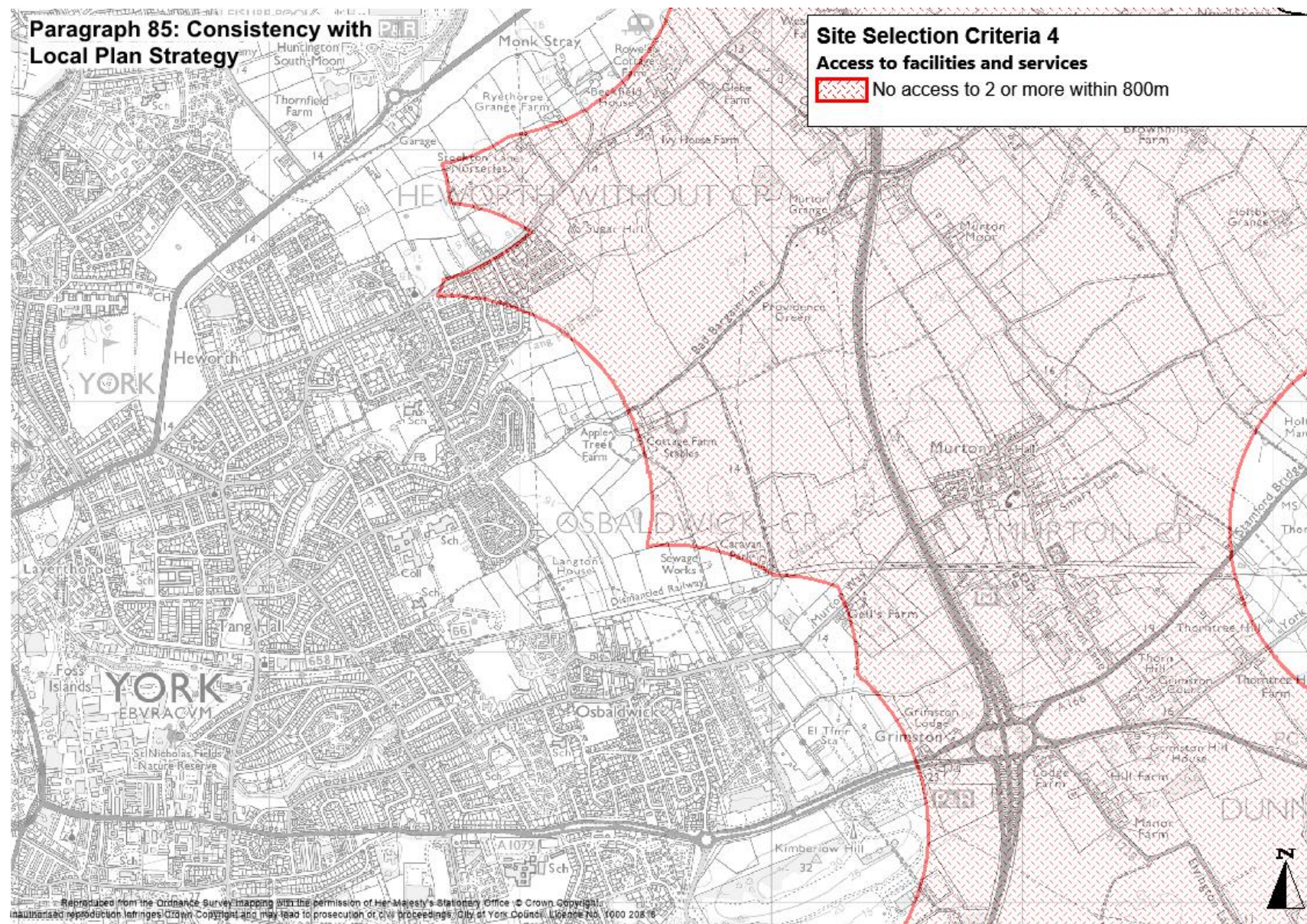
Paragraph 85: Consistency with Local Plan strategy



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Paragraph 85: Consistency with Local Plan Strategy

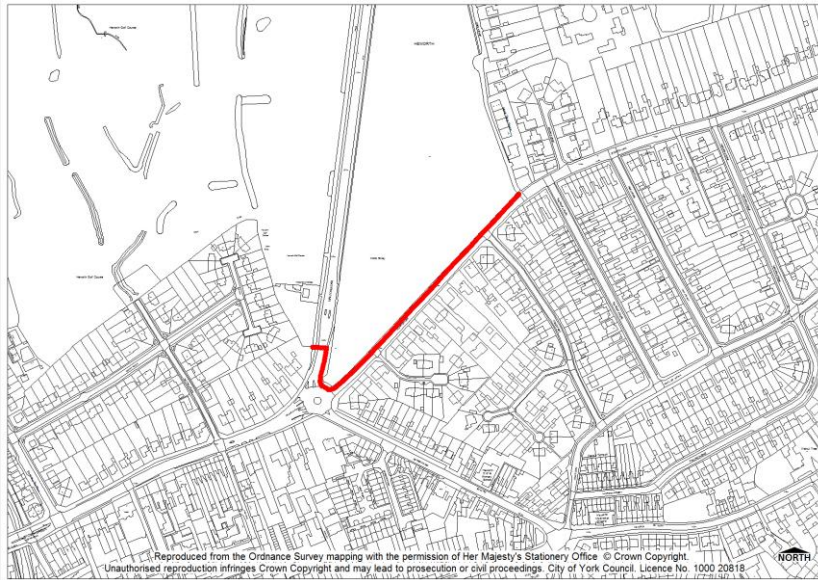
Site Selection Criteria 4
Access to facilities and services
No access to 2 or more within 800m



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Section: 6	Boundary: 1	Boundary Name: Stockton Lane 1
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From the A1036 eastbound along Stockton 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 NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	
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: 6	Boundary: 1	Boundary Name: Stockton Lane 1
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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 north is within Green Wedge C2 and identified as Monk Stray (Area A2) (GB Appraisal- Annex 1 - Evidence 11). This 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 ring road reaching close to the centre of the city. There are views from this open approach (Malton Road / Stockton Lane) of the compact urban districts of York within their rural settings as well as intermittent views of the Minster, recognised to be a key view into and out of the city (Annex 1- Evidence 13a). Views to the north and west are obscured by the vegetation and landscaping of the golf course, but should this be removed more districts would also be visible from this route.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale and identity of compact areas of individual character within the city.The land to the south of the proposed boundary of Stockton Lane is inter war expansion of the formerly rural medieval village of Heworth, through planned private housing estates (Character Area 54 – Annex 1 -Evidence 14). The Character of this area is distinct with well established estates and a sense of identity and community linking to the village. The housing to the north (beyond the open land), around Pottery Lane and Fossway is also development from the 1920's and 30's, but these estates were planned social housing for those previously housed in sub-standard, crowded and unhealthy environments in the city centre (character area 50). The presence of Anglo-Saxon burials suggests that historically these were always two separate and distinct communities and both play an important role in understanding the story of growth for York's suburbs (York Historic Environment Characterisation project –Annex 1 - Evidence 14). The open land in-between the built up areas is important to both communities and serves to help each maintain its identity; The Green Wedge C2 serves to maintain this identity. The open land also maintains the compactness of the existing communities and provides access to the countryside close to the urban core via Monk Stray (GB Appraisal Area A2), a specific characteristic of the compactness of the historic city.</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 open land to the north would have been part of Heworth Moor and Monk Stray serving the small village of Heworth with un-enclosed grazing land as common pasture and space for other arable agricultural practices. The remaining open land relays a sense of the historic open nature of land and the combination of the Herdsman's cottage, ridge and furrow and stone boundaries in the vicinity</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>provide an historical, communal and evidential link to the past. The land is identified in the Green belt appraisal as Area A2: Monk Stray identified for its historical importance as common pasture and strip farming maintaining the open approach to the city. The views of the minster from this publically accessible land would have been an important visual connection for the people to the administrative and ecclesiastical centre of York. The land forms part of the open land of the Green wedge (Area A2 /C2, Annex 1- Evidence 11) to the north forming a narrow corridor of green space which provides an open approach to the city along the A1038 Malton Road. This route as historic origins as a roman road and in the mid-18th century this was the York to Scarborough Turnpike Road. The open approach of this road extends the sense of being within the countryside on approaching the city and open land to either side is an important aspect to maintain. The land functions to prevent the village of Heworth and the housing estates to the North (as described under 1.2) from coalescing.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land should be kept permanently open to understand the original siting and context of the Herdsman’s Cottage and visual dominance of York Minster. The Grade 2 listed Herdsman’s cottage on Malton Road was originally sited on open land of the Stray (Area A2, Annex 1 –Evidence 11). The open space here provides a sense of openness in relation to the setting of the Cottage. There are intermittent views of the Minster from across the Green Wedge in this location and its close proximity in relation to the city makes its dominance felt. There are also glimpses of the Layerthorpe chimney and at times a strong smell of chocolate from the Rowntrees/Nestle factory giving a strong connection in this area to the industries of the city. The preserved open context of the view of the Minster, close to the urban area, adds to the understanding of the original context of the strays, and the Minsters ecclesiastical dominance over the city</p> <p>2.3 No</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 open land to the north of the proposed boundary was historically defined as open common land as part of Monk Stray. It is identified as mixed fringe farmland (Annex 1- Evidence 8) and identified for its importance to York’s historic setting as Monks Stray (A2)and an extension to Monk Stray (Area C2, Annex 1 – Evidence 11). The land is some of the most historic with the most significant legibility to its origins in the city (Historic Land Characterisation Project, Annex 1 - Evidence 19) and is identified for its historical importance as common pasture and strip farming maintaining the open approach to the city. The views of the</p>	
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	<p>minster from this publically accessible land would have been an important visual connection for the people to the administrative and ecclesiastical centre of York. The remnants of this around the city in the form of strays, are a fundamental feature of the city's links to its historic agricultural economy and social practices. These areas form the anchor of the Green Wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current unique built form. The land has remained open, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. The open approach route to the city along the A1038 Malton Road has historic origins as a roman road and in the mid-18th century this was the York to Scarborough Turnpike Road. The open approach of this road extends the sense of being within the countryside on approaching the city and open land to either side is an important aspect to maintain.</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 land to the south of the proposed boundary represents the defined urban edge of the city.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There is only one building within the open area to the north of the proposed boundary. A small building at the junction of Malton Road and Heworth Green, now a flower shop, was originally a charging point for electric battery operated buses in use between 1915 and 1920. This faces the roundabout junction between Heworth Green and Huntington Road and is not a significant risk to sprawl.</p> <p>4.3 Land is constrained by built development and strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. The land is contained by built development to the south and east and could be contained by either the road or further built development to the North. While any development here would impact on the compact nature of the existing districts (See purpose 4 above), development would be limited to a defined area with some form of containment, if following an alternative boundary to Malton Road. Development would be limited to a defined area with some form of containment and therefore preventing unrestricted sprawl is not a reason to keep land permanently open in this location.</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</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. There are no prominent built structures/urbanising influences within the open land. Land to the north of Malton Road is landscaped as a golf course but this is of an open nature and an acceptable use within the countryside. Malton Road (A1036), with</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE</p>

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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>its signage and street lights, is the main urbanising influence in the area but is not overly intrusive. Views north from Stockton Lane are open and rural in nature with trees to the far side of the A1036 framing most of the horizon.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the north is all publically accessible recreational land, the amount of open land and less urbanised views to the north and north east give a sense of connection to the wider countryside. The openness and countryside setting are also understood when travelling along Malton Road, Monk Avenue and outbound on Stockton lane. There are recognised key views experienced across the open land to the north extending into the city.</p>	<p>COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence - Road Carriageway</p>		
<p>Proposed Boundary</p>	<p>Stockton Lane carriageway</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Recognisability of proposed boundary</p>	<p>The proposed boundary follows the recognisable feature of Stockton Lane until it meets Monk Avenue. The road itself is excluded from the green belt but the hedgerows that run alongside it are included in the green belt. The boundary also marks the edge of the historic stray and open space designations to the north and is the division between densely built up urban area and more open land. An alternative boundary of Malton Road would include land in the Stray and not follow the extent of existing built form.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary marks a clear distinction between the open Stray and built urban area and follows the historic route of a carriageway dating back to the First Edition OS Survey Plan 1852. There are no planning consents on the land to the north, proposed for inclusion within the Green Belt which would be detrimental to this designation.</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>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 north/northeast of the proposed boundary is</p>	

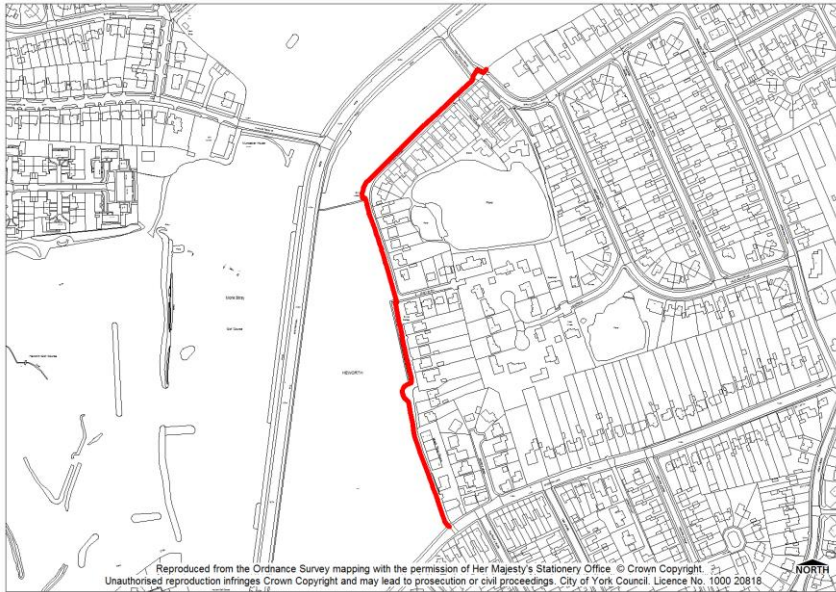
Section: 6	Boundary: 1	Boundary Name: Stockton Lane 1
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Scoping/Strategic Principles set out in: SP10, SP11, SP12	<ul style="list-style-type: none"> • In its entirety, identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Monk Stray (A2), Green Wedge (C2) [SD107]. • Designated as amenity open space to Malton Road [SD085]; • In its entirety within Regional Green Corridor 8 (Monk Stray [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>
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Land Considered/Site Selection	<p>Land adjacent to this boundary has not been proposed for development</p> <p>Part of Monk Stray was submitted for community use – Site 5</p> 
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Section: 6	Boundary: 2	Boundary Name: Monk Avenue/ Elmfield Terrace
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Monk Avenue , the rear of 2 Stray Garth, along Elmfield Terrace until Straylands Grove.



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 NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	<p>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: 6	Boundary: 2	Boundary Name: Monk Avenue/ Elmfield 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, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>1.1 The land should be kept permanently open/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 and north is within Green Wedge C2, and identified as Monk Stray (Area A2) (GB Appraisal- Annex 1 - Evidence 11). This 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 ring road reaching close to the centre of the city . The land also provides an open approach to the city along the A1038 Malton Road, which extends the sense of being within the countryside on approaching the city from the east and adds to the understanding of the compact city in a rural context. From this road and the surrounding land there are glimpses of the compact district of Heworth in its rural setting to the south and east, as well as intermittent views of the Minster. Views to the north and west are obscured by the vegetation and landscaping of the golf course, but should this be removed more districts would also be visible.</p> <p>1.2 The land should be kept permanently open as part of maintaining the scale and identity of compact areas of individual character within the city. The open land serves to maintain the identity and compactness of separate and distinct districts and communities, which play important roles in understanding the story of growth for York’s suburbs. The land to the east and south of the proposed boundary was historically much more open, and occupied by large villas, one of which was converted into Elmfield Collage a Primitive Methodist boarding college with views over and access to the stray in the mid 19th century. These have been converted and the gaps infilled to join to the district of Heworth by mainly inter war private housing estates (YHECP, Annex 1 - Evidence 14 - Character Area 54). The properties adjacent to the proposed boundary to the south, front onto Monk Stray (Area A2 –Annex 1 - Evidence 11) as predominantly two story, red brick semi detached housing that picturesquely frames the stray. To the north (beyond the open land and the golf course) a row of housing along Thorne Nook also fronts onto and frames the stray, but these are larger, detached properties. To the north and west these houses are sandwiched between areas of planned social housing from the 1920’s and 30’s, designed for those previously housed in sub-standard, crowded and unhealthy environments in the city centre (Character Area 50). These properties have a variety of styles but all face away from the stray and</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 2	Boundary Name: Monk Avenue/ Elmfield Terrace
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	<p>have a stronger association with the Rowntree/Nestle Factory. Due to the size and layout of the stray the housing at each side is not only physically separate but there are no obvious views from one area to the other.</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 open land to the west and north as part of Monk Stray and Heworth Moor would have served the small village of Heworth with unenclosed grazing land as common pasture and space for other arable agricultural practices. These early agricultural practices are evidenced in the ridge and furrow earthworks which can be identified on this land from early aerial photographs. The undeveloped land which remains relays a sense of the historic open nature, with stone boundaries in the vicinity providing an historical, communal and evidential link to the past. The views of the minster from this publically accessible land would have been an important visual connection for the people to the administrative and ecclesiastical centre of York. The open land creates a narrow corridor of green space which provides an open approach to the city along what was a roman road and the York to Scarborough Turnpike Road in the mid-18th century (now the A1038 Malton Road). The openness of views from this road to the suburbs of York gives a connection to its historical setting . The green wedge in this location is at its narrowest and it is important to maintain the separation of communities, particularly to the north, to avoid coalescence of the districts discussed under 1.2 above and losing the historic context of the stray; the green wedge at this point is important in maintaining the identity of these two areas.</p> <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 the Herdsman’s Cottage and visual dominance of York Minster. The Grade 2 listed Herdsman’s cottage to the east of Malton Road was originally sited on open land of the Stray. The open space here provides a sense of openness in relation to the setting of the Cottage. There are intermitent views of the Minster from across the Green Wedge in this location and its close proximity in realltion to the city makes its dominance felt. There are also glimpses of the layerthorpe chimney and at times a stong smell of chocolate from the Rowntrees/Nestle factory giving a strong connection in this area to the industries of the city.</p> <p>2.3 No</p>	
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Section: 6	Boundary: 2	Boundary Name: Monk Avenue/ Elmfield Terrace
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	<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 open land to the west and north of the proposed boundary was historically defined as open common land as part of Monk Stray. It is identified as mixed fringe farmland (Annex 1- evidence 8) and identified for its importance to York’s historic setting as Monks Stray (A2)and an extension to Monk Stray (Area C2, Annex 1 – Evidence 11). The land is some of the most historic with the most significant legibility to its origins in the city (Historic Land Characterisation Project- Annex 1 - Evidence 19). The land is identified in the Green belt appraisal as Area A2: Monk Stray identified for its historical importance as common pasture and strip farming maintaining the open approach to the city. The remnants of this around the city in the form of strays, are a fundamental feature of the city’s links to its historic agricultural economy and social practices. These areas form the anchor of the Green Wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current unique built form. The land has remained open, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. The views of the minster from this publically accessible land would have been an important visual connection for the people to the administrative and ecclesiastical centre of York. The preserved open context of the view of the Minster, close to the urban area, adds to the understanding of the original context of the strays, and the Minsters ecclesiastical dominance over the city. The open land of the Green wedge (area A2 /C2, Annex 1- evidence 11) to the north creates a narrow corridor of green space which provides an open approach to the city along the A1038 Malton Road. This route as historic origins as a roman road and iin the mid-18th century this was the York to Scarborough Turnpike Road. The open approach of this road extends the sense of being within the countryside on approaching the city and open land to either side is an important aspect to maintain.</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 land to the east of the proposed boundary represents the defined urban edge of the city.</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY</p>


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<p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>4.2 The land is not of an increased risk of sprawl occurring through the presence of existing structures. There is an absence of structures in open land beyond the existing urban edge. Beyond Malton Road to the west there is a landscaped Golf Course (Heworth Golf Course) the associated club house to this is attached to the existing urban area further west and there are no other built structures within the open areas. The risk of incremental development or change of use of structures in creating sprawl is therefore thought to be minimal.</p> <p>4.3 Land is constrained by built development and strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. The boundaries proposed are robust clearly defined edges to hard tarmaced surfaces (road) marked by walled boundaries which effectively contain the existing urban area. When considering if the open land to the west and north could be equally well contained by alternative boundaries there is built development to the south west and north. There is also a robust alternative boundary of Malton Road closer to the north and west. While any development here would impact on the compact nature of the existing districts (See purpose 4 above), development would be limited to a defined area with some form of containment and therefore preventing unrestricted sprawl is not a reason to keep land permanently open in this location.</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. The golf course to the north of Malton Road has a landscaped setting but its openness contributes to the countryside feel and the screening vegetation removes the most urbanising aspects of it. To the south of Malton Road the areas of the stray is managed public open space with public access and managed vegetation which is kept with a rural sense of openness and not built features. There are no prominent built structures within the open land at all to the west or north. The housing on the periphery roads to this area are the main urbanising features along with the lighting and signage along Malton road which bisect the area – this again is not overly intrusive.</p> <p>5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the west and north of the proposed boundary and south of Malton road is all publically accessible recreational land. There are views from the open land towards the urban edges and properties, however the mature vegetation gives a sense of</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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	enclosure without impacting on the sense of space and openness and the urbanising aspects are not able to surround the aspect. When standing in the open areas there is a sense of connection to the countryside. The openness and countryside setting are also understood from travelling along Malton Road.	
Local Permanence		
Proposed Boundary	Road Carriageway/low level wall	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 the recognisable feature of Monk Avenue, the rear property boundary of 2 Stray Garth and low wall marking the carridgeway edge to Elmfield Terrace until it reaches Straylands Grove. The roads themselves are excluded from the green belt, but the hedgerows, trees and low brick wall that run alongside them are included in the green belt. The alternative boundary of Malton Road is also recognisable but would impact on purposes 1 and 4 (see above, particularly in relation to the Stray). It is also less consistent with the existing built form, and would increase the risk of ribbon development eastwards along Malton Road.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open Stray with long historical associations of public land use and the built urban area. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 . The cycle path that runs parallel to Monk Avenue is separated from the main carriageway and has been included in the 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 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 west/north 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 Monk Stray (A2), Green Wedge (C2) [SD107]/ annex 1 evidence 11. • Designated as amenity open space to Malton Road [SD085]; 	

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	<ul style="list-style-type: none"> • In its entirety within Regional Green Corridor 8 (Monk Stray [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	<p>Land adjacent to this boundary has not been proposed for development</p> <p>Part of Monk Stray was submitted for community use – Site 5</p> 

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the rear property boundaries of Straylands Grove and Elmpark View.



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					

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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/is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The open land to the north is within Green Wedge C2 (GB Appraisal, Annex 1- Evidence 11) and part of the historic Monk Stray (Area A2). This 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 ring road reaching close to the centre of the city. There are glimpses from the open approach of Malton Road to the south of the compact urban districts of York within their rural settings, through given the dense vegetation to the road edge these are most visible in winter. To the north of Malton Road the proximity of more modern development of the Wilco Motosave and properties around laburnum Grove have a negatively urbanising impact on the experience of York in its rural context when travelling this route. This makes the openness of the land and views across it to the south more valuable and important to be maintained in this location. The land contained within this boundary is part of a key long distance view from the Acklam Wold (Key View 4) across the City of York Authority area, of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCA).</p> <p>1.2 + 1.3 The land should be kept permanently open to prevent coalescence and as part of maintaining a connection to open and historic setting, and the scale, identity and distribution of settlements around York. The land immediately to the north is identified as part of a Green Infrastructure Corridor formed by a Green Wedge and Monk Stray which has historical importance as common pasture and strip farming, now managed as open space (Areas A2 and C2, Annex 1 Evidence 11b). Monk Stray creates a strong link between the urban form and the countryside and is a narrow corridor of greenspace either side of the A1036 providing an open approach and rural setting of the city which provides intermittent views of the Minster which are very important in defining the special character of York (Annex 1, Evidence 6 and 11a). As the city has grown the maintenance of the historic Strays has created separation which has aided the retention of identifiable local districts within the main built up area and positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and cycle routes. The area also assists in preserving the Green Wedge to the south at a point where it narrows off and as such is important in retaining both a physical and visual separation between</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>two distinct areas. The Green Wedge is a characteristic feature of York which has helped shape the character and form of the urban edge and pattern of built development which contributes greatly to the distinctiveness and attractiveness of York, preventing the lateral coalescence of different parts of the urban area, a separation of urban form and bringing a sense of the countryside within close proximity (Annex 1, Evidence 11).</p> <p>The land to the south of the proposed boundary was historically much more open, and occupied by large villas, one of which was converted into Elmfield Collage a Primitive Methodist boarding collage with views over and access to the stray in the mid 19th century. The former college and masters houses have been converted and the remnants of these can be seen in the properties immediately south of this boundary along Straylands Grove. The estate to the east beyond Straylands Grove represents post war housing development (Elmpark View) which has expanded the district of Heworth (YHECP Annex 1 - Evidence 14 - Character Area 55). The properties adjacent to the proposed boundary, face away from Monk Stray but connect to the open land through footpath entrances. To the north (beyond Malton Road) Inter war private housing developed along Elmfield Avenue almost to the junction with Malton Road has opened up opportunities for a pocket of more modern infill development now seen in the the wilco motosave and properties around Laburnum Grove which has a negative urbanising impact on Malton Road and the ability to understand the city in its context, particularly given the distance between the distinct urban edges. The open land to the north was part of Monk Stray serving the small village of Heworth with unenclosed grazing land as common pasture and space for other arable agricultural practices. The open land retains the sense of the historic open nature of land and ridge & furrow and stone boundaries in the vicinity provide an historical, communal and evidential link to the past.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land is sensitive to understanding the original siting and context and visual dominance of York Minster. The land contained within this boundary is part of a key long distance view from the Acklam Wold (Key View 4) across the City of York Authority area, of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). However, these are intermittent views of the Minster from the open land in this location, obscured by vegetation when looking east.</p>	
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	<p>2.3 No</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 open land to the north is within Green Wedge C2 (GB Appraisal, Annex 1- evidence 11) and part of the historically defined open common land Monk Stray (Area A2). It is identified as mixed fringe farmland (Annex 1- evidence 8).The land is some of the most historic with the most significant legibility to its origins in the city (Historic Land Characterisation Project Annex 1 - Evidence 19). This land has links to historical land management practices of common pastures and strip farming. The remnants of this around the city in the form of strays, are a fundamental feature of the city’s links to its historic agricultural economy and social practices. These areas form the anchor of the Green Wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current unique built form. The land has remained open, with long historical associations of public land use which has evolved by adapting with the themes of the city from agriculture to leisure. The land is not maintained as close cut grass but has been allowed to grow in a more natural state creating an understanding of the countryside connection this land would once have had. It is accessed and experienced through worn footpaths in the vegetation. The development to either side of Malton Road is at its narrowest point around boundaries 3 and 4 and therefore faces the greatest risk of coalesing and losing the historic context of 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 land to the south of the proposed boundary represents the defined urban edge of the city.</p> <p>4.2 The land is not of an increased risk of sprawl occurring through the presence of existing structures. There are no buildings within the open area directly to the north between the proposed boundary and Malton Road.</p> <p>4.3 Land is constrained by built development and strong boundaries on more than one side, and therefore contained and enclosed in a way which would prevent sprawl. The boundaries proposed are robust clearly defined edges to hard tarmaced surfaces (road) marked by walled boundaries which effectively contain the existing urban area. When considering if the open land</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

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	to the north could be equally well contained by alternative boundaries there is built development to the north. There is also a robust alternative boundary of Malton Road closer to the north. While any development here would impact on the compact nature of the existing districts (See Purpose 4 above), development would be limited to a defined area with some form of containment and therefore preventing unrestricted sprawl is not a reason to keep land permanently open in this location.	
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 undeveloped and largely open in nature. It is not maintained as close cut grass but has been allowed to grow in a more natural state creating an understanding of the countryside connection. 5.3 The land contributes to the character of the countryside through openness, views and accessibility. The open land to the north is all publically accessible recreational land, the amount of open land, natural context and connections to the open views to the east give a sense of connection to the wider countryside. The openness, connectivity and countryside setting are also understood from travelling along Malton Road. The land is accessed and experienced through worn footpaths in the vegetation.	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 period of time. The layering of different boundary features offers strength and resilience to change.
Recognisability of proposed boundary	This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential property boundaries on Straylands Grove and Elmpark View. The allternative boudnary would be Malton Road but there is a less defendable boundary to the east to restrict sprawl, the line would be less consistent with the existing urban edge and would impact on purpose 4 of the Green Belt (See above, particulalry in relation to the Stray.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open Stray with long historical associations of public land use and the built urban area. It reflects historic field boundaries and there are no planning consents which would change the nature of this land to being unacceptable within the Green Belt.	

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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 north/northeast 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 Monk Stray (A2), Green Wedge (C2) [SD107]. • Designated as amenity open space to Malton Road [SD085]; • In its entirety within Regional Green Corridor 8 (Monk Stray [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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Along the rear property boundaries of Elmpark View, Elmpark Way, Elmpark Vale and Greenfield Park Drive.



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					

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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 open land beyond the proposed boundary is within Green Wedge C2 (GB Appraisal - Annex 1, evidence 11). The historic Monk Stray (area A2) is to the immediate north. This land is important in preserving the setting and special character of York as it maintains an open stretch of land providing a rural setting to the city from the ring road (A64) reaching close to the centre of the city, in particular experienced from Malton Road, A64 and Stockton lane, as main approaches into the city. These are key to the significance and identity of York as identified in the Central Historic Core Conservation Area Appraisal (annex 1, evidence 13) and the areas of historic character and setting (evidence 11/12). The land contained within this boundary is part of a key long distance view from the Acklam Wold (Key View 4) across the City of York Authority area of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity of York’s districts and to maintain a connection to open and historic setting and to constrain development from coalescing. The urban development to the west of the boundary represents post war housing development (Elmpark View) which has expanded the district of Heworth (YHECP Annex 1- Evidence 14 - Character Area 55). The properties adjacent to the proposed boundary face away from Monk Stray but connect to the open land through footpath entrances. From the open approach along Malton Road and Stockton Lane, the compact urban districts of York within their rural settings are evident, as well as views of the Minster, dominant on the city skyline along Malton Road between the outer ring road and the Monks Cross roundabout. It is important to keep land to the immediate north east open to retain separation between identifiable districts, specifically the distinct suburban Heworth Without area and the modern commercial development at Monks Cross. It is also important to maintain separation to clusters of development along Malton Road, between New Lane and Monks Cross. It is therefore important to keep land open to maintain separation, preventing the loss of identity between the districts and preventing coalescence; the green wedge at this point is important in maintaining</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>the identify of these two areas. The open land to the north is part of Monk Stray (Area A2 – Annex 1 - Evidence 11), which historically served the small village of Heworth with unenclosed grazing land as common pasture and space for other arable agricultural practices. The open land which remains relays a sense of the historic open nature of land and ridge & furrow providing an historical, communal and evidential link to the past. The open land forming the Green wedge provides an open approach to the city along the A1038 Malton Road. This route has historic origins as a roman road and in the mid-18th Century this was the York to Scarborough road. The open approach of this road extends the sense of being within the countryside on approaching the city, the open land to either side is an important aspect to maintain. The green wedge in this location is at its narrowest and it is important to maintain the separation of these communities to avoid coalescence and losing the historic context of the stray; the green wedge at this point is important in maintaining the identify of these two areas. The historic rural setting is also evident, viewed across flat farmland from Stockton Lane to the south, also an historic road leading into the city (it meets Malton Road at Monk Stray to the west). The buildings associated with the sports clubs are detached from the main urban area and have been included in the green belt as they are more open in nature compared to suburban housing within the urban area. Locating the sports ground in the Green Belt is fundamental to preserving the green wedge associated with Monk Stray and preventing coalescence with clusters of buildings around Malton Road and subsequently Monks Cross.</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 visual dominance of the Minster. The land contained within this boundary is part of a key long distance view from the Acklam Wold (Key View 4) across the City of York Authority area, of York Minster in its wider setting of a compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). Views of the Minster are dominant on the city skyline along Malton Road between the outer ring road (A64) and the Monks Cross roundabout. Along this approach the Minster is appreciated in juxtaposition with the rural setting of the city.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs is sensitive to aiding the understanding of the historical relationship of the city to its hinterland. The open land to the north of the proposed boundary was historically</p>	
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	<p>defined as open common land as part of Monk Stray. The land is some of the most historic with the most significant legibility to its origins in the city (Historic Land Characterisation Project Evidence 19). This land has links to historical land management practices of common pastures and strip farming. The remnants of this around the city in the form of strays, are a fundamental feature of the city's links to its historic agricultural economy and social practices. It is now identified as mixed fringe farmland (Annex 1- Evidence 8). These areas form the anchor of the Green Wedges which bring a sense of the countryside close to the urban core and have shaped the evolution of the current unique built form. The green wedge C4 in this location expands out to the A64 to the west and northwest towards Monks Cross. Retaining openness is important in this location to maintain the identity of this rural hinterland to the east and the perception of the city set within thisThe land to the south of the stray accommodates a sports and leisure facility at the edge of the urban area. By virtue of its openness and use, it provides a strong visual and physical connection to the stray land to the north that flows from the city.</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 at the edge of/ connect to the urban area and therefore relevant for sprawl. The land to the west and south of the proposed boundary represents the defined urban edge of the city.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The area adjacent to the boundary is currently used as open playing fields associated with Heworth cricket club, City of York hockey club and Heworth amateur rugby club. There are a number built forms and urbanising features on the land in this location which if intensified could impact on openness but is 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. The land is contained to the west and south by the existing built development of Heworth but open land 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>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 proposed within the Green Belt contains sports fields and agricultural land beyond,</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO</p>

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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>appropriate and common uses with the green belt. Whilst there are ancillary buildings and car parking at the sports ground, due to the area of the site and low profile of the buildings, the facility has an open character wherein the buildings relate to the sports use. These sporting facilities are not inappropriate within the green belt. There is also a telecommunications mast present on the site. To the immediate north of the sports ground is Bramble cottage; a settlement evident on the historic maps since the C19 and historically associated with agricultural use of surrounding fields. There are also smaller clusters of development spaced around Malton Road, again evident on the C19 maps. However these sporadic built structures 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 area adjacent to the boundary is currently used as open playing fields at the edge of the suburban area and acts as a gateway into the countryside and generally has an open character. It forms part of the green wedge proposed for preservation on this side of the city, which connect with the wider countryside. On this basis, the boundary as identified would prevent encroachment into the countryside.</p>	<p>SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
<p>Local Permanence</p>		
<p>Proposed Boundary</p>	<p>Rear property boundaries</p>	
<p>Recognisability of proposed boundary</p>	<p>This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential properties on Elmpark View, Elmpark Way , Elmpark Vale and Greenfield Park Drive.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary is permanent and is evident from historical mapping and evidence; the boundary marks a continuation of the open Stray and the rural and open fields beyond, with long historical associations of public land use and the built urban area. It reflects historic field boundaries dating back to 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.</p>	
<p>Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection</p>		

Section: 6	Boundary: 4	Boundary Name: Elmpark Way to Greenfield Park Drive
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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 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/northeast 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 Monk Stray (A2) and Green Wedge (C2) [SD107]. • Designated as sports open space [SD085]; • In its entirety within Regional Green Corridor 8 (Monk Stray [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>
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Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development Parcels of land considered are:
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Site 316 (amalgamated site comprising sites 103, 153, 245 and 254, all submitted in call for sites 2012) Non taken forward for allocation.

Site 316	Site 103	Site 153	Site 245	Site 254
<p>Site Ref: 316</p>	<p>Site Ref: 103</p>	<p>Site Ref: 153</p>	<p>Site Ref: 245</p>	<p>Site Ref: 254</p>

Section: 6	Boundary: 5	Boundary Name: Greenfield Park Drive
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Along the rear boundaries of properties on Greenfield Park Drive until it reaches Stockton 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	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: 6	Boundary: 5	Boundary Name: Greenfield Park 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. The proposed boundary follows the edge of the suburban area of Heworth- Without established since post war growth in the 1960’s. The land to the west on the north side of Stockton Lane (unlike the south side) is predominantly open and agricultural in character. The proposed boundary is therefore important in terms of the compactness of the city and its rural setting, which has been eroded to an extent due to 20th century expansion on the south side of the road. The open land adjacent to the proposed boundary and beyond is within Green Wedge C2 (GB Appraisal - Annex 1 - Evidence 11); the historic Monk Stray (Area A2) is linked to this to the immediate north. This land is important in preserving the setting and special character of York as it maintains an open stretch of land providing a rural setting to the city from the ring road (A64) reaching close to the centre of the city, in particular experienced in this location from the A64 and Stockton lane, an historic approach (evident on the 1852 OS Map) and main arterial road into the city. These are key to the significance and identity of York as identified in the Central Historic Core Conservation Area Appraisal (Annex 1 -Evidence 13) and the areas of historic character and setting (evidence 11/12). The land contained within this boundary is part of a key long distance view from the Acklam Wold (Key View 4) across the City of York Authority area of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity of York’s districts and to maintain a connection to open and historic setting. Retaining the Green Wedge in this location is important to maintain the open and historic setting of the city.. The openness in this area prevents coalescence and maintains separation between the identifiable districts and suburban edge of Heworth and Monks Cross to the north .Keeping land open in this location is particularly important as growth will be accommodated to the north of Malton Road around Monks Cross. The land to the east, beyond the urban edge, consists agricultural land, in such use since the medieval period. This area has significant legibility of historic agricultural use, with only about 20% boundary loss. All of the lanes and clusters of buildings leading off Stockton</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 5	Boundary Name: Greenfield Park Drive
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	<p>Lane have associations with agricultural use of the land dating back to the 1852 OS Map. The field boundaries and lanes to the east of the boundary form part of the historic village setting of Heworth; This is one of the last parts of the agricultural features related to Heworth although it is located some distance from the village core.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of Christ Church and the wider panoramic view wherein there is a visual dominance of York Minster. This land forms part of long distance Key View 4 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). Land in this location also provides an open setting to the local focal point of the modern (1964) Heworth Christ Church building which is set in open grounds immediately adjacent to the southern part of the boundary and the urban edge in context</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aid the understanding of the historical relationship of the city to its hinterland. The open land beyond the proposed boundary is within Green Wedge C2 (GB Appraisal - Annex 1, evidence 11); the historic Monk Stray (area A2) is linked to this to the immediate north. This land is important in preserving the setting and special character of York as it maintains an open stretch of land providing a rural setting to the city from the ring road (A64) reaching close to the centre of the city, in particular experienced in this location from the A64 and Stockton lane, an historic approach (evident on the 1852 OS Map) and main arterial road into the city. Open land is identified as mixed fringe farmland (Annex 1- Evidence 8). The land to the east, beyond the urban edge, predominantly consists agricultural land, in such use since the medieval period. This land contributes to the open landscape on the edges of the urban areas, and when viewed from Malton Road and Stockton Lane, contributes to the landscaped setting of the city. This area has significant legibility of historic agricultural use, with about 20% boundary loss. Beyond the proposed boundary to the north east, along Stockton Lane, all the lanes leading to clusters of development are each associated with the historic agricultural use of the area and are evident on the 1852 OS Map. The proposed boundary therefore retains our understanding of</p>	
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Section: 6	Boundary: 5	Boundary Name: Greenfield Park Drive
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	<p>historic agricultural land uses around Stockton Lane. The field boundaries and lanes to the east of the boundary form part of the historic village setting of Heworth; This is one of the last parts of the agricultural features related to Heworth although it is located some distance from the village core.</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 is at the urban edge in this location.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are isolated buildings alongside the north side of Stockton Lane and a slightly more dense cluster to the eastern side of Pasture lane. However there is unlikely to be a risk of further expansion comprising 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. The land is contained to the west by the existing built development of Heworth 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 The land is characterised by an absence of built development or urbanising influences. The proposed boundary is legible at the suburban edge. Fields to the east are in agricultural use. Heworth Church is an exception. It is to the east of the boundary, set back from Stockton Lane, and within a landscaped setting. A strip of agricultural field remains between the curtilage of the church and the suburban edge. The fields further east contain occasional structures associated with agriculture and two bungalows sit together, and are otherwise in isolation between the church and Pasture lane further east.</p> <p>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 land proposed for inclusion within the green belt is predominantly and legibly in agricultural use and has an open character. It forms part of the green wedge proposed for preservation on this side of the city, which are fundamental components of the special character of the city (Annex 1- Evidence 11+12). Field patterns are largely unchanged compared to the 1852 OS Maps. The transition between the urban area and the countryside beyond is evident</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 6	Boundary: 5	Boundary Name: Greenfield Park Drive
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	due to the linear and well-defined boundary, prominent from Stockton Lane, and also experienced from the sports ground to the north.	
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 boundary legibly follows the extent of 20 th century suburban growth on the north side of Stockton Lane. The boundary line reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852. An alternative boundary would be to follow the field boundary to the north edge and connect to pasture land with pasture lane forming the easterly extent. This would follow a recognisable field boundary and Lane. However, it would cause a significant erosion of the green wedge in this location in conflict with purpose 4 and constitute encroachment if developed or sprawl if ribbon development occurred to the northern side of Stockton lane.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary is permanent and is evident from historical mapping and evidence; the boundary is legible as a clear distinction between the open Stray and its associated land, with long historical associations of agricultural and public land use, and the urban area. It reflects historic field boundaries dating back to the OS Survey Plan 1852. The proposed boundary is important in retaining the rural setting of the city and providing a strong and permanent green wedge between Heworth and the outer ring road; experienced from Stockton Lane, an historic route into the city. Maintaining openness in this area maintains the historic context and legibility of historic lanes, such as Pasture Lane, associated with local rural and agricultural land uses. 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 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.	

Section: 6	Boundary: 5	Boundary Name: Greenfield Park Drive
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SP10, SP11, SP12

However, the land immediately to the north/northeast of the proposed boundary is

- 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 (C2) [SD107].


It is not however:

- Designated as existing open space [SD085];
- Is not designated as a Green Corridor [SD080];
- Is not in an area of high flood risk;
- Does not contain nature conservation designations.

The open land to the west of the proposed 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 proposed for development**

Site 102
Submitted at call for sites 2012
Not allocated




Map showing Site 102 (red outline) in a residential area. Labels include 'Bramble Cottage', 'Stockton Lane Nurseries', and 'PW'. A legend indicates 'Site Boundary'.

Site 187 Call for sites 2012
Former potential allocation ST29;
Not taken forward as a proposed allocation in Local Plan [CD001].




Map showing Site 187 (red outline) in a residential area. Labels include 'Bramble Cottage', 'Stockton Lane Nurseries', 'Rugby Football Ground', 'Playing Field', and 'PW'. A legend indicates 'Site Boundary'.

Site 254
Submitted at call for sites 2012
Not allocated



Map showing Site 254 (red outline) in a residential area. Labels include 'Pav.', 'Playing Field', 'GREENFIELD PARK DRIVE', 'SANDSTOCK ROAD', and 'PW'. A legend indicates 'Site Boundary'.

Site 316
Submitted at call for sites 2012
Not allocated



Map showing Site 316 (red outline) in a residential area. Labels include 'Stockton Lane Nurseries', 'PW', and 'H.I.G.H.'. A legend indicates 'Site Boundary'.

Section: 6	Boundary: 6	Boundary Name: Stockton Lane 2
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Along Stockton Lane from the start of Algarth Road until 342 Stockton 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	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: 6	Boundary: 6	Boundary Name: Stockton Lane 2
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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 proposed boundary follows the edge of the suburban area of Heworth Without established since post war growth and in the 1960s/70s. The land to the north side of Stockton Lane (unlike the south side) is predominantly open and agricultural in character. The proposed boundary is therefore important in terms of the compactness of the city and its rural setting, which has been eroded to an extent due to 20th century expansion on the south side of the road. It is important that the existing suburban edge is proposed to be retained and the open land beyond Monk Stray used to maintain a green wedge extending to the outer ring road. The open land beyond the proposed boundary is within Green Wedge C2 (GB Appraisal - Annex 1 - Evidence 11); the historic Monk Stray (Area A2) is linked to this to the immediate north. This land is important in preserving the setting and special character of York as it maintains an open stretch of land providing a rural setting to the city from the ring road (A64) reaching close to the centre of the city, in particular experienced in this location from the A64 and Stockton lane, an historic approach (evident on the 1852 OS Map) and main arterial road into the city. These are key to the significance and identity of York as identified in the Central Historic Core Conservation Area Appraisal (Annex 1 - Evidence 13) and the areas of historic character and setting (Annex 1 - Evidence 11+12). The land contained within this boundary is part of a key long distance view from the Acklam Wold (Key View 4) across the City of York Authority area of York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland.</p> <p>1.2 + 1.3 The land is sensitive and should remain open as part of maintaining the scale, identity of York’s districts and to maintain a connection to open and historic setting. Retaining the Green Wedge in this location is important to maintain the open and historic setting of the city. The openness in this area prevents coalescence and maintains separation between the identifiable districts and suburban edge of Heworth and Monks Cross, across the open land, to the north. Keeping land open in this location is particularly important as growth will be accommodated to the north of Malton Road around Monks Cross. The land to the northwest</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 6	Boundary Name: Stockton Lane 2
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	<p>consists agricultural land, in such use since the medieval period. This area has significant legibility of historic agricultural use, with only about 20% boundary loss. All of the lanes and clusters of buildings leading off Stockton Lane have associations with agricultural use of the land dating back to the 1852 OS Map. The field boundaries and lanes to the east of the boundary form part of the historic village setting of Heworth; This is one of the last parts of the agricultural features related to Heworth although it is located some distance from the village core.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of Christ Church and the wider panoramic view wherein there is a visual dominance of York Minster. This land forms part of long distance Key View 4 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). Land in this location also provides an open setting to the local focal point of the modern (1964) Heworth Christ Church building which is set in open grounds immediately adjacent to the western part of the boundary and the urban edge in context</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aid the understanding of the historical relationship of the city to its hinterland. This land is important in preserving the setting and special character of York as it maintains an open stretch of land providing a rural setting to the city from the ring road (A64) reaching close to the centre of the city, in particular experienced in this location from the A64 and Stockton lane, an historic approach (evident on the 1852 OS Map) and main arterial road into the city. This open land is identified as mixed fringe farmland (Annex 1- Evidence 8). The land to the east, beyond the urban edge, predominantly consists of agricultural land, in such use since the medieval period. This land contributes to the open landscape on the edges of the urban areas, and when viewed from Malton Road and Stockton Lane, contributes to the landscaped setting of the city. This area has significant legibility of historic agricultural use, with about 20% boundary loss. The proposed boundary retains an understanding of historic agricultural land uses around Stockton Lane. The field boundaries and lanes to the east of the boundary form part</p>	
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Section: 6	Boundary: 6	Boundary Name: Stockton Lane 2
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	of the historic village setting of Heworth; This is one of the last parts of the agricultural features related to Heworth although it is located some distance from the village core.	
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 proposed boundary is at the urban edge in this location.. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are isolated buildings alongside the north side of Stockton Lane and a slightly more dense cluster to the eastern side of Pasture lane. However there is unlikely to be a risk of further expansion comprising 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. The land is contained to the south by the existing built development of Heworth but 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 The land is characterised by an absence of built development or urbanising influences. Fields to the north are in agricultural use. Heworth Church is an exception. It is to the east of the boundary, set back from Stockton Lane, and within a landscaped setting. A strip of agricultural field remains between the curtilage of the church and the suburban edge. The fields further east contain occasional structures associated with agriculture and two bungalows sit together, and are otherwise in isolation between the church and Pasture lane further east, which reads as part of the rural setting. 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. Whilst there are some buildings within the proposed Green Belt, the land to the north of Stockton Lane is predominantly open. Its rural and agricultural character has been established since the 19th century and is the defining landscape character. Due to the flat terrain and openness of the area, the agricultural and rural character of this section of green wedge is prominent along Stockton Lane. The transition between the suburban area (to the south) and the countryside to the north is evident due to the linear and well-defined boundary of Stockton Lane.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

Section: 6	Boundary: 6	Boundary Name: Stockton Lane 2
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Local Permanence		
Proposed Boundary	The boundary follows the north side of Stockton Lane	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 Stockton Lane, rather than deviating to omit isolated development from the proposed green belt. This makes the boundary most legible and preserves the existing openness and views into the agricultural landscape. An alternative boundary would be to either follow the boundaries of occasional development or to amend to the next field boundary to the north, with pasture lane forming the easterly extent. This would follow a recognisable field boundary and Lane. However, it would cause a significant erosion of the green edge in this location in conflict with Purpose 4 and constitute encroachment if developed or sprawl if ribbon development occurred to the northern side of Stockton lane; Stockton Lane remains the most recognisable boundary.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary is permanent and is evident from historical mapping and evidence; Stockton Lane is an historic route into the city, evident on the 1852 OS Maps. The land to the north of the lane is rural and agricultural in character and has been since the 19 th Century. The proposed boundary is important in retaining the rural setting of the city and providing a strong and permanent green wedge between Heworth and the outer ring road; experienced from Stockton Lane, an historic route into the city. Openness in this area maintains the historic context and legibility of historic lanes, such as Pasture Lane, associated with local rural and agricultural land uses. Moving the boundary away from the urban edge would contribute to urban sprawl as the next defensible boundary, to the north would significantly erode the green wedge. This boundary will preserve the open setting and scale and prominence of the green wedge in the north east of the city (C2 in the GB Appraisal), which will preserve and enhance Monk Stray and the distinctive identity of the districts of Huntington, Heworth and Osbaldwick. 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)	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.	

Section: 6	Boundary: 6	Boundary Name: Stockton Lane 2
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Scoping/Strategic Principles set out in: SP10, SP11, SP12	<p>However, the land immediately to the north/northeast 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 Green Wedge (C2) [SD107]. <p>It is not however:</p> <ul style="list-style-type: none"> Designated as existing open space [SD085]; Is not designated as a Green Corridor [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 not suitable for development in line with the Local Plan strategy.</p>
Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development

Site 27
Submitted at call for sites 2012
Not allocated
Site Ref: 27

A map showing the location of Site 27. The site is outlined in red and is situated between Stockton Lane Nurseries to the north and Lynden Lea to the east. The map includes labels for 'PASTURE LANE' and 'STOCKTON LANE'. A red box in the top right corner indicates the 'Site Boundary'.

Site 102
Submitted at call for sites 2012
Not allocated
Site Ref: 102

A map showing the location of Site 102. The site is outlined in red and is situated between Bramble Cottage to the north and Stockton Lane Nurseries to the east. The map includes labels for 'ROAD 8' and 'PW'. A red box in the top right corner indicates the 'Site Boundary'.

Site 187 Submitted at call for sites 2012 Former potential allocation ST29; Not taken forward as a proposed allocation in Local Plan [CD001].
Site Ref: 187

A map showing the location of Site 187. The site is outlined in red and is situated between Bramble Cottage to the north and Stockton Lane Nurseries to the east. The map includes labels for 'Rugby Football Ground' and 'Playing Fields'. A red box in the top right corner indicates the 'Site Boundary'.

Site 254
Submitted at call for sites 2012
Not allocated
Site Ref: 254

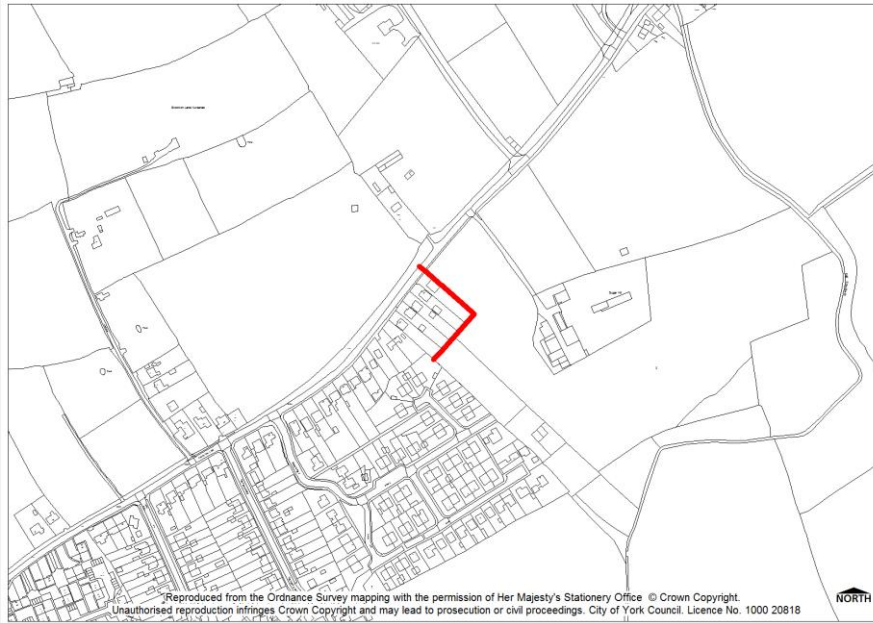
A map showing the location of Site 254. The site is outlined in red and is situated between a Playing Field to the north and Stockton Lane Nurseries to the east. The map includes labels for 'Pav.', 'GREENFIELD', 'LAWNLEY', 'DEK BRVA', 'PW', and 'SANDSTOCK'. A red box in the top right corner indicates the 'Site Boundary'.

Site 316
Submitted at call for sites 2012
Not allocated
Site Ref: 316

A map showing the location of Site 316. The site is outlined in red and is situated between Stockton Lane Nurseries to the north and Lynden Lea to the east. The map includes labels for 'Iron South' and 'The'. A red box in the top right corner indicates the 'Site Boundary'.

Section: 6	Boundary: 7	Boundary Name: Stockton Lane 3
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The side and rear boundaries of property of 334-342 Stockton 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: 6	Boundary: 7	Boundary Name: Stockton Lane 3
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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 beyond the proposed boundary is part of Heworth Moor within Green Wedge C2 (GB Appraisal, Annex 1- Evidence 11). The openness of this land is important in preserving the setting and special character of York in relation to compactness of the city and its rural setting as as experienced from the ring road (A64) and along Stockton Lane, an historic approach (evident on the 1852 OS Map) and main arterial road into the city. These are key to the significance and identity of York as identified in the Central Historic Core Conservation Area Appraisal (Annex 1, Evidence 13) and the areas of historic character and setting (Annex 1 - Evidence 11+12). The land contained within this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland. It is important that the existing suburban edge is proposed to be retained and the open land beyond used to maintain a green wedge extending to the outer ring road. Given the sprawl that has occurred along Stockton Lane to date, the importance of retaining of the green wedge in maintaining the perception of a compact city in a rural hinterland becomes more important.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity of York’s districts and to maintain a connection to open and historic setting. The land to the east of Heworth has been in agricultural use since medieval times. Ridge and furrow was recorded across this area prior to post-war development and is visible in the surrounding fields (Historic Characterisation Project Area 55). The proposed boundary is drawn at the edge of the existing suburban area, which has extended gradually over the 20th century. Further east along and around Stockton Lane there are clusters of buildings, established since the 19th century, which have associations with the historic agricultural and rural use of the area. The proposed boundary maintains separation between these clusters of buildings and the urban edge and consequently maintain the identity of the area and historic rural setting of the city. This historic setting is relevant to the special character of York as detailed in 1.1.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 7	Boundary Name: Stockton Lane 3
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	<p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land forms part of long distance Key view 4 and city-wide key view 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside. 2.3 No</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 open land beyond the proposed boundary is within Green Wedge C2 (GB Appraisal - Annex 1 - Evidence 11). This land is important in preserving the setting and special character of York as it maintains an open stretch of land providing a rural setting to the city from the ring road (A64) reaching close to the centre of the city, in particular experienced in this location from the A64 and Stockton lane, an historic approach (evident on the 1852 OS Map) and main arterial road into the city. Open land is identified as mixed fringe farmland (Annex 1- Evidence 8). The land to the east, beyond the urban edge, predominantly consists agricultural land, in such use since the medieval period. This land contributes to the open landscape on the edges of the urban areas, and when viewed from the A64 and Stockton Lane, contributes to the landscaped setting of the city.</p>	
<p>Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is at the edge of the urban area and therefore relevant for sprawl. The proposed boundary is at the edge of residential development that has occurred along Stockton Lane gradually over the 20th century. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. Aside from the isolated buildings associated with Sugar Hill Farm which are unlikely to be a risk of further expansion comprising sprawl, land in this location is open. 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 is contained to the south and west by the existing built development of Heworth but open to the north and east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 6	Boundary: 7	Boundary Name: Stockton Lane 3
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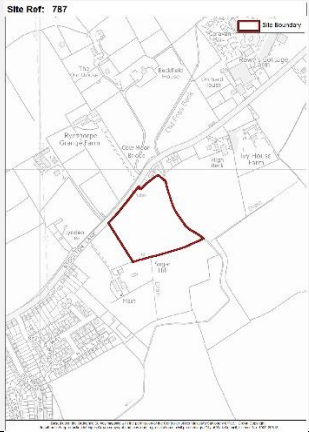
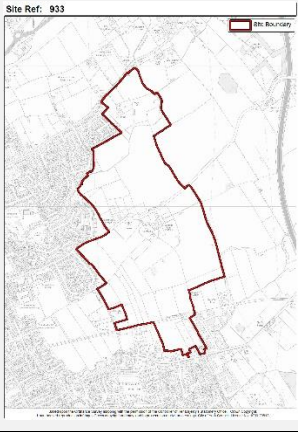
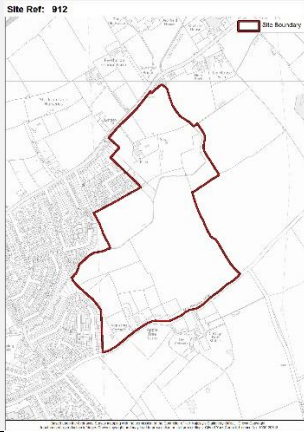
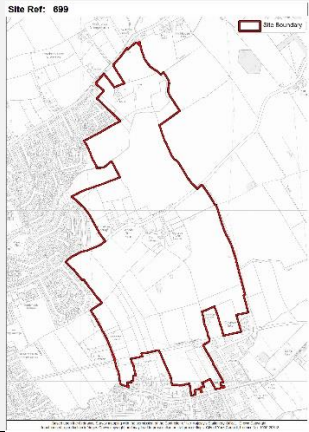
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The proposed boundary is legible at the suburban edge. Fields to the east are in agricultural use, with the exception of Sugar Hill Farm. However, this is well related to the countryside context and open, agricultural land.</p> <p>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 land proposed within the green belt is in agricultural use and has been since the medieval period. Beyond the field adjoining the boundary is a settlement of agricultural buildings historically associated with the use of the land. The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.</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 the curtilage of domestic properties, with agricultural fields beyond.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Recognisability of proposed boundary</p>	<p>The proposed boundary is at the edge of suburban development which has occurred in phases along Stockton Lane through the 20th Century. The land beyond is evidentially agricultural and rural. Alternative boundaries to the east are likely to conflict with purpose 4 by eroding the green wedge and constitute further sprawl along Stockton Lane.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary is permanent and is evident from historical mapping and evidence; the proposed boundary is legibly around the edge of suburban development which has occurred in phases along Stockton Lane through the 20th Century. It is important in preventing coalescence with the historic clusters of agricultural buildings associated with use of the land since the medieval period and retaining legibility of the compactness and rural setting of the city. The section of the green belt here has been strategically identified to form part of green wedge C2. 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>	

Section: 6	Boundary: 7	Boundary Name: Stockton Lane 3
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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 does not have access to services within 800m. It does not have the potential to provide a sustainable location for growth in line with NPPF para 85 to be able to contribute to the long term permanence.</p> <p>Additionally, 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 a Green Wedge (C2) [SD107]; • Designated as District Green Corridor 16 – Osbaldwick/tang hall Corridor [SD080]; <p>It is not however:</p> <ul style="list-style-type: none"> • Designated as existing open space [SD085]; • 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 not suitable for development in line with the Local Plan strategy.</p>
Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development See also ST7 in Annex 5: Freestanding Settlements

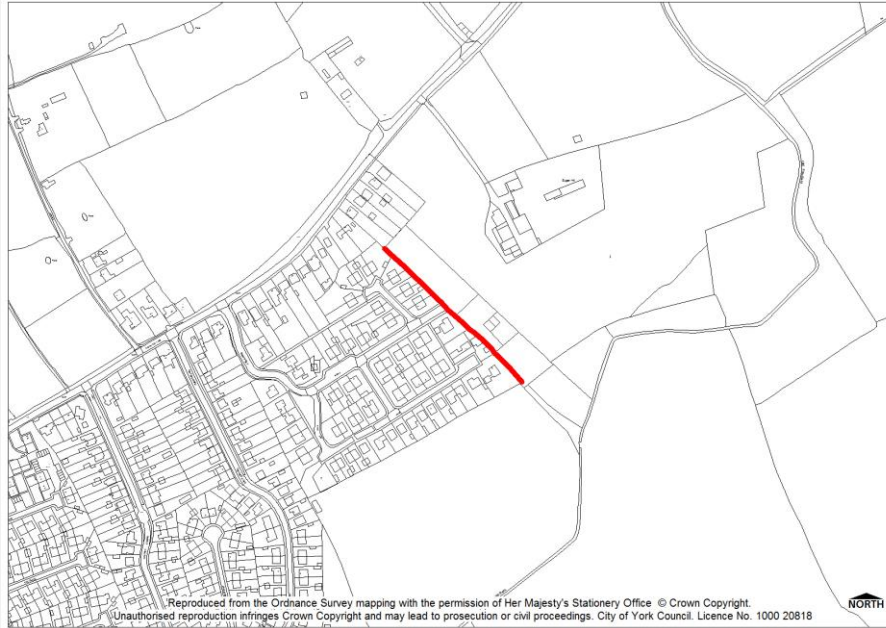
Site 315 (amalgamated sites 104, 142 and 198 submitted at Call for sites 2012)			
Site 315	Site 104	Site 142	Site 198
<p>Site Ref: 315</p>	<p>Site Ref: 104</p>	<p>Site Ref: 142</p>	<p>Site Ref: 198</p>

Section: 6	Boundary: 7	Boundary Name: Stockton Lane 3
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<p>Site 787 Submitted at Preferred Options Consultation 2013. Not allocated.</p> <p>Site Ref: 787</p> 	<p>Site 933 Submitted at Further Sites Consultation 2014. Not allocated.</p> <p>Site Ref: 933</p> 	<p>Site 912 Submitted at Preferred Sites Consultation 2016. Not allocated.</p> <p>Site Ref: 912</p> 	<p>699 Amalgamated site in 2014</p> <p>Site Ref: 699</p> 
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Section: 6	Boundary: 8	Boundary Name: Ryecroft/ Bean's Way /Hill View
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Following side and rear boundaries of 11 to 17 Ryecroft, 26 Bean's Way and 21 and 22 Hill View.



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: 6	Boundary: 8	Boundary Name: Ryecroft/ Bean's Way /Hill View
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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 beyond the proposed boundary is part of Heworth Moor within Green Wedge C2 (GB Appraisal, Annex 1- Evidence 11). The openness of this land is important in preserving the setting and special character of York in relation to compactness of the city and its rural setting as as experienced from the ring road (A64) and along Stockton Lane, an historic approach (evident on the 1852 OS Map) and main arterial road into the city. These are key to the significance and identity of York as identified in the Central Historic Core Conservation Area Appraisal (Annex 1 - Evidence 13) and the areas of historic character and setting (Annex 1 - Evidence 11+12). The land contained within this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland. It is important that the existing suburban edge is proposed to be retained and the open land beyond used to maintain a green wedge extending to the outer ring road. Given the sprawl that has occurred along Stockton Lane to date, the importance of retaining of the green wedge in maintaining the perception of a compact city in a rural hinterland becomes more important.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity of York’s districts and to maintain a connection to open and historic setting. The land to the east of Heworth has been in agricultural use since medieval times. Ridge and furrow was recorded across this area prior to post-war development and is visible in the surrounding fields (Historic Characterisation Project Area 55). The proposed boundary is drawn at the edge of the existing suburban area, which has extended gradually over the 20th century. Further east along and around Stockton Lane there are clusters of buildings, established since the 19th century, which have associations with the historic agricultural and rural use of the area. The proposed boundary maintains separation between these clusters of buildings and the urban edge and consequently maintain the identity of the area and historic rural setting of the city. This historic setting is relevant to the special character of York as detailed in 1.1.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 8	Boundary Name: Ryecroft/ Bean's Way /Hill View
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	<p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land forms part of long distance Key view 4 and city-wide key view 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside. 2.3 No</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 open land beyond the proposed boundary is within Green Wedge C2 (GB Appraisal - Annex 1, evidence 11). This land is important in preserving the setting and special character of York as it maintains an open stretch of land providing a rural setting to the city from the ring road (A64) reaching close to the centre of the city, in particular experienced in this location from the A64 and Stockton lane, an historic approach (evident on the 1852 OS Map) and main arterial road into the city. Open land is identified as mixed fringe farmland (Annex 1- Evidence 8). The land to the east, beyond the urban edge, predominantly consists agricultural land, in such use since the medieval period. This land contributes to the open landscape on the edges of the urban areas, and when viewed from the A64 and Stockton Lane, contributes to the landscaped setting of the city. 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) 4.1 Land is at the edge of the urban area and therefore relevant for sprawl. The proposed boundary is at the edge of residential development that has occurred along Stockton Lane gradually over the 20th Century. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. Aside from the isolated buildings associated with Sugar Hill Farm which are unlikely to be a risk of further expansion comprising sprawl, land in this location is open. 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 is contained to the west by the existing built development of Heworth but open to the east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 6	Boundary: 8	Boundary Name: Ryecroft/ Bean's Way /Hill View
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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 The land is characterised by an absence of built development or urbanising influences. The proposed boundary is legible at the suburban edge. Fields to the east are in agricultural use, with the exception of Sugar Hill Farm. However, this is well related to the countryside context and open, agricultural 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 land proposed within the green belt is in agricultural use and has been since the medieval period. Beyond the field adjoining the boundary is a settlement of agricultural buildings historically associated with the use of the land. The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	The boundary follows the curtilage of domestic properties, built in the 1960's, with agricultural fields beyond.	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 historic field patterns, recognisable from the 1852 OS Map. It is roughly linear following the curtilage of housing at the urban edge.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary follows the existing urban edge. The housing adjacent the boundary was built in the 1960's and follows historic field patterns. The proposed boundary is legible as the extent of the urban area, with countryside beyond. 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 does not have access to services within 800m. It does not have the potential to provide a sustainable location for growth in line with NPPF para 85 to be able to contribute to the long term permanence. Additionally, the land immediately to the east of the proposed boundary is	

Section: 6	Boundary: 8	Boundary Name: Ryecroft/ Bean's Way /Hill View
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SP10, SP11, SP12

- 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 (C2) [SD107];
- Designated as District Green Corridor 16 – Osbaldwick/Tang Hall Corridor [SD080];

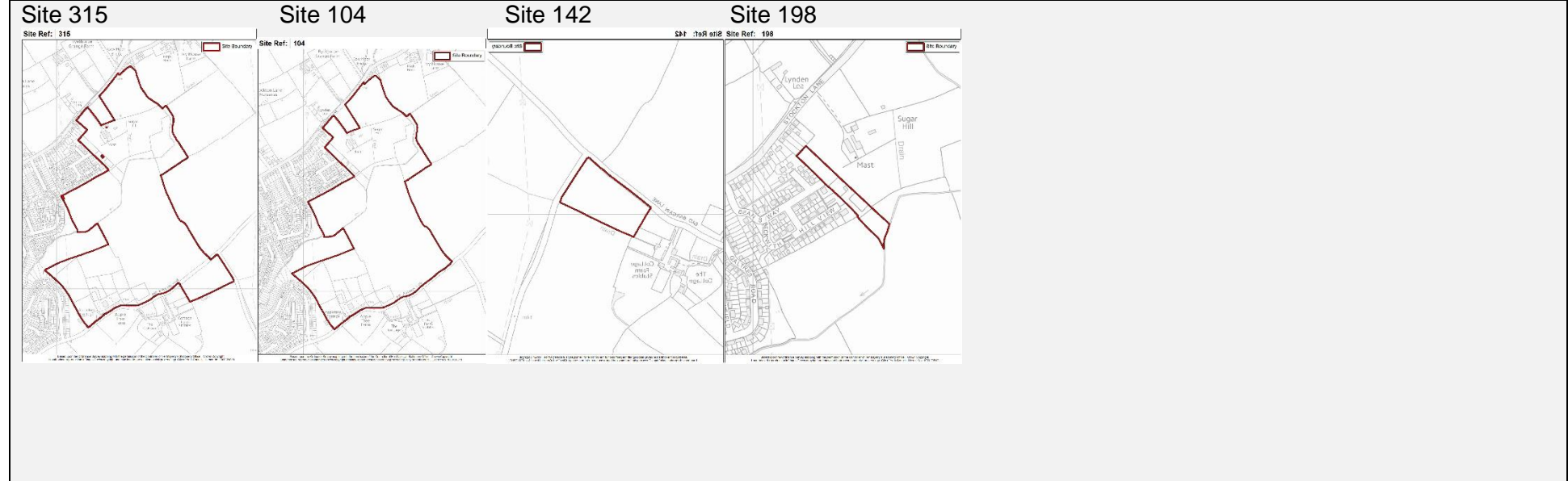
It is not however:

- Designated as existing open space [SD085];
- Is not in an area of high flood risk;
- Does not contain nature conservation designations.

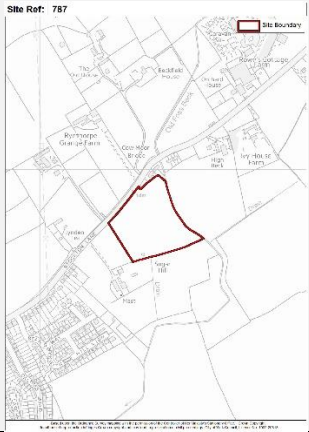
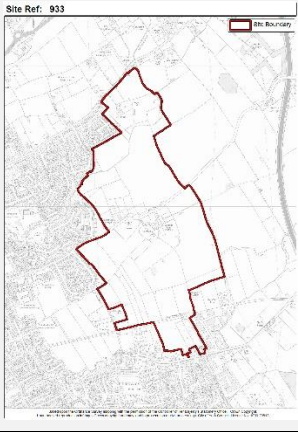
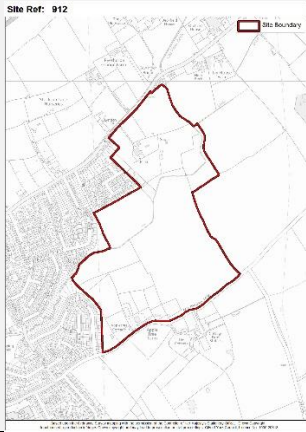
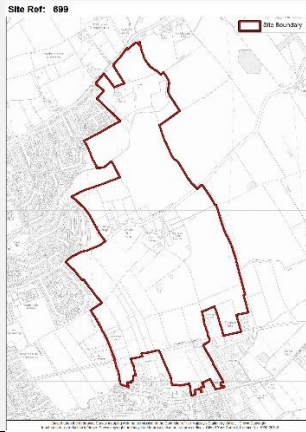
The open land to the west of the proposed boundary is therefore **not suitable for development in line with the Local Plan strategy.**

Land Considered/Site Selection **Land adjacent to this boundary has been proposed for development**
 See also ST7 in Annex 5: Freestanding Settlements

Site 315 (amalgamated sites 104, 142 and 198 submitted at Call for sites 2012)

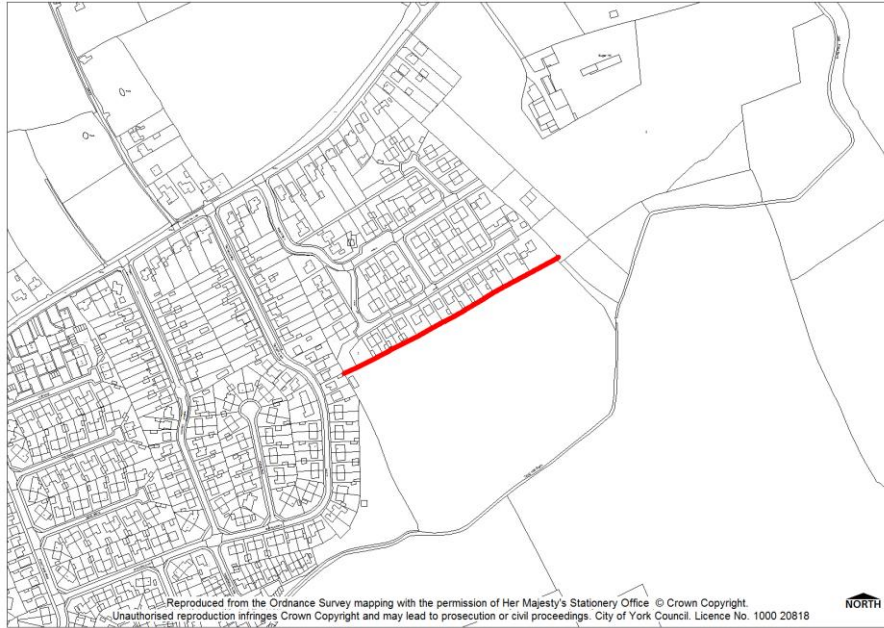


Section: 6	Boundary: 8	Boundary Name: Ryecroft/ Bean's Way /Hill View
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<p>Site 787 Submitted at Preferred Options Consultation 2013. Not allocated.</p> <p>Site Ref: 787</p> 	<p>Site 933 Submitted at Further Sites Consultation 2014. Not allocated.</p> <p>Site Ref: 933</p> 	<p>Site 912 Submitted at Preferred Sites Consultation 2016. Not allocated.</p> <p>Site Ref: 912</p> 	<p>699 Amalgamated site in 2014</p> <p>Site Ref: 699</p> 
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Section: 6	Boundary: 9	Boundary Name: Hill View/ Beckwith
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Along the rear boundaries of properties 22-2 Hill View, 4- 8 Beckwith and along the field access.



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: 6	Boundary: 9	Boundary Name: Hill View/ Beckwith
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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 part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). Whilst land in this location’s effect on experience of the compactness of the city is limited due to its limited prominence from arterial and historic routes towards the city, the proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall.</p> <p>1.2 + 1.3 The land is sensitive to maintaining the scale, identity of York’s districts and should be kept permanently open to maintain a connection to open and historic setting. The proposed boundary is drawn at the edge of the existing suburban area, which has extended gradually over the 20th century. The land to the immediate south of the proposed boundary is also reasonably spaced to maintain the distinction and identity of the separate districts of Heworth and Osbaldwick, the latter lies to the south of Bad Bargain Lane. The pertinent section of Bad Bargain Lane was historically referred to as Osbaldwick Back Lane and formed part of the road network connected the urban settlements with the villages beyond (as evident on the 1852 OS Maps). The fields to the south, up to Bad Bargain Lane, almost certainly had an historic relationship with Heworth and formed part of the medieval fields of Heworth village. Bad Bargain Lane itself forms the parish boundary between Osbaldwick and Heworth Without (Historic Characterisation Project – Area 55).</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 & 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land forms part of long distance Key view 4 (see 1.1) and city-wide Key View 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside.</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: 6	Boundary: 9	Boundary Name: Hill View/ Beckwith
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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. This historic landscape character has been eroded due to expansion of the urban area in the 20th century. Remnants of the areas traditional field patterns, and mature hedgerows provide positive features to be conserved and restored where possible. This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1– Evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster.</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 at the edge of the urban area and therefore relevant for sprawl. The proposed boundary is at the edge of residential development that has occurred along Stockton Lane gradually over the 20th Century.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. Land in this location is in open agricultural use.</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 land is contained to the north by the existing built development of Heworth but open to the south.</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 The land is characterised by an absence of built development or urbanising influences. To the south/ south east are a network of agricultural fields, containing one single storey building with metal roof; agricultural in use and vernacular. Land in this location is well related to the countryside context and flat open landscape.</p> <p>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. This land has the character of countryside beyond the urban edge. The fields to the south, up to Bad Bargain Lane, almost certainly formed part of the medieval fields of Heworth</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 6	Boundary: 9	Boundary Name: Hill View/ Beckwith
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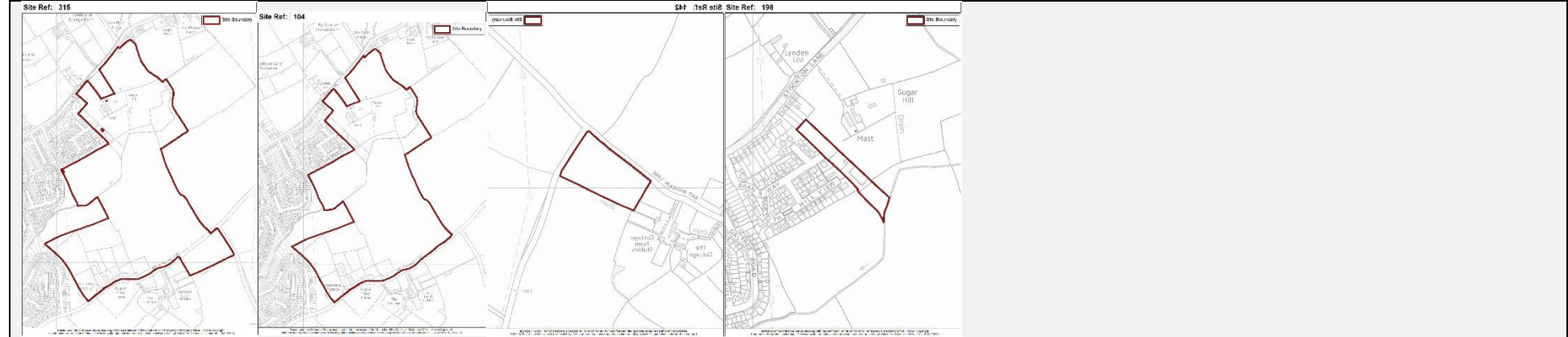
SP4, SP5, SP9	village. The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper. 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.	
Local Permanence		
Proposed Boundary	The boundary follows the rear curtilage of housing and continues at the western extent past the access into the adjacent field.	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 historic field patterns, recognisable from the 1852 OS Map. It is linear, following the curtilage of housing at the urban edge. Beyond the boundary is an open network of agricultural fields.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary follows the existing urban edge. The housing adjacent the boundary was built in the 1960's and follows historic field patterns. The proposed boundary is legible as the extent of the urban area, with an open agricultural landscape beyond.	
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 does not have access to services within 800m. It does not have the potential to provide a sustainable location for growth in line with NPPF para 85 to be able to contribute to the long term permanence.</p> <p>Additionally, the land immediately to the south of the proposed boundary is</p> <ul style="list-style-type: none"> • Designated as District Green Corridor 16 – Osbaldwick/Tang hall Corridor [SD080]; • Is partly in an area of high flood risk including and adjacent to Tang Hall Beck. <p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city[SD107]. The scale and compact form of the urban area and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103].; 	

Section: 6	Boundary: 9	Boundary Name: Hill View/ Beckwith
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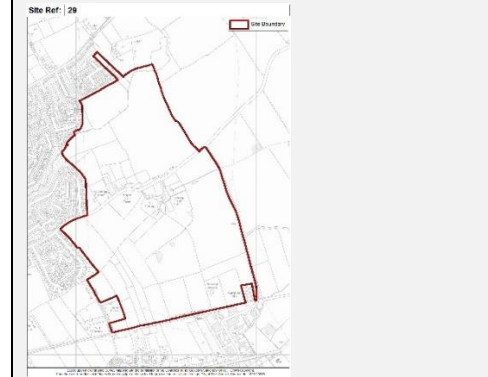
	<ul style="list-style-type: none"> • Designated as existing open space [SD085]; • Does not contain nature conservation designations. <p>The open land to the north west of the proposed boundary has potential for development in line with the Local Plan strategy. However the compact form of the city remains important.</p>
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Land Considered/Site Selection **Land adjacent to this boundary has been proposed for development**

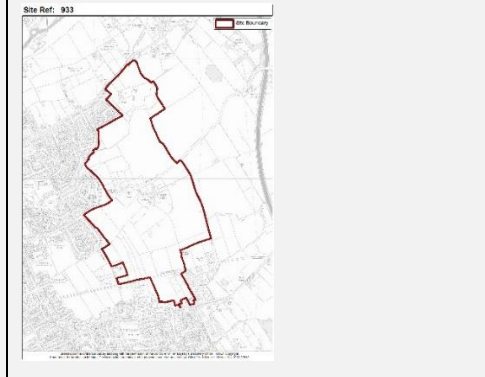
Site 315 (amalgamated sites 104, 142 and 198 submitted at Call for sites 2012). Not allocated.



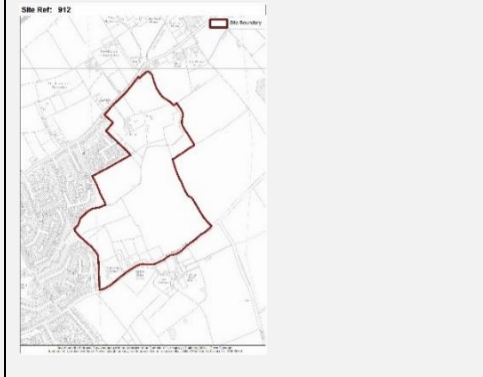
Site 29 Submitted as part of the call for site 2012



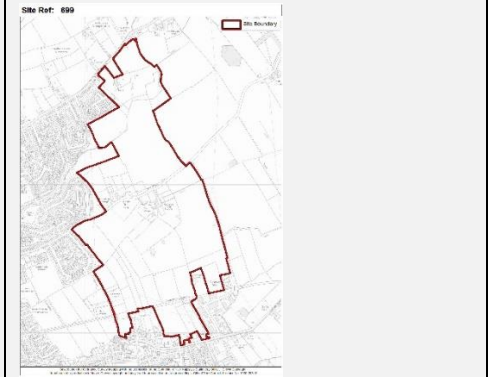
Site 933 Submitted at Further Sites Consultation 2014.



Site 912 Submitted at Preferred Sites Consultation 2016.



699 Amalgamated site in 2014

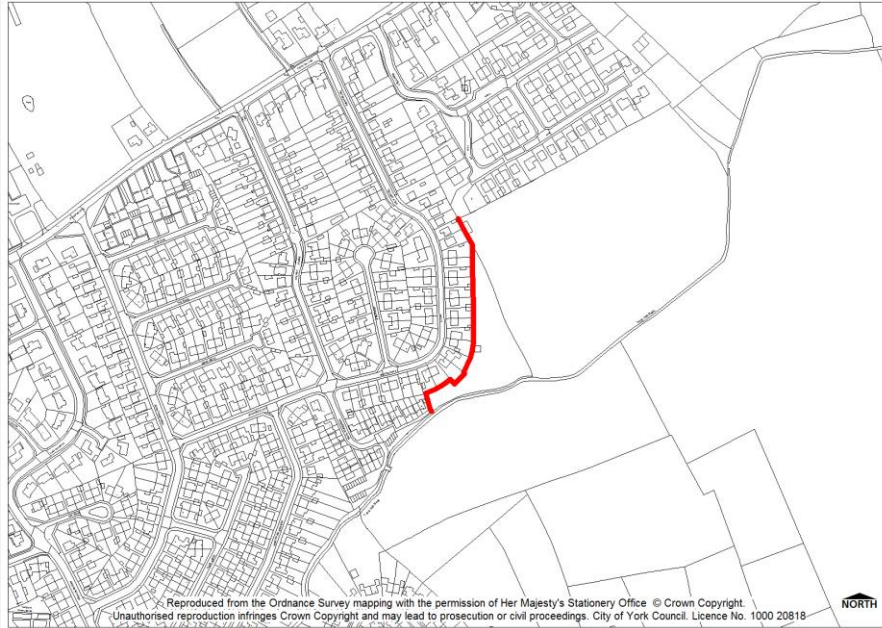


Section: 6	Boundary: 9	Boundary Name: Hill View/ Beckwith
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Defining a clear, defensible boundary	
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information

Section: 6	Boundary: 10	Boundary Name: Galtres Road
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The rear boundaries of property of 31 to 61 Galtres 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: 6	Boundary: 10	Boundary Name: Galtres 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. . Land in this location is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 'A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). Whilst land in this location’s effect on experience of the immediate compactness of the city is limited due to its distance and limited prominence from arterial and historic routes towards the city, the proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall.</p> <p>1.2 + 1.3 The land is sensitive to maintaining the scale, identity of York’s districts and should be kept permanently open to maintain a connection to open and historic setting. The land to the immediate south of the proposed boundary also maintains the distinction and identity of the separate districts of Heworth and Osbaldwick, the latter lies to the south of Bad Bargain Lane. The pertinent section of Bad Bargain Lane was historically referred to as Osbaldwick Back Lane and formed part of the road network connected the urban settlements with the villages beyond (as evident on the 1852 OS Maps). The fields to the south, up to Bad Bargain Lane, almost certainly has an historic relationship with Heworth and formed part of the medieval fields of Heworth village. Bad Bargain Lane itself forms the parish boundary between Osbaldwick and Heworth Without (Historic Characterisation Project – Area 55).</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land forms part of long distance Key View 4 and city-wide key view 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside.</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>

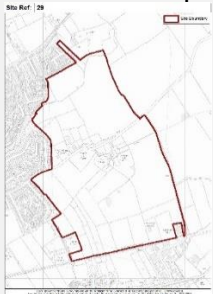
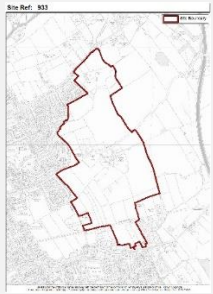
Section: 6	Boundary: 10	Boundary Name: Galtres Road
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	<p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aiding the understanding of the historical relationship of the city to its hinterland. This historic landscape character has been eroded due to expansion of the urban area in the 20th century. Remnants of the areas traditional field patterns, and mature hedgerows provide positive features to be conserved and restored where possible. This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1– Evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster.</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 proposed boundary follows the rear boundaries of domestic gardens 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. There is no built development in the area to the east proposed for inclusion in the green belt, apart from a pylon associated with the overhead lines. Further beyond are open agricultural 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. The land is contained to the west by existing built development 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>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The proposed boundary is legible as the suburban edge; the proposed boundary follows back gardens. There is a lack of urbanising influences or built structures; to the south/ south east are a network of agricultural fields, which is well related to the countryside context and flat open landscape.</p> <p>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</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

Section: 6	Boundary: 10	Boundary Name: Galtres Road
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Scoping/Strategic Principles set out in: SP4, SP5, SP9	accessibility. This land has the character of countryside beyond the urban edge. The land proposed within the green belt contains a pylon, which is not out of character with a countryside setting. Otherwise the land proposed within the green belt is free from built development, containing woodland, Tang Hall Beck and open agricultural fields further beyond. The fields to the south, up to Bad Bargain Lane, almost certainly formed part of the medieval fields of Heworth village. The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.	
Local Permanence		
Proposed Boundary	The boundary follows the rear of gardens to domestic properties and turns south to meet Tang Hall Beck	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 is recognisable in following the back gardens of domestic properties at the urban edge. It follows the edge of the developed area, rather than following historic field boundaries. This leads to the inclusion of a dense triangular area of woodland within the green belt. The woodland forms a continuation of the hedgerow and trees along the agricultural field boundary and is tangible as a continuation of the rural area contained within the proposed green belt.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary line follows what has been the urban edge since the adjacent estate of housing was completed in the 1960's. The woodland area is partially in an area of flood risk, which is also in favour of its permanence. The woodland area is legible as a continuation of the agricultural fields to the east and their associated historic and mature hedgerows and tree cover, prominent at the field margins. 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 of the proposed boundary is <ul style="list-style-type: none"> Is partly in an area of high flood risk including and adjacent to Tang Hall Beck. 	

Section: 6	Boundary: 10	Boundary Name: Galtres Road
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	<p>It is not however:</p> <ul style="list-style-type: none"> • Designated as District Green Corridor 16 – Osbaldwick/Tang hall Corridor [SD080] but is well connected to the land to the south and east which is within the corridor; • identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city but is well related to Area F1 in retaining the rural setting of the city[SD107]. The scale and compact form of the urban area and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103] ; • Designated as existing open space [SD085]; • Does not contain nature conservation designations. <p>The open land to the north west of the proposed boundary has potential for development in line with the Local Plan strategy. However the compact nature of the urban area remains important.</p>
Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development
<p>Site 29 Submitted as part of the call for site 2012</p> 	<p>Site 933 Submitted at Further Sites Consultation 2014. Not allocated.</p> 
Defining a clear, defensible boundary	
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information

Section: 6	Boundary: 11	Boundary Name: Springfield Close
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Follows the hardstanding in front of properties on Springfield Close and the rear of a cluster of garages



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 NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
	1.2	Yes			4.2	No	
	1.3	Yes			4.3	No	
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: 6	Boundary: 11	Boundary Name: Springfield 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. Land in this location’s effect on experience of the compactness of the city is limited due to its limited prominence from arterial and historic routes towards the city. However, the land is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall. This character is experienced from the ring road and along Bad Bargain Lane, the latter an historic lane (evident on the 1852 OS Map) linking the village of Osbaldwick with its rural hinterland.</p> <p>1.2 + 1.3 The land is sensitive to maintaining the scale, identity of York’s districts and should be kept permanently open to maintain a connection to open and historic setting. The proposed boundary follows Tang Hall Beck which is to the rear of 20th century development. To the immediate south of the boundary is low-lying essentially flat agricultural land, beyond the urban edge. The field network and association with Apple Tree farm (to the south) remains unchanged since the 1852 OS Maps. There has been retention of historic field patterns and an understanding of the rural and agricultural setting of the separate settlements of Heworth and Osbaldwick, the latter on the south side of Bad Bargain Lane. The fields to the south, up to Bad Bargain Lane, almost certainly has an historic relationship with Heworth and formed part of the medieval fields of Heworth village. Bad Bargain Lane itself forms the parish boundary between Osbaldwick and Heworth Without (Historic Characterisation Project – Area 55).</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land forms part of long distance Key View 4 and city-wide Key View 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside.</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>

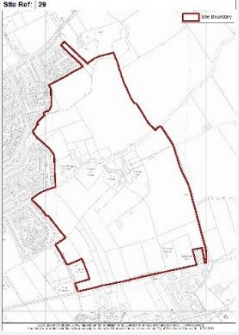
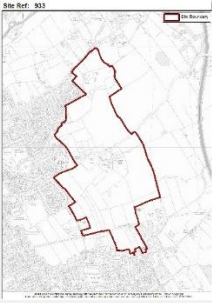
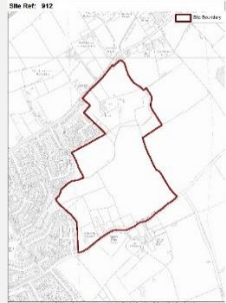
Section: 6	Boundary: 11	Boundary Name: Springfield Close
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	<p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland. Remnants of the areas traditional field patterns, and mature hedgerows provide positive features to be conserved and restored where possible. This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape Character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1 – evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster. The proposed boundary also allows retention of historic field patterns and an understanding of the rural and agricultural setting of the separate settlements of Heworth and Osbaldwick to the 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. The proposed boundary represents the defined urban edge of the city wherein the curtilage of properties runs up to Tang Hall Beck.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There is no built development in the area to the east proposed for inclusion in the green belt, apart from a pylon associated with the overhead lines. Further beyond are open agricultural fields.</p> <p>4.3 Land is constrained by Tang Hall Beck and therefore contained and enclosed in a way which would prevent sprawl. The proposed boundary follows Tang Hall Beck which represents a resilient boundary. and prevents urban sprawl.</p>	<p>IT IS NOT NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p>	<p>Enroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. There is a lack of urbanising influences or built structures; to the south/ south east are a network of agricultural fields, which is well related to the countryside context and flat open landscape.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE</p>

Section: 6	Boundary: 11	Boundary Name: Springfield Close
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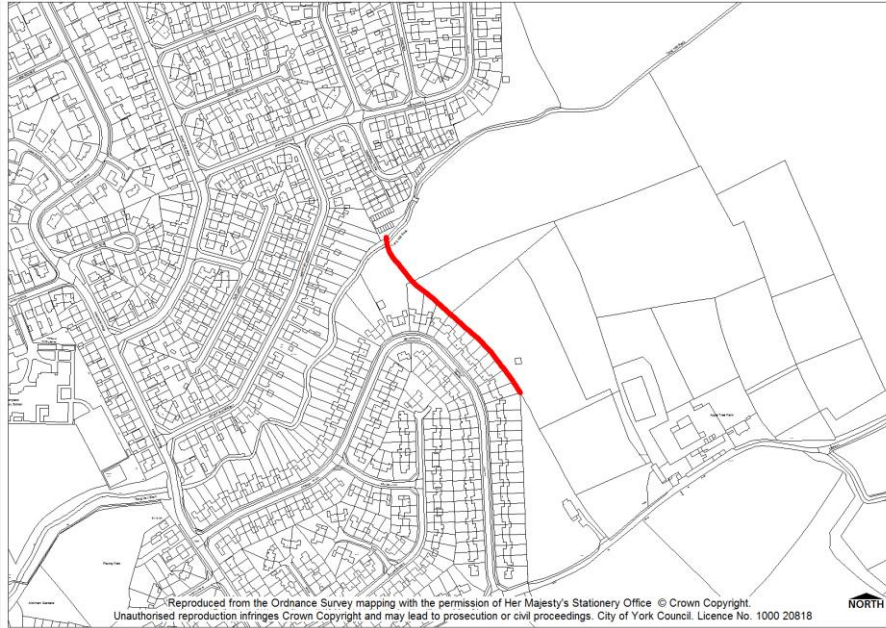
Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	5.2 + 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of the countryside through openness, views and accessibility. This land has the character of countryside beyond the urban edge and Tang Hall Beck. The land proposed within the green belt contains a pylon, which is not out of character with a countryside setting. Otherwise the land proposed within the green belt is free from built development, containing woodland, Tang Hall Beck and open agricultural fields further beyond. The fields to the south, up to Bad Bargain Lane, almost certainly formed part of the medieval fields of Heworth village. The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.	COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	The boundary follows Tang Hall Beck	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 beck is a legible as both a landscape feature and defining the urban edge, with agricultural fields beyond.	
Permanence Scoping/Strategic Principles set out in: SP13	The beck is a legible landscape feature and was evident on the first OS Maps. The agricultural fields beyond and their association with Apple Tree Farm retains the historic landscape grain, also as evident on the first/1852 OS Maps. 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. Additionally, the land immediately to the south of the proposed boundary is <ul style="list-style-type: none"> • Designated as District Green Corridor 16 – Osbaldwick/tang hall Corridor [SD080]; • Is an area of high flood risk including and adjacent to Tang Hall Beck. 	

Section: 6	Boundary: 11	Boundary Name: Springfield Close
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	<p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city[SD107]. The scale and compact form of the urban area and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103]; Designated as existing open space [SD085]; Does not contain nature conservation designations. <p>The open land to the east of the proposed boundary beyond Tang Hall Beck has potential for development in line with the <u>Local Plan strategy</u>. However, the compact nature of the urban area remains important.</p>	
Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development See also ST7 in Annex 5: Freestanding Settlements	
<p>Site 29 Submitted as part of the call for site 2012</p> 	<p>Site 933 Submitted at Further Sites Consultation 2014. Not allocated.</p> 	<p>Site 912 Submitted at Preferred Sites Consultation 2016. Not allocated.</p> 
Defining a clear, defensible boundary		
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> Must be separated from A64 to maintain key views and the rural setting of the city. Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city. 	
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information	

Section: 6	Boundary: 12	Boundary Name: Bramley Garth
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Crosses over Tang Hall Beck to follow the rear of boundaries of property from 65 to 89 Bramley Garth.



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: 6	Boundary: 12	Boundary Name: Bramley Garth
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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 compactness of the city in rural hinterland is experienced from Bad Bargain Lane, an historic routes towards the city as well as the A64. Additionally, the land beyond this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 ‘A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall. Whilst being outside of green wedge C2. In this respect it differs from land proposed within the green belt adjacent proposed boundaries 1-8. It is also outside of Area F1, which aims to retain a rural setting to the city when experienced from the outer ring road.</p> <p>1.2 + 1.3 The land is sensitive to maintaining the scale, identity of York’s districts and should be kept permanently open to maintain a connection to open and historic setting.</p> <p>As with boundary 11 the agricultural fields beyond the urban edge almost certainly formed part of the medieval fields of Heworth village. The grain of the landscape; the field network and association with Apple Tree farm is unchanged since the 1852 OS Map. The preservation of this historic agricultural landscape beyond the edge of the urban area maintains the city’s compactness (a definitive feature as explained in the Heritage Topic Paper – Annex 1, Evidence 12) and maintains legibility of the historic rural setting of both Heworth and Osbaldwick to the south (preventing coalescence). This character is experienced from the ring road and along Bad Bargain Lane, the latter an historic lane (evident on the 1852 OS Map) linking the village of Osbaldwick with its rural hinterland.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land forms part of long distance Key View 4 and city-wide Key View 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 12	Boundary Name: Bramley Garth
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	<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 initially crosses an historic beck identifiable in the 19th century and the landscape that follows the beck forms part of a district green corridor. To the east, remnants of the areas traditional field patterns, and mature hedgerows provide positive features to be conserved and restored where possible. This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape Character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1 – evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster. The proposed boundary allows retention of historic field patterns and an understanding of the rural and agricultural setting of the separate settlements of Heworth and Osbaldwick to the 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. The boundary line initially passes over Tang Hall Beck; it otherwise follows the edge of the urban area, aligned with domestic property boundaries.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. With the exception of an electricity pylon and Apple Tree Farm to the southeast, there is a lack of built structures on the agricultural land extending east towards the A64.</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 west by existing built development but open to the east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT 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 The land is characterised by an absence of built development or urbanising influences. The proposed boundary follows the rear of properties which is an historic field margin. There is a lack of urbanising influences or built structures with the exception of the pylon and Apple Tree Farm; The boundary maintains the agricultural setting and historic landscape context to Apple Tree Farm located on Bad Bargain Lane the network of agricultural fields, which is well related to the countryside context and flat open landscape.</p> <p>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. This land has the character of countryside beyond the urban edge. There are open fields to the east, in agricultural use since the medieval period and which characterise the rural setting to the eastern side of the city beyond Heworth and Osbaldwick. The boundary maintains the agricultural setting and historic landscape context to Apple Tree Farm located to the south on Bad Bargain Lane. Bad Bargain Lane itself forms the parish boundary between Osbaldwick and Heworth Without (Annex 1 - Historic Characterisation Project – Area 55). The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.</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 proposed boundary follows historic agricultural field margins. The historic landscape grain remains to the east beyond the proposed green belt boundary.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Recognisability of proposed boundary</p>	<p>Initially precise legibility of the boundary is hampered due to the alignment of the historic field margins and presence of the foliage within the green corridor and landscaping around Tang Hall Beck. However, aligning the boundary with the field margin (established since medieval times) is the most tangible approach. Further south the field margin, which then follows the edge of domestic properties at the urban edge, is a definitive landscape feature representing the urban edge, with countryside and agricultural landscape beyond.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary follows an established feature – field margins in-situ since medieval times. It legibly forms a transition between the urban edge and agricultural landscape beyond. 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</p>	

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	not change the nature of the area.	
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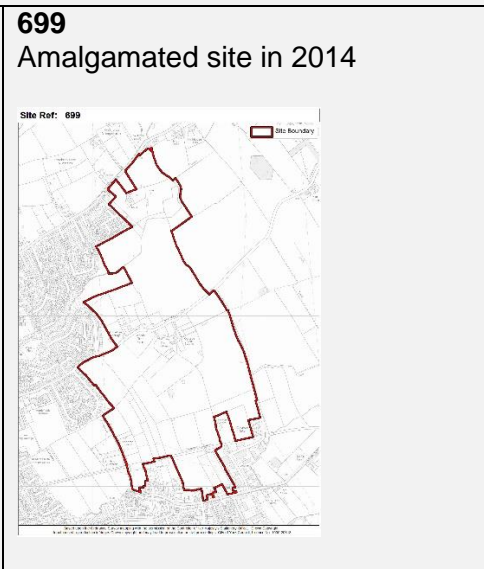
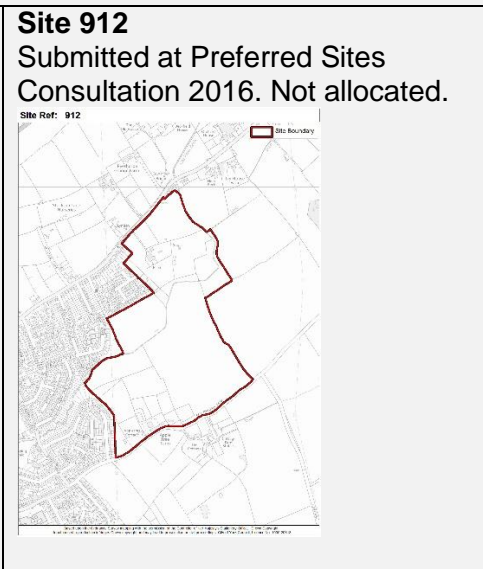
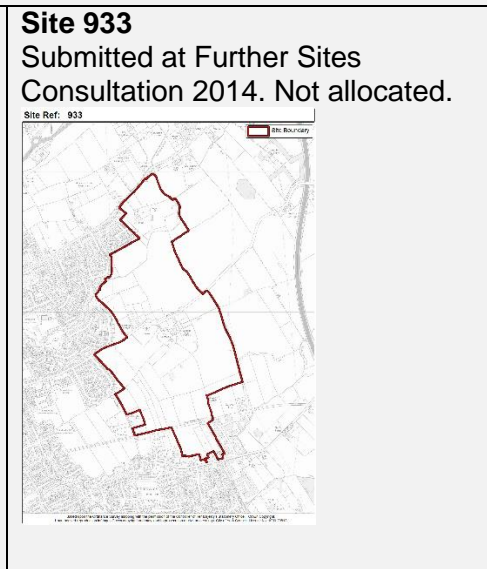
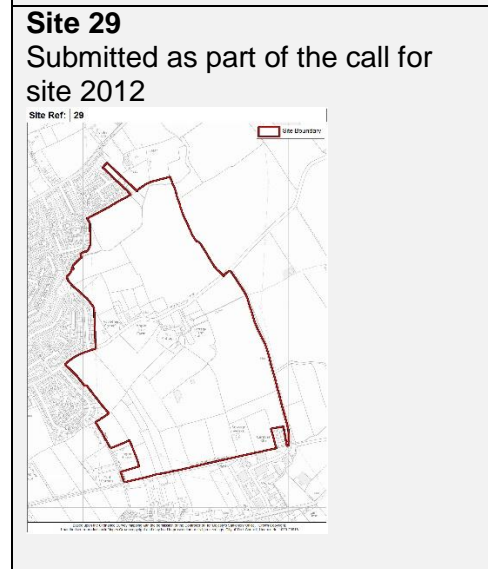
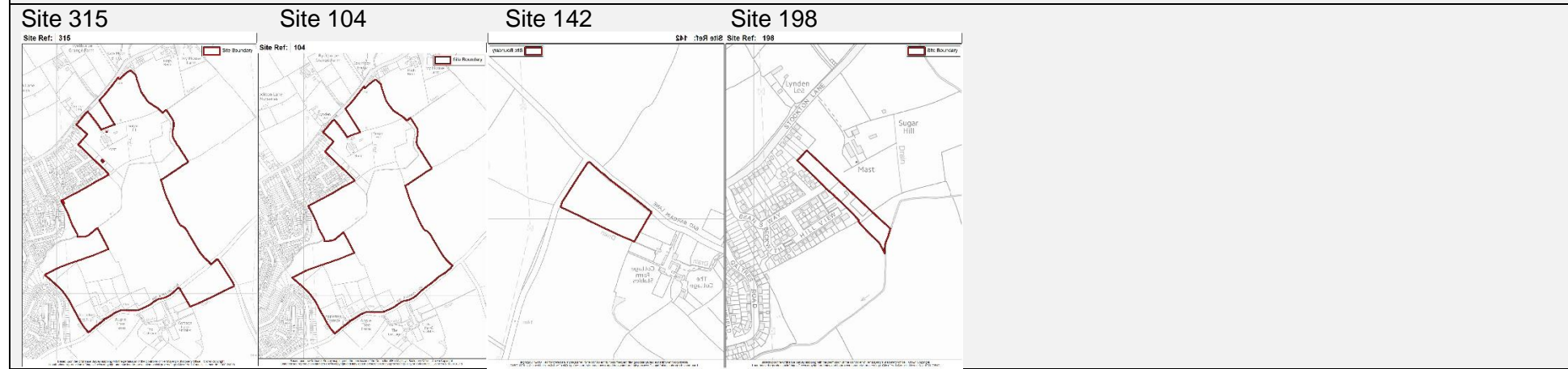
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

<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>Additionally, the boundary crosses over Tang Hall Beck at the northern extent, which is:</p> <ul style="list-style-type: none"> • Designated as District Green Corridor 16 – Osbaldwick/tang hall Corridor [SD080]; • An area of high flood risk including Tang Hall Beck (Flood zone 3b). <p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city[SD107]. The scale and compact form of the urban area and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103]; • Designated as existing open space [SD085]; • Does not contain nature conservation designations. <p>The open land to the east of the proposed boundary has potential for development in line with the Local Plan strategy. However, the compact nature of the urban area remains important.</p>
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<p>Land Considered/Site Selection</p>	<p>Land adjacent to this boundary has been proposed for development</p> <p>See overleaf</p>
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Section: 6	Boundary: 12	Boundary Name: Bramley Garth
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Site 315 (amalgamated sites 104, 142 and 198 submitted at Call for sites 2012). Not allocated.

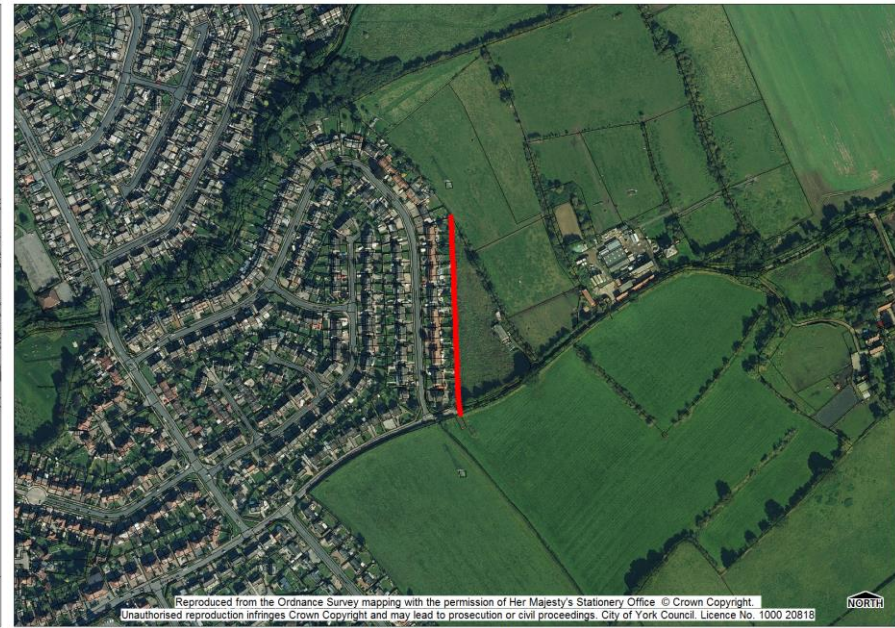
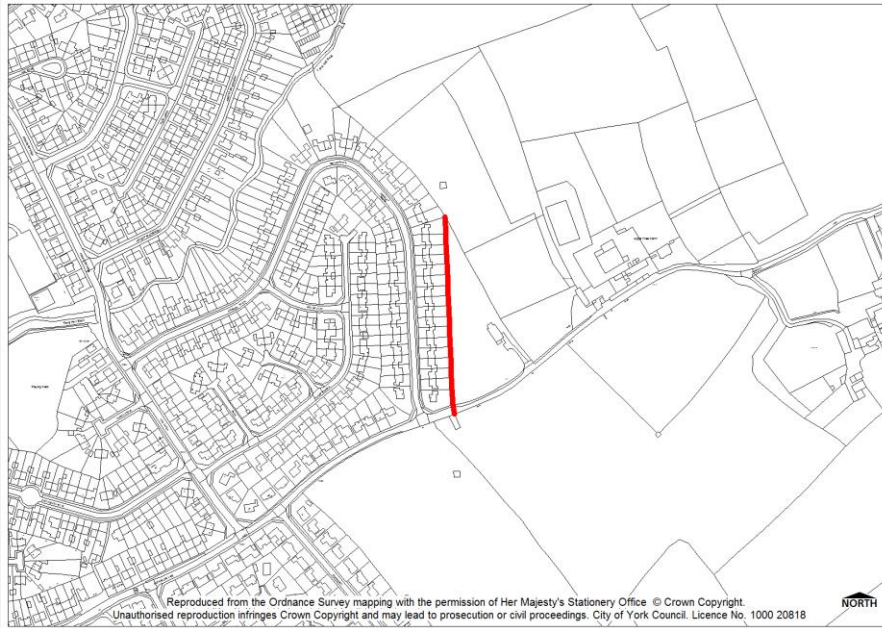


Section: 6	Boundary: 12	Boundary Name: Bramley Garth
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Defining a clear, defensible boundary	
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information

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Continues to follow rear boundaries of property from 91 to 123 Bramley Garth.



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					

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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 compactness of the city in rural hinterland is experienced from Bad Bargain Lane, an historic route towards the city as well as the A64. Additionally, the land beyond this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall, whilst the land proposed for inclusion within the green belt is outside of green wedge C2. In this respect it differs from land proposed within the green belt adjacent proposed boundaries 1-8. It is also outside of area F1, allocated to retain a rural setting to the city when experienced from the outer ring road.</p> <p>1.2 + 1.3 The land is sensitive to maintaining the scale, identity of York’s districts and should be kept permanently open to maintain a connection to open and historic setting.</p> <p>As with boundary 11 the agricultural fields beyond the boundary almost certainly formed part of the medieval fields of Heworth village. The grain of the landscape; the field network and association with Apple Tree farm is unchanged since the 1852 OS Map. The preservation of this historic agricultural landscape beyond the edge of the urban area maintains the city’s compactness (a definitive feature as explained in the Heritage Topic Paper – Annex 1 - Evidence 12) and maintains legibility of the historic rural setting of both Heworth and Osbaldwick to the south. This character is experienced from the ring road and along Bad Bargain Lane, the latter an historic lane (evident on the 1852 OS Map) linking the village of Osbaldwick with its rural hinterland.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land forms part of long distance Key view 4 and city-wide Key View 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 13	Boundary Name: Bramley Garth 2
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	<p>2.3 No</p> <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. To the east, there are traditional field patterns, and mature hedgerows provide positive features to be conserved and restored where possible. This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1– Evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster. The proposed boundary allows retention of historic field patterns and an understanding of the rural and agricultural setting of the separate settlements of Heworth and Osbaldwick to the south. Whilst the field to the immediate east of the boundary only remains in part, those beyond retain their historic landscape grain and retain a rural setting to Apple Tree Farm on Bad Bargain Lane.</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.</p> <p>The boundary is drawn to follow the edge of the urban area following the rear of domestic properties. The field beyond is in agricultural use.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There is an access track leading to a small group of buildings in the field to the immediate east of the boundary, beyond which there is also Apple Tree Cottage and Farm. These buildings are agricultural in use and vernacular and are not a significant risk to 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 contained to the west by existing built development 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>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. The proposed boundary follows the rear of properties which is an historic field margin. There is a</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY</p>

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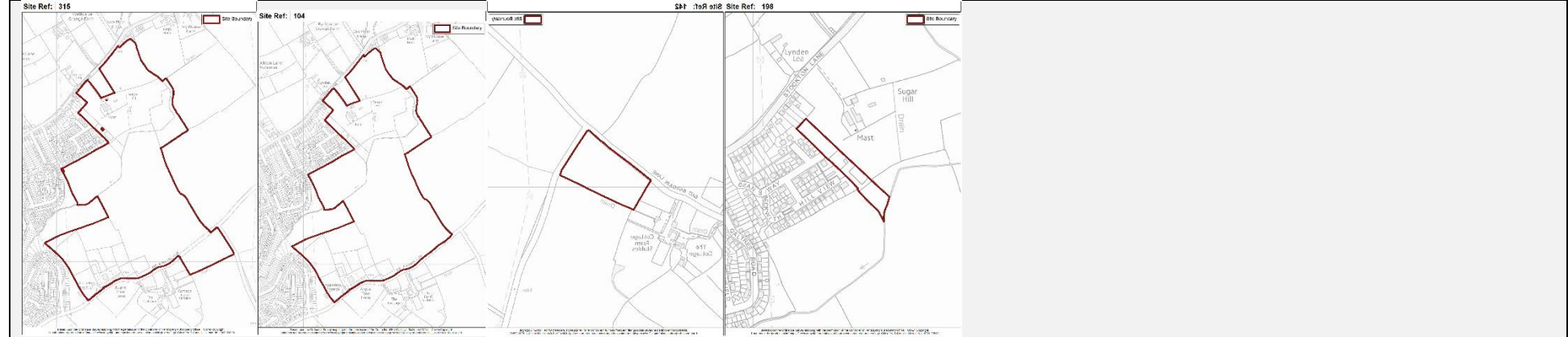
<p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>lack of urbanising influences or built structures with the exception of the pylon and Apple Tree Farm; The boundary maintains the agricultural setting and historic landscape context to Apple Tree Farm located on Bad Bargain Lane the network of agricultural fields, which is well related to the countryside context and flat open landscape.</p> <p>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. This land has the character of countryside beyond the urban edge; it is an agricultural landscape appropriate to the Green belt. The landscape beyond the proposed boundary retains its historic agricultural and rural character (as explained in the Historic Characterisation Project (Annex 1 - Evidence 19) and the Landscape Character Appraisal (Annex 1 - Evidence 8)). To the immediate east of the boundary is contains agricultural buildings. There are open fields further to the east, in agricultural use since the medieval period and which characterise the rural setting to the eastern side of the city beyond Heworth and Osbaldwick. The boundary maintains the agricultural setting and historic landscape context to Apple Tree Farm located on Bad Bargain Lane. Bad Bargain Lane itself forms the parish boundary between Osbaldwick and Heworth Without (Annex 1 - Historic Characterisation Project – Area 55). The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.</p>	<p>OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	The boundary follows the rear boundaries of domestic property from 91 to 123 Bramley Garth.	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
Recognisability of proposed boundary	The boundary deviates from following historic field margins, as at boundaries 12 and 13, but it is legible as the edge of the urban area, established since the 1960's, and with rural agricultural landscape beyond.	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	The proposed boundary is robust in that the edge of the urban area has been established in this area since the 1960's. The fields beyond have been in agricultural use since the medieval period. Beyond the proposed boundary is agricultural land that has retained its grain since the 1852 OS Map. An alternative would be to continue to follow the field margin to the east, which formed boundaries 11 and 12. Both would be legible boundaries and prevent sprawl. The proposed boundary seeks to preserve and enhance historic agricultural land where possible.	

Section: 6	Boundary: 13	Boundary Name: Bramley Garth 2
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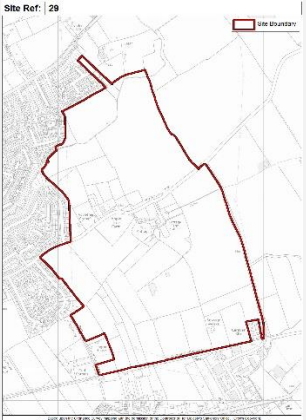
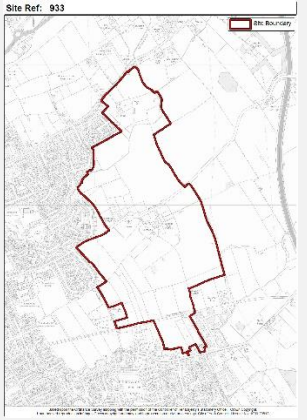
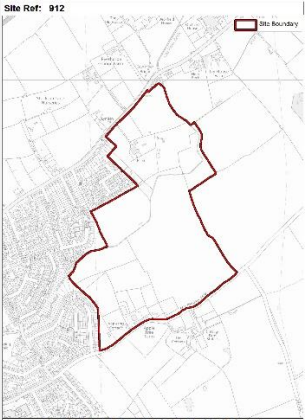
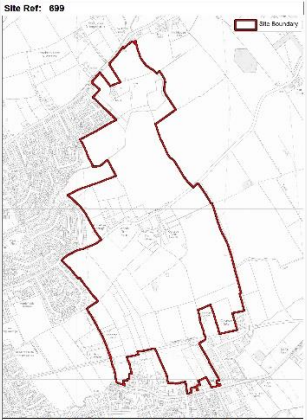
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not 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. Additionally land immediately to the east of the proposed boundary is</p> <ul style="list-style-type: none"> • Designated as Local Green Corridor 19 – Heworth Cycle Corridor [SD080]. <p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city[SD107] The scale and compact form of the urban area and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103]; • Is not in an area of high flood risk. • Designated as existing open space [SD085]; • Does not contain nature conservation designations. <p>The open land to the east of the proposed boundary has potential for development in line with the Local Plan strategy. However, the compact nature of the urban area remains important.</p>

Land Considered/Site Selection **Land adjacent to this boundary has been proposed for development**

Site 315 (amalgamated sites 104, 142 and 198 submitted at Call for sites 2012). Not allocated.



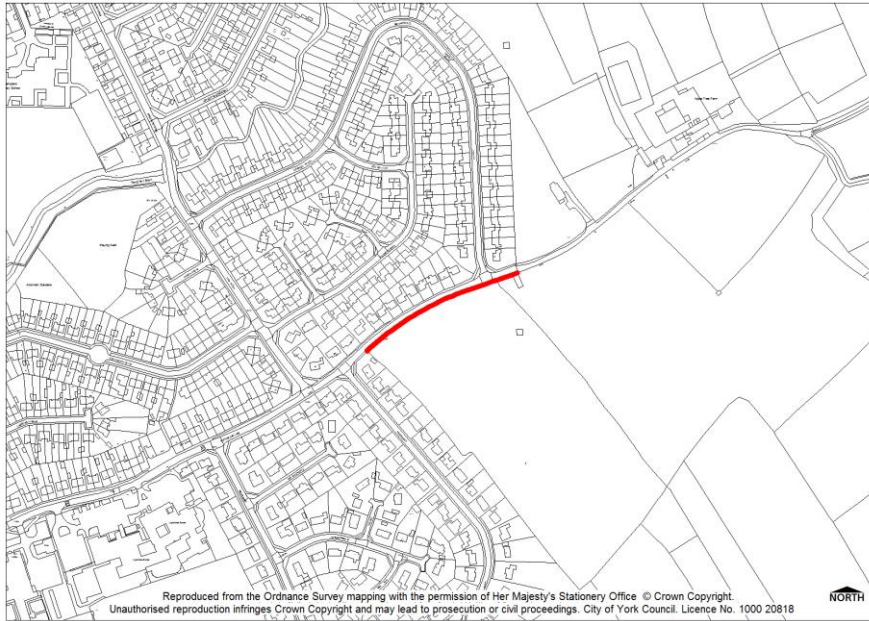
Section: 6	Boundary: 13	Boundary Name: Bramley Garth 2
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<p>Site 29 Submitted as part of the call for site 2012</p> <p>Site Ref: 29</p> 	<p>Site 933 Submitted at Further Sites Consultation 2014. Not allocated.</p> <p>Site Ref: 933</p> 	<p>Site 912 Submitted at Preferred Sites Consultation 2016. Not allocated.</p> <p>Site Ref: 912</p> 	<p>699 Amalgamated site in 2014</p> <p>Site Ref: 699</p> 
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Defining a clear, defensible boundary	
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information

Section: 6	Boundary: 15	Boundary Name: Meadlands
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Follows the south side of Bad Bargain Lane before turning south along the rear boundaries of property on Meadlands



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: 6	Boundary: 15	Boundary Name: Meadlands
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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1)</p> <p>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. Bad Bargain Lane is part of the historic road network (evident on the 1852 OS Map), linking settlements to the rural landscape beyond. The proposed boundary maintains the compactness of the city, evident along one of the historic entry points and separates out rural from urban in a way that links countryside and urban very positively. This is a very significant contributor to York’s unique identity, identified in the Heritage Topic Paper (Annex 1 - Evidence 12). Land to the east is outside of Area F1, allocated to retain a rural setting to the city when experienced from the outer ring road. However, the experience of the compactness of the city in rural hinterland is experienced from Bad Bargain Lane, an historic routes towards the city as well as the A64. Additionally, the land beyond this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall.</p> <p>1.2 + 1.3 The land is sensitive to maintaining the scale, identity of York’s districts and should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Bad Bargain Lane is part of the historic road network and at this point has a rural character. Immediately east of the proposed boundary, beyond the urban edge, the lane is unmade, as it provides access to Apple Tree Farm. The lane forms the parish boundary between Osbaldwick and Heworth Without. The preservation of this historic agricultural landscape beyond the edge of the urban area maintains the city’s compactness (a definitive feature as explained in the Heritage Topic Paper – Annex 1 - Evidence 12) and provides a connection to the wider countryside. This character is experienced from the ring road and along Bad Bargain Lane, the latter an historic lane (evident on the 1852 OS Map) linking the village of Osbaldwick with its rural hinterland. It therefore maintains legibility of the historic rural setting of both Heworth and Osbaldwick to the south. The proposed boundary contributes to retaining the rural and agricultural setting of Osbaldwick Village specifically wherein the historic field patterns has agricultural associations with Osbaldwick dating back to the medieval period.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 15	Boundary Name: Meadlands
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	<p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land forms part of long distance Key View 4 and city-wide key view 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside.</p> <p>2.3 No</p> <p>Landscape and Setting (Criterion 3)</p> <p>3.1 The land is sensitive to aid the understanding of the historical relationship of the city to its hinterland. This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape Character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1 – evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster. The proposed boundary allows retention of historic field patterns and an understanding of the rural and agricultural setting of the separate settlements of Heworth to the north and Osbaldwick to the south. In particular this character is evident along Bad Bargain Lane which forms the parish boundary between settlements. The land to the south has an historic agricultural relationship with Osbaldwick Village. The preservation of this historic agricultural landscape beyond the edge of the urban area maintains the cities compactness (a definitive feature as explained in the Heritage Topic Paper) and maintains legibility of the historic rural setting of Osbaldwick.</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. The proposed boundary is along the south side of Bad Bargain Lane.</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 to the south of the proposed boundary.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

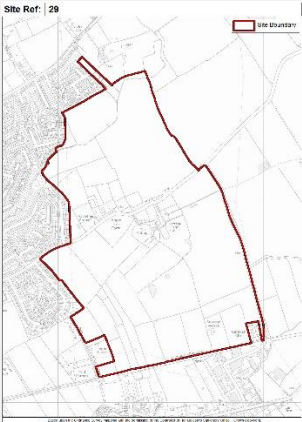
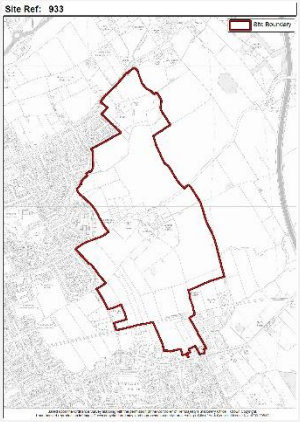
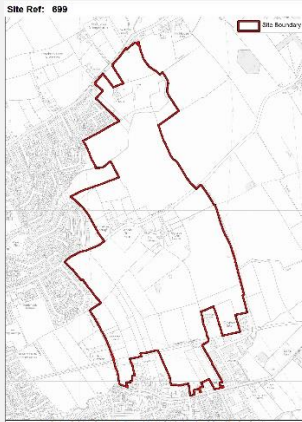
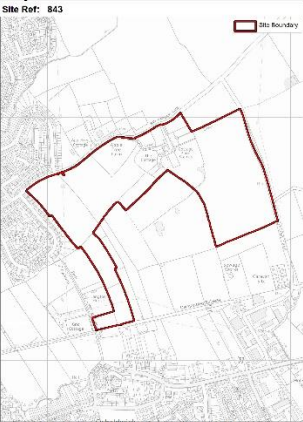

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SP4, SP5, SP8	<p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl.</p> <p>The proposed boundary legibly follows the edge of the urban area to the north of the boundary. Land to the south is open.</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.</p> <p>There is a lack of urbanising influences or built structures with the exception of agricultural buildings associated with Apple Tree Farm to the east; There is an absence of built development in land south of the proposed boundary. The boundary maintains the agricultural setting and historic landscape context to Apple Tree Farm located on Bad Bargain Lane the network of agricultural fields, which is well related to the countryside context and flat open landscape.</p> <p>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 land beyond the proposed boundary evidentially has the character of the countryside. Bad Bargain Lane narrows to the east and is unmade, and to the land beyond the east and south sides of the boundary contains generally flat open fields that have been in agricultural use since the medieval period. The boundary maintains the agricultural setting and historic landscape context to Apple Tree Farm located to the east on Bad Bargain Lane. Bad Bargain Lane itself forms the parish boundary between Osbaldwick and Heworth Without (Annex 1 - Historic Characterisation Project – Area 55). The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Bad Bargain Lane	The proposed boundary has been established for a significant
Recognisability of proposed boundary	The proposed boundary follows the south side of Bad Bargain Lane until it meets the rear boundaries of properties off Meadlands. The road itself is excluded from the green belt but the hedgerows that runs alongside it at the agricultural field margin would be included.	

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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary marks a clear distinction between the open agricultural fields to the south and the urban edge. It follows the historic route of Bad Bargain Lane which is evident on the 1852 OS Map. 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>
<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 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>Additionally, the land is</p> <ul style="list-style-type: none"> • Designated as Local Green Corridor 19 – Heworth Cycle Corridor [SD080]. <p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city[SD107]. The scale and compact form of the urban area and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103]. • Is not in an area of high flood risk. • Designated as existing open space [SD085]; • Does not contain nature conservation designations. <p>The open land to the south /east of the proposed boundary has potential for development in line with the Local Plan strategy. However, the compact nature of the urban area remains important.</p>	
<p>Land Considered/Site Selection</p>	<p>Land adjacent to this boundary has been proposed for development</p>	

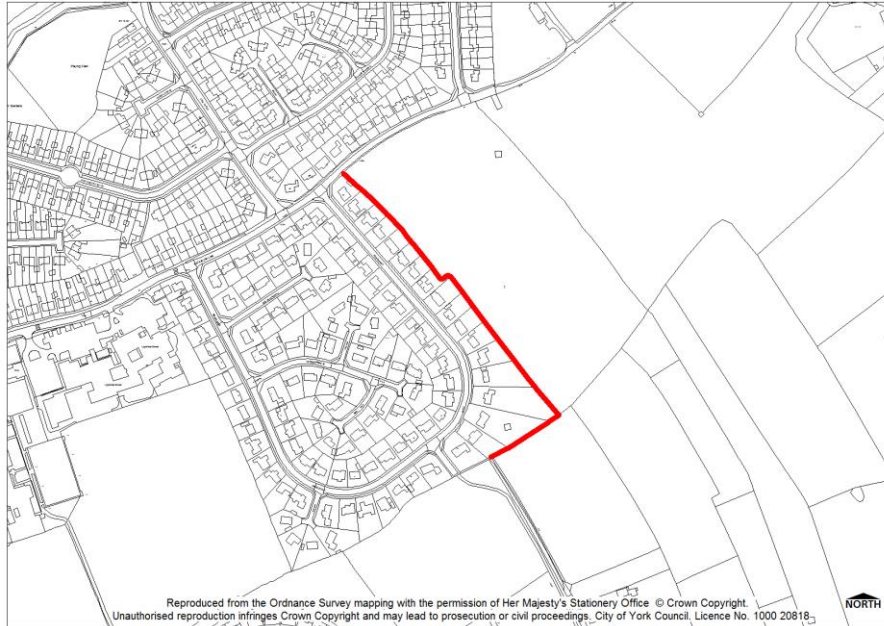
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<p>Site 29 Submitted as part of the call for site 2012</p> <p>Site Ref: 29</p> 	<p>Site 933 Submitted at Further Sites Consultation 2014.</p> <p>Site Ref: 933</p> 	<p>699 Amalgamated site in 2014</p> <p>Site Ref: 699</p> 	<p>Site 843 Submitted at Preferred Options</p> <p>Site Ref: 843</p> 	<p>Site 721 Submitted at Call for Sites 2012 and within 699</p> <p>Site Ref: 721</p> 
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Defining a clear, defensible boundary	
<p>Site specific boundary considerations from Green Belt Purpose analysis</p>	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
<p>Conclusion</p>	<p>In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information</p>

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The boundary continues south and then west, along the rear boundaries of properties from 76 to 44 Meadlands, ending where it meets Metcale 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	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					

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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. Bad Bargain Lane is part of the historic road network (evident on the 1852 OS Map), linking settlements to the rural landscape beyond. The proposed boundary and adjacent land maintains the compactness of the city, evident along one of the historic entry points and separates out rural from urban in a way that links countryside and urban very positively. This is a very significant contributor to York’s unique identity, identified in the Heritage Topic Paper (Annex 1 -Evidence 12). Land to the east is outside of Area F1, allocated to retain a rural setting to the city when experienced from the outer ring road. However, the experience of the compactness of the city in rural hinterland is experienced from Bad Bargain Lane, an historic route towards the city as well as the A64. Additionally, the land beyond this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide Key View 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall.</p> <p>1.2 + 1.3 The land is sensitive to maintaining the scale, identity of York’s districts and should be kept permanently open to maintain a connection to open and historic setting and to constrain development from coalescing. Bad Bargain Lane is part of the historic road network and at this point has a rural character. Immediately east of the proposed boundary, beyond the urban edge, the lane is unmade, as it provides access to Apple Tree Farm. The lane forms the parish boundary between Osbaldwick and Heworth Without. The grain of the landscape is retained; the field network and association with Apple Tree farm to the east is unchanged since the 1852 OS Map. The preservation of this historic agricultural landscape beyond the edge of the urban area maintains the city’s compactness (a definitive feature as explained in the Heritage Topic Paper – Annex 1 - Evidence 12) and provides a connection to the wider countryside. This character is experienced from the ring road and along Bad Bargain Lane, the latter an historic lane (evident on the 1852 OS Map) linking the village of Osbaldwick with its rural hinterland. It therefore maintains legibility of the historic rural setting of both Heworth and Osbaldwick 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: 6	Boundary: 15	Boundary Name: Meadlands
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	<p>south. The proposed boundary contributes to retaining the rural and agricultural setting of Osbaldwick Village specifically wherein the historic field patterns has agricultural associations with Osbaldwick dating back to the medieval period.</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land forms part of long distance Key view 4 and city-wide key view 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside. 2.3 No</p> <p>Landscape and Setting (Criterion 3) 3.1 The land is sensitive to aid the understanding of the historical relationship of the city to its hinterland This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1 – evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster. The proposed boundary allows retention of historic field patterns and an understanding of the rural and agricultural setting of the separate settlements of Heworth to the north and Osbaldwick to the south. In particular this character is evident along Bad Bargain Lane which forms the parish boundary between settlements. The land to the south has an historic agricultural relationship with Osbaldwick Village. The preservation of this historic agricultural landscape beyond the edge of the urban area maintains the cities compactness (a definitive feature as explained in the Heritage Topic Paper) and maintains legibility of the historic rural setting of Osbaldwick.</p>	
<p>Purpose 1 Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The proposed boundary is along the south side of Bad Bargain Lane.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

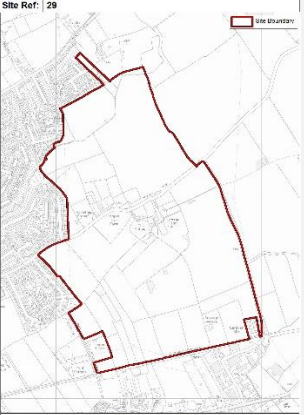
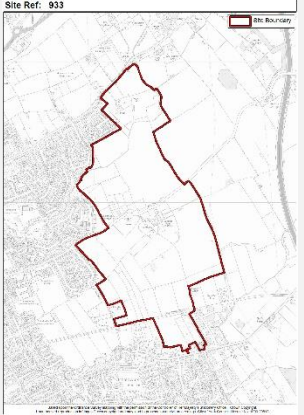
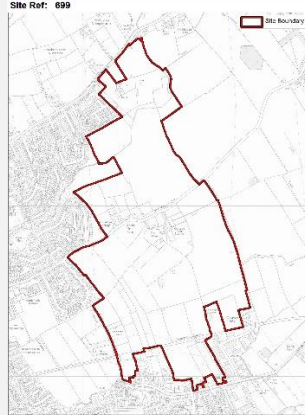
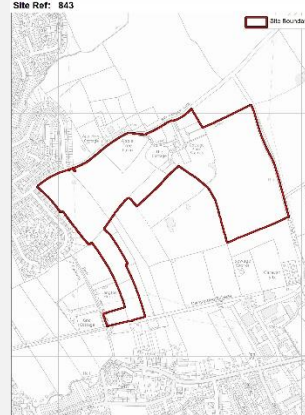
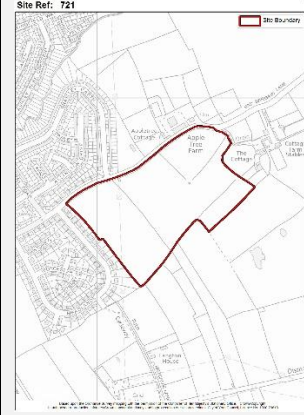
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Scoping/Strategic Principles set out in: SP4, SP5, SP8	<p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are no built structures to the south of the proposed boundary.</p> <p>4.3 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 west is contained by the build development of Meadlands but land to the east is open.</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 The land is characterised by an absence of built development or urbanising influences. There is a lack of urbanising influences or built structures with the exception of agricultural buildings associated with Apple Tree Farm to the east; There is an absence of built development on land south of the proposed boundary. The boundary maintains the agricultural setting and historic landscape context to Apple Tree Farm located on Bad Bargain Lane the network of agricultural fields, which is well related to the countryside context and flat open landscape.</p> <p>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 land beyond the proposed boundary evidentially has the character of the countryside. Bad Bargain Lane narrows to the east and is unmade, and to the land beyond the east and south sides of the boundary contains generally flat open fields that have been in agricultural use since the medeival period. The boundary maintains the agricultural setting and historic landscape context to Apple Tree Farm located to the east on Bad Bargain Lane. Bad Bargain Lane itself forms the parish boundary between Osbaldwick and Heworth Without (Annex 1 - Historic Characterisation Project – Area 55). The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	A fenced tree and hedge line.	The proposed boundary has been established for a significant
Recognisability of proposed boundary	This section of the proposed boundary follows a fenced tree and hedge line to the rear of residential properties on Meadlands. There are flat and open agricultural fields beyond.	

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<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary marks a clear distinction between the urban edge and open rural fields beyond. It reflects historic field boundaries dating back to 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</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>Additionally, the land to the east is:</p> <ul style="list-style-type: none"> • Designated as Local Green Corridor 19 – Heworth Cycle Corridor [SD080]. <p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city[SD107]. The scale and compact form of the urban area and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103]. • Is not in an area of high flood risk. • Designated as existing open space [SD085]; • Does not contain nature conservation designations. <p>The open land to the south /east of the proposed boundary has potential for development in line with the Local Plan strategy. However, the compact nature of the urban area remains important.</p>	
<p>Land Considered/Site Selection</p>	<p>Land adjacent to this boundary has been proposed for development</p>	

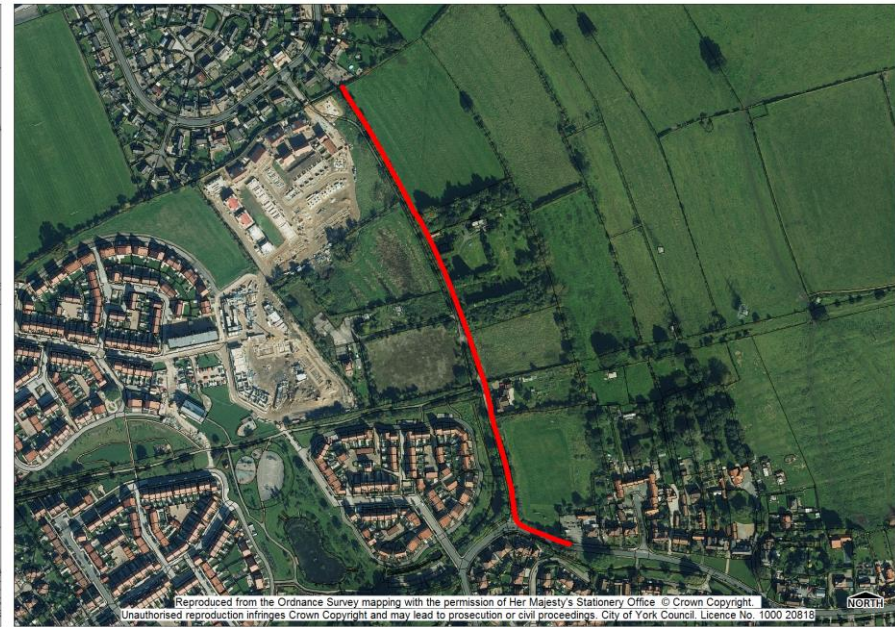
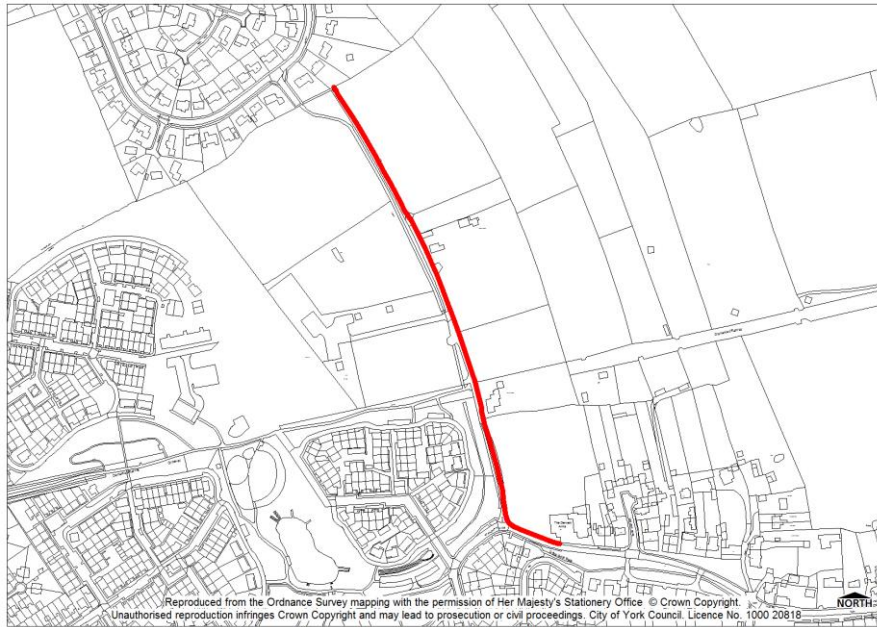
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<p>Site 29 Submitted as part of the call for site 2012</p> <p>Site Ref: 29</p> 	<p>Site 933 Submitted at Further Sites Consultation 2014.</p> <p>Site Ref: 933</p> 	<p>699 Amalgamated site in 2014</p> <p>Site Ref: 699</p> 	<p>Site 843 Submitted at Preferred Options</p> <p>Site Ref: 843</p> 	<p>Site 721 Submitted at Call for Sites 2012 and within 699</p> <p>Site Ref: 721</p> 
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Defining a clear, defensible boundary	
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information

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The boundary runs south, following the path at Metcalfe Lane until it moves onto the main carriageway of Osbaldwick Village.



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: 6	Boundary: 16	Boundary Name: Metcalf 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 and should be kept permanently open to retain the identity of Osbaldwick village. Land to the east is a very significant contributor to York’s unique identity identified in the Heritage Topic Paper (Annex 1 - Evidence 12). Land to the east is outside of Area F1, allocated to retain a rural setting to the city when experienced from the outer ring road and an area preventing coalescence with Murton (G2) (Annex 1- Evidence 11). However, the experience of the compactness of the city in rural hinterland is experienced on the approach in from Bad Bargain Lane, an historic routes towards the city as well as the A64. Additionally, the land beyond this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide Key View 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall. The boundary is to the east of Derwenthorpe, an urban extension, first approved in outline in 2007. In assessment of that application the Secretary of State regarded the Derwenthorpe site to be within the Green Belt. Derwenthorpe is now being developed in phases. Metcalfe Lane will subsequently form the urban edge to this part of the city. The land further east of the boundary is in agricultural use. The proposed boundary maintains the compactness of the city, evident from Osbaldwick Village to the south and along the city cycle network on Bad Bargain Lane (Sustrans route 65). The latter passes through Derwenthorpe and Osbaldwick, continuing east out of the city. From these routes the proposed boundary separates rural from urban in a way that positively links countryside and urban.</p> <p>1.2 + 1.3 The land is sensitive to maintaining the scale, identity of York’s districts and to maintain a connection to open and historic setting and to constrain development from coalescing. The proposed boundary would constrain development in order to maintain separation and subsequently the distinct identity of outlying districts (and former settlements) on the east of the city – Osbaldwick Village (and its associated conservation area, which has medieval origins and, in particular, retains its village character on the north side and grouped</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>around Murton Way), Derwenthorpe (Joseph Rowntree Foundation development of 21st century vernacular wherein the boundary follows the old DVL railway line) and the post-war Burnholme development within Heworth Without to the north. By maintaining separation between distinctive outlying areas, the proposed boundary is consistent with preserving the local distinctiveness identified in the Heritage Topic Paper (Annex 1 - Evidence 12). The separation has become more important to avoid coalescence between Osbaldwick and the new 21st century development of Derwenthorpe to the west. This containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out of the city.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land contributes to maintaining views of the Minster in the context of the compact nature of the city. Within the Central Historic Core Conservation views Appraisal (Annex 1 - Evidence 13), Key City-wide View 5 is of the Minster from the A64 to the east (north of Grimston Bar). The appraisal states that despite the length of the outer ring road, there is only one place where an extended view of the Minster is possible: that is to the east where the cathedral is seen rising above the flat agricultural land which makes up the immediate context of the city, as part of a dynamic panorama. The historic fields patterns provide context for the setting of Osbaldwick conservation area to the south wherein it is recognised that the open rural setting and medieval strip field patterns are of important historical association and context. Key views towards York from the ring road, and the relationship of the main built up area of York to its surrounding settlements should be maintained.</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 to retain significance of the designated conservation area. This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape Character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an</p>	
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Section: 6	Boundary: 16	Boundary Name: Metcalfe Lane
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	<p>opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1 – evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster. The land forms part of city-wide key view 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside (evidence 13). The land to the east of the proposed boundary has an historic agricultural relationship with Osbaldwick Village. The preservation of this historic agricultural landscape beyond the edge of the urban area maintains the city’s compactness (a definitive feature as explained in the Heritage Topic Paper – Evidence 12) and maintains legibility of the historic rural setting of Osbaldwick, and consequently the character and appearance of the Osbaldwick Conservation Area. As stated in the conservation area description, to the north the village has retained its open rural setting, with the pattern of long narrow fields and paddocks, a legacy from the medieval period. This character is preserved as a consequence of the proposed boundary line.</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 proposed boundary is along the suburban edge, following Metcalfe Lane, which lies beyond the urban extension of Derwenthorpe.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There is a lack of built structures directly to the east of the proposed boundary with the exception of two domestic properties on the east side of Metcalfe Lane. These are isolated, surrounded by fields.</p> <p>4.3 Land is unconstrained by built development with a strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The urban extension of Derwenthorpe to the west has its own associated open space. Metcalfe Lane is a definitive boundary to that site and consequently the urban edge. Land is open to the east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p>	<p>Encroachment (Criterion 5)</p> <p>5.1 The land is characterised by an absence of built development or urbanising influences. There is an absence of built structures or urbanising influences directly to the east of the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY</p>

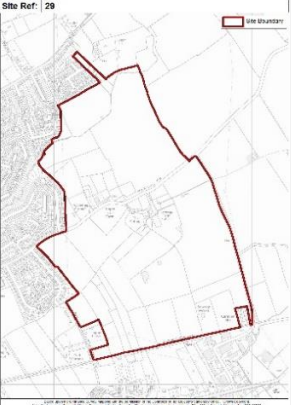
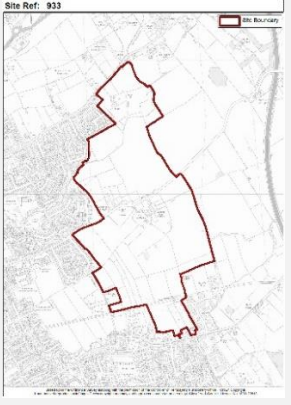
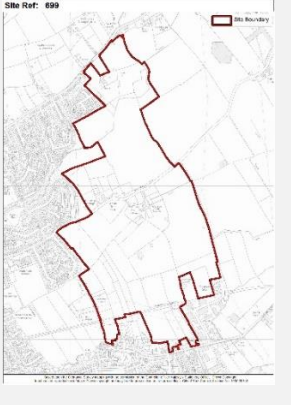
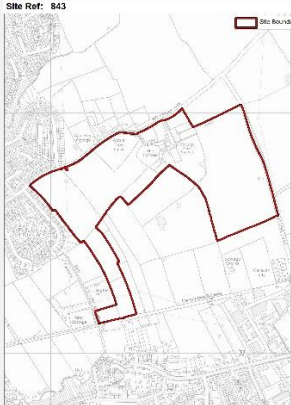

Section: 6	Boundary: 16	Boundary Name: Metcalfe Lane
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<p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>proposed boundary with the exception of two domestic properties on the east side of Metcalfe Lane. Otherwise land immediately within the Green Belt is historically established agricultural land.</p> <p>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 land beyond the proposed boundary evidentially has the character of the countryside. The proposed boundary is along the suburban edge, following Metcalfe Lane, which lies beyond the urban extension of Derwenthorpe. Metcalfe Lane is an historic footpath, evident on the 1852 OS Map, part of the city cycle network and substantially enclosed by trees and hedgerows. Beyond the boundary to the east are a network of open and generally flat agricultural fields with medieval origins. Consequently the lane provides a sense of the countryside beyond the urban edge. At its southern extent the boundary travels east along Murton Way / Osbaldwick Village following the boundary of the field at the south end of Metcalfe Lane. The field to the rear of the Derwent Arms is open linking to the countryside beyond which is prominent from the approach road into Osbaldwick Village and Metcalfe Lane, both of which are along Sustrans Route 66. The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.</p>	<p>OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Metcalfe Lane Pathway	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
Recognisability of proposed boundary	This section of the proposed boundary follows the pathway of Metcalfe Lane. This reflects the eastern boundary of the recent and ongoing Derwenthorpe housing development. It continues south east to follow a short stretch of the carriageway of Osbaldwick Village.	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	Metcalfe Lane is an historic footpath, evident on the 1852 OS Map and is part of the city cycle network. It forms the legible edge of the urban extension of Derwenthorpe, and beyond the boundary are a network of open and generally flat agricultural fields with medieval origins. There are no planning consents on the land to the east, proposed for inclusion within the Green Belt which would be detrimental to this designation.	






Section: 6	Boundary: 16	Boundary Name: Metcalf Lane
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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>Additionally, the land is</p> <ul style="list-style-type: none"> • Designated at the southern end as District Green Corridor 16 – Osbaldwick/Tang hall Corridor [SD080]; • Has an area of high flood risk (flood zones 3a and 3b) as it joins ‘Osbaldwick Village’ and Osbaldwick Beck. <p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city and an area preventing coalescence with Murton (G2) [SD107]. The scale and compact form of the urban area and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103]. • Designated as existing open space [SD085]; • Does not contain nature conservation designations. <p>The open land to the east of the proposed boundary has potential for development in line with the Local Plan strategy. However, the compact nature of the urban area remains important.</p>
Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development

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<p>Site 29 Submitted as part of the call for site 2012</p> <p>Site Ref: 29</p> 	<p>Site 933 Submitted at Further Sites Consultation 2014.</p> <p>Site Ref: 933</p> 	<p>699 Amalgamated site in 2014</p> <p>Site Ref: 699</p> 	<p>Site 843 submitted at Preferred Options</p> <p>Site Ref: 843</p> 	<p>Site 867 Submitted at Preferred Sites Consultation.</p> <p>Site Ref: 867</p> 
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Site 693 (amalgamated site comprising sites 117, 143, 312, 630)
 Site submitted at Call for sites 2012 and amalgamated at Preferred Options 2013)

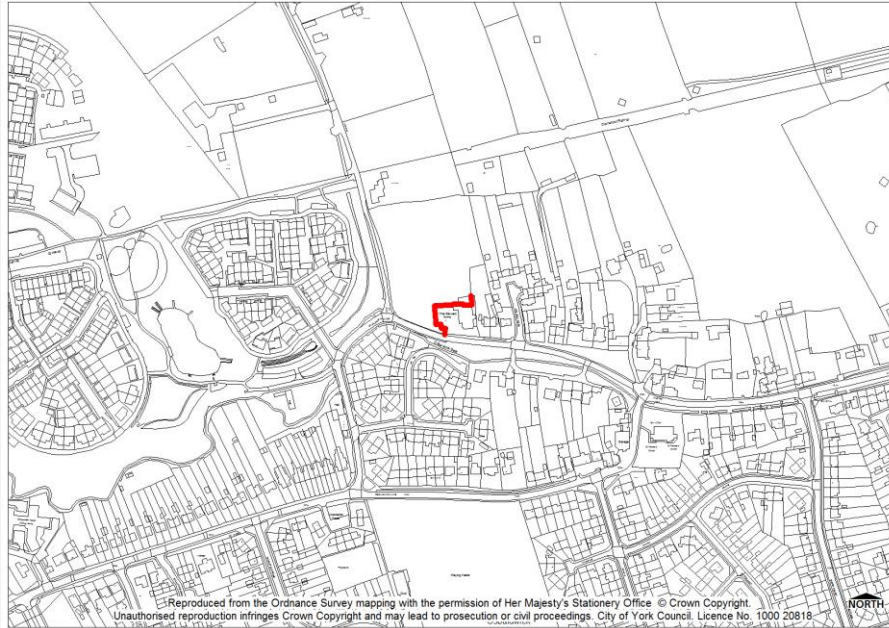
<p>Site 693</p> <p>Site Ref: 693</p> 	<p>Site 117</p> <p>Site Ref: 117</p> 	<p>Site 143</p> <p>Site Ref: 143</p> 	<p>Site 312</p> <p>Site Ref: 312</p> 	<p>Site 630</p> <p>Site Ref: 630</p> 
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Section: 6	Boundary: 16	Boundary Name: Metcalf Lane
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Defining a clear, defensible boundary	
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information

Section: 6	Boundary: 17	Boundary Name: Derwent Arms
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The boundary follows the side and rear boundary of the Derwent Arms and its tarmaced car park.



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: 6	Boundary: 17	Boundary Name: Derwent Arms
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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 and should be kept permanently open to retain the identity of Osbaldwick village.</p> <p>The land beyond this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall. The proposed boundary maintains the compactness of the city, evident from Osbaldwick Village to the south and along the city cycle network on Bad Bargain Lane (Sustrans Route 65). The latter passes through Derwenthorpe and Osbaldwick, continuing east out of the city. From these routes the proposed boundary separates rural from urban in a way that positively links countryside and urban.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity of York’s districts and to maintain a connection to open and historic setting and to constrain development from coalescing. The boundary follows the curtilage of the Derwent Arms Public House (dating from 1823). This curtilage, and presence of fields beyond, is evident and unchanged in character since the 1852 OS Map. This is an area where the setting of this section of Osbaldwick village, its traditional form and character, and relationship with its agricultural landscape is substantially unchanged. The land to the north of the proposed boundary has an historic agricultural relationship with Osbaldwick Village. The preservation of this historic landscape character, beyond the edge of the urban area, maintains the city’s compactness (a definitive feature as explained in the Heritage Topic Paper, Annex 1 - Evidence 12) and maintains legibility of the historic rural setting of Osbaldwick, and consequently the character and appearance of the Osbaldwick Conservation Area. As stated in the conservation area description and historic characterisation project (Area 58), to the north side, the village has retained its open rural setting, with the pattern of long narrow fields and paddocks, a legacy from the medieval period. This character is preserved as a consequence of the proposed boundary line. The boundary is important in maintaining separation and distinction between Osbaldwick Village and the character and appearance of that conservation area (as explained above) and the 21st</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 17	Boundary Name: Derwent Arms
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	<p>Century urban extension of Derwenthorpe, to the west of Metcalfe Lane. The land prevents coalescence between the two areas ensure that each identifiable district remains separate. The field to the rear of the Derwent Arms has therefore become more important as a result of the 21st Century development of Derwenthorpe. By maintaining separation between distinctive outlying areas, the proposed boundary is consistent with preserving the local distinctiveness identified in the Heritage Topic Paper (Annex 1 - Evidence 12). This containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out of the city.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land contributes to maintaining views of the Minster in the context of the compact nature of the city. Within the Central Historic Core Conservation Area Appraisal, Key City-Wide View 5 is of the Minster from the A64 to the east (north of Grimston Bar). The appraisal states that despite the length of the outer ring road, there is only one place where an extended view of the Minster is possible: that is to the east where the cathedral is seen rising above the flat agricultural land which makes up the immediate context of the city, as part of a dynamic panorama. The historic fields patterns provide context for the setting of Osbalwick conservation area to the south wherein it is recognised that the open rural setting and medieval strip field patterns are of important historical associate and context. Key views towards York from the ring road, and the relationship of the main built up area of York to its surrounding settlements should be maintained.</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 and should be kept permanently open to retain significance of the designated conservation area This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape Character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is</p>	
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	<p>sensitive to retaining the rural character and setting of the city (Area F1, Annex 1 – Evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster. The land forms part of city-wide key view 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside (Annex 1 - Evidence 13). The land to the east of the proposed boundary has an historic agricultural relationship with Osbaldwick Village. The preservation of this historic agricultural landscape beyond the edge of the urban area maintains the city’s compactness (a definitive feature as explained in the Heritage Topic Paper – Annex 1 - Evidence 12) and maintains legibility of the historic rural setting of Osbaldwick, and consequently the character and appearance of the Osbaldwick Conservation Area. As stated in the conservation area description, to the north the village has retained its open rural setting, with the pattern of long narrow fields and paddocks, a legacy from the medieval period. This character is preserved as a consequence of the proposed boundary line.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl 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 curtilage of the public house, predominantly around its car park.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The field to the north of the proposed boundary has an access track, leading from the public house car park. It is otherwise grassed over and contains no development.</p> <p>4.3 Land is unconstrained by built development or strong boundaries on more than one side, but not contained or enclosed in a way which would prevent sprawl. Land to the south is contained by the built development of Osbaldwick but land to the north 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>Encroachment (Criterion 5)</p> <p>5.1 The land to the north is characterised by an absence of built development or urbanising influences. There is an absence of built structures or urbanising influences directly to the north of the proposed boundary.</p> <p>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 field to the north of the proposed boundary has an access track, leading from</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

Section: 6	Boundary: 17	Boundary Name: Derwent Arms
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Scoping/Strategic Principles set out in: SP4, SP5, SP9	<p>the public house car park. It is otherwise grassed over and contains no development. It has been used for recreation since the early 20th Century. The openness and countryside character of the area proposed for inclusion within the green belt is prominent from the approach road into Osbalwick Village and Metcalfe Lane, both of which are along Sustrans Route 66. Beyond the boundary to the north and northeast are a network of open and generally flat agricultural fields with medieval origins. The proposed green belt boundary would function in maintaining the rural and agricultural character beyond the suburban edge, preventing further encroachment and retain the compactness of the city and its rural setting, identified as a key characteristic of the city in the Heritage Topic Paper.</p>	FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Side and rear boundary of public house	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 marks a clear distinction between the open fields and the built urban area . It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 and follows the curtilage of the public house, which has been at the western edge of Osbalwick village since 1823. An alternative boundary would be to follow the field boundary to the north. However, this is likely to harm GB purposes as set out above, particularly purpose 4 by allowing coalescence between the the historic village of Osbalwick and the 21st century development of Derwenthorpe.</p>	
Permanence Scoping/Strategic Principles set out in: SP13	<p>This section of the proposed boundary follows the hedge lined boundary of the Derwent Arms public house and its associated tarmac car parking area. 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		
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>Additionally,</p> <ul style="list-style-type: none"> • Designated as District Green Corridor 16 – Osbalwick/Tang hall Corridor [SD080]; 	

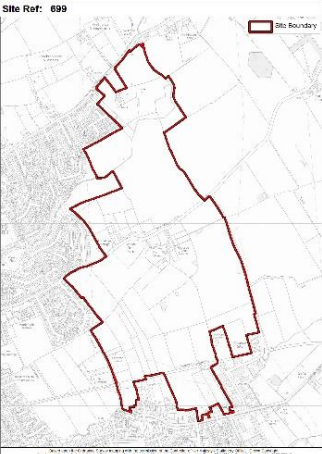
Section: 6	Boundary: 17	Boundary Name: Derwent Arms
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	<ul style="list-style-type: none"> Has an area of high flood risk (flood zones 3a and 3b) as it joins 'Osaldwick Village' and Osaldwick Beck. <p>It is not however:</p> <ul style="list-style-type: none"> identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city but is well related to Area F1 in retaining the rural setting of the city and an area preventing coalescence with Murton (G2) [SD107]. However, the scale and compact form of the area and its wider landscape and setting are important features to maintain [SD103].; Designated as existing open space [SD085]; Does not contain nature conservation designations. <p>Open land to the northeast of the proposed boundary has potential for development in line with the Local Plan strategy. However, the compact nature of the urban area remains important. Land immediate to the boundary has limited potential.</p>
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Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development
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699 Amalgamated site in 2014


Site Ref: 699



The map shows a large, irregularly shaped area outlined in red, representing the site boundary. The area is situated in a residential area with various streets and buildings visible. A legend in the top right corner indicates that the red outline represents the 'Site Boundary'.

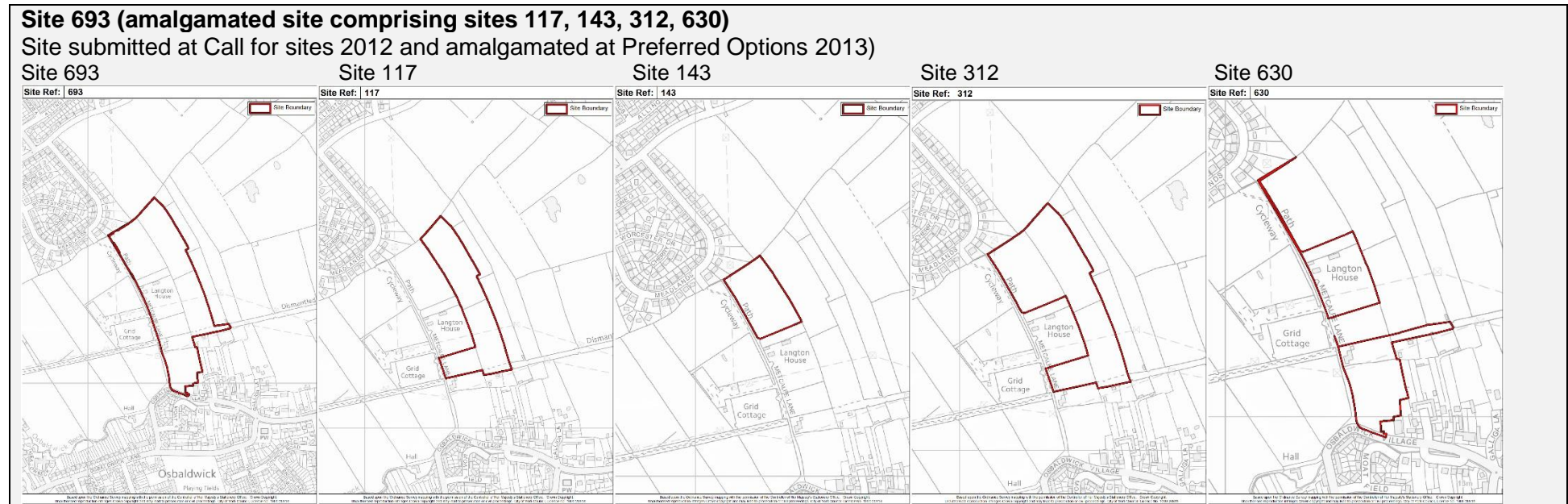
Site 867 Submitted at Preferred Sites Consultation.

Site Ref: 867



The map shows a smaller, more compact area outlined in red, representing the site boundary. This area is located in a residential area near the 'Osaldwick Playing Fields' and 'Community Centre'. Other nearby features include 'Loughlin House', 'Chief Cottage', and 'Hall'. A legend in the top right corner indicates that the red outline represents the 'Site Boundary'.

Section: 6	Boundary: 17	Boundary Name: Derwent Arms
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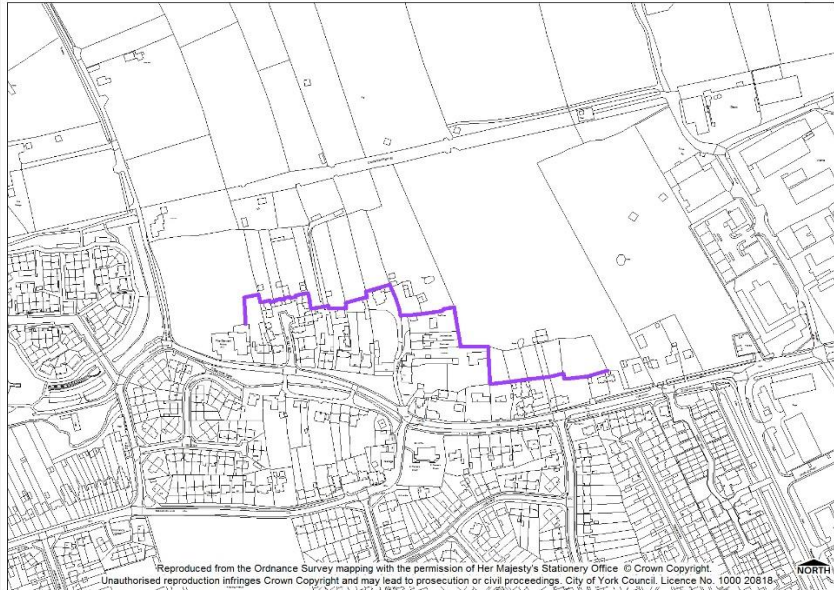


Defining a clear, defensible boundary	
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information

Section: 6	Boundary: 18	Boundary Name: Osboldwick Village/ Yew Tree Mews/ Givendale House/ The Pines
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The boundary continues tightly along the built footprint and any associated hardstanding of properties on Osboldwick Village, Yew Tree Mews and along the side boundary of Givendale House and rear and side of garage, before turning east to follow the side boundary of The Pines

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					

Section: 6	Boundary: 18	Boundary Name: Osboldwick Village/ Yew Tree Mews/Givendale House/ The Pines
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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 and to retain the identity of Osboldwick village. Land to the east is outside of area F1, allocated to retain a rural setting to the city when experienced from the outer ring road and an area preventing coalescence with Murton (G2) (Annex 1- Evidence 11). However, the experience of the compactness of the city in rural hinterland is experienced on the approach in from Bad Bargain Lane, an historic routes towards the city as well as the A64. Land to the east is a very significant contributor to York’s unique identity identified in the Heritage Topic Paper (Annex 1 - Evidence 12). Additionally, the land beyond this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements/districts around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The boundary tightly follows the extent of the existing built-up area to preserve the character and appearance of the Osboldwick Conservation Area, which retains its medieval layout at its village core. This is an area where the setting of this section of the historic village, its traditional form and character, and relationship with its agricultural landscape is substantially unchanged. The land to the north of the proposed boundary has an historic agricultural relationship with Osboldwick Village. As stated in the conservation area description and historic characterisation project (Area 58), to the north side, the village has retained its distinct open rural setting, with the pattern of long narrow fields and paddocks, a legacy from the medieval period. This context continues beyond the line of the former railway into the fields beyond. The preservation of the historic landscape character, with preserved toft and croft curtilages, beyond the village maintains the city’s compactness (a definitive feature as explained in the Heritage Topic Paper, Annex 1 - Evidence 12) and maintains legibility of the historic rural setting of Osboldwick, and consequently the character and appearance of the Osboldwick Conservation Area. By maintaining separation between distinctive outlying areas of Derwenthorpe</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 18	Boundary Name: Osballdwick Village/ Yew Tree Mews/Givendale House/ The Pines
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	<p>and Osballdwick Village, the proposed boundary retains the identifiable new district and the northern boundary of an otherwise subsumed Osballdwick village. Retaining the land as open has become more important since the 21st century development of Dewenthorpe to the west to avoid coalescence. This containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out of the city.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 +2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land contributes to maintaining views of the Minster in the context of the compact nature of the city. Within the Central Historic Core Conservation Area Appraisal (Annex 1 – Evidence 13), Key City-wide View 5 is of the Minster from the A64 to the east (north of Grimston Bar). The appraisal states that despite the length of the outer ring road, there is only one place where an extended view of the Minster is possible: that is to the east where the cathedral is seen rising above the flat agricultural land which makes up the immediate context of the city, as part of a dynamic panorama. The historic field patterns provide context for the setting of Osballdwick conservation area to the south wherein it is recognised that the open rural setting and medieval strip field patterns are of important historical associate and context. Key views towards York from the ring road, and the relationship of the main built up area of York to its surrounding settlements should be maintained.</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. This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1 – Evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long</p>	
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Section: 6	Boundary: 18	Boundary Name: Osboldwick Village/ Yew Tree Mews/Givendale House/ The Pines
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	<p>distance and panoramic views of York Minster. The land forms part of city-wide key view 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside (Annex 1 - Evidence 13). The proposed boundary is set to maintain the existing distinctive village setting of Osboldwick. The existing urban grain and landscape character is a fundamental component of the character and appearance of the conservation area. This village character, and its evident rural setting, is set out in the Conservation Area description and the historic characterisation project – Area 58 (Annex 1 - Evidence 14). Retaining land has become more important since the development of Derwenthorpe to the west; coalescence to the west should be avoided to maintain the significance and characteristics of the conservation area. Preservation of the context of the conservation area (and village) to the north is more important since the erosion of the southern context as a result of 20th century development, as acknowledged in the conservation area description.</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/within proximity to the urban area and therefore relevant for sprawl. This section of Osboldwick retains its rural setting and historic toft and croft curtilages.</p> <p>4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. Due to the deep plots and presence of access roads and driveways there is a risk of sprawl. For example a house was added behind 61-63 (off Galligap) in the early 21st century. There are other examples where outbuildings have been replaced by new houses. However as noted in the conservation area appraisal, the setting of this section of the village, its traditional form and character, and relationship with its agricultural landscape is substantially unchanged. The historically associated curtilages beyond housing would be within the Green Belt. This would mean the inclusion of some areas of hard-standing and domestic garages within the Green Belt behind Yew Tree Mews. Further north, within the historic ‘croft’ areas, are some outbuildings. However these are associated with agricultural use of the land. The boundary seeks to restrict potential for future 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 south is contained by the built development of Osboldwick but land to the north is open.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>

Section: 6	Boundary: 18	Boundary Name: Osboldwick Village/ Yew Tree Mews/Givendale House/ The Pines
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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 proposed for inclusion within the Green Belt has historic associations with agriculture, being the croft areas associated with the medieval village of Osboldwick and the larger agricultural fields beyond the edge of the village. Around the village green, immediately beyond the proposed boundary are domestic gardens and therefore there are some urban features present, such as small areas of hard-standing and garages. Some of the croft/paddock areas contain outbuildings, ancillary to their historic use. However, the historic urban grain, with deep and narrow plots, remains legible, as does the historic use of these as paddock areas with larger agricultural fields beyond. The land beyond the boundary otherwise is legibly of agricultural/countryside character.</p> <p>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 gardens beyond the proposed boundary are deep and narrow and generally retain their historic character as paddock areas. Otherwise, it is evidentially open countryside beyond, in the form of larger agricultural field and a network of open and generally flat agricultural fields with medieval origins.</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>Built footprint of properties and areas of hardstanding</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Recognisability of proposed boundary</p>	<p>This section of the proposed boundary now follows tightly the built environment of properties themselves and associated hardstanding. This area of Osboldwick village has retained its open rural setting and the proposed boundary places within the green belt the pattern of long narrow fields and paddocks (now gardens), with a legacy from the medieval period. To the east of Galligap the boundary is legibly at the transition point between domestic curtilages and the agricultural fields beyond.</p>	
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The proposed boundary maintains the medieval agricultural setting to Osboldwick Village on its northern 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</p>	

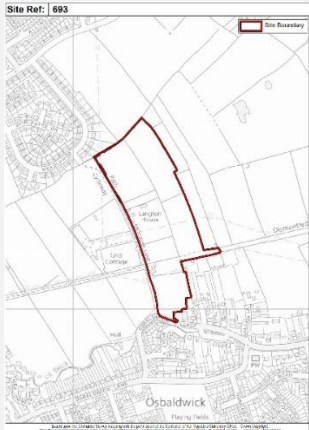
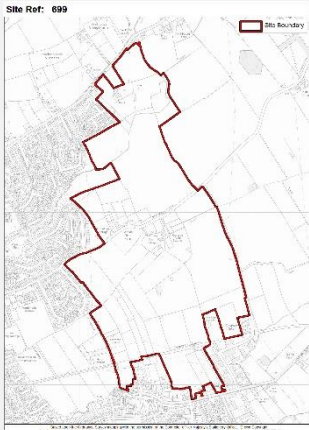
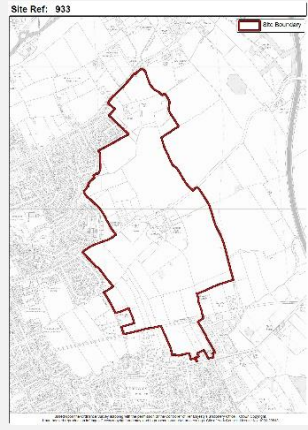

Section: 6	Boundary: 18	Boundary Name: Osbalwick Village/ Yew Tree Mews/Givendale House/ The Pines
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic 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>Additionally, the land is</p> <ul style="list-style-type: none"> • Designated at the southern end as District Green Corridor 16 – Osbalwick/Tang hall Corridor [SD080]; • Has an area of high flood risk (flood zones 3a and 3b) to the east. <p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city and an area preventing coalescence with Murton (G2) [SD107]; • Designated as existing open space [SD085]. However, the scale and compact form of the area and its wider landscape and setting are important features to maintain [SD103].; • Does not contain nature conservation designations although site of importance for nature conservation is located to the northeast boundary. <p>The open land to the north of the proposed boundary has potential for development in line with the Local Plan strategy. However, the compact nature of the urban area remains important.</p>

Land Considered/Site Selection **Land adjacent to this boundary has been proposed for development**

Site 325 (amalgamated site comprising sites 15, 16, 156, 209 – all submitted at Call for sites 2012)

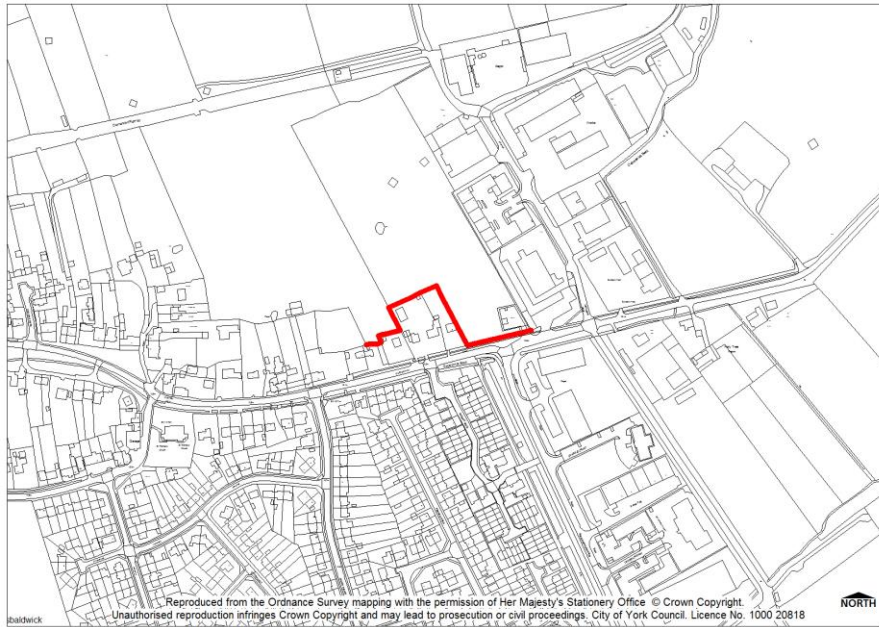
Section: 6	Boundary: 18	Boundary Name: Osbalwick Village/ Yew Tree Mews/Givendale House/ The Pines
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<p>Site 693 (amalgamated site - sites 117, 143, 312, 630) Site submitted at Call for sites 2012 and amalgamated at Preferred Options 2013)</p>  <p>Site Ref: 693</p>	<p>699 Amalgamated site in 2014</p>  <p>Site Ref: 699</p>	<p>Site 933 Submitted at Further Sites Consultation 2014.</p>  <p>Site Ref: 933</p>	<p>Site 867 Submitted at Preferred Sites Consultation.</p>  <p>Site Ref: 867</p>
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Defining a clear, defensible boundary	
<p>Site specific boundary considerations from Green Belt Purpose analysis</p>	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbalwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
<p>Conclusion</p>	<p>In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information</p>

Section: 6	Boundary: 19	Boundary Name: Murton Way
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The boundary follows to the rear and side boundaries of property from 21 to 29 Murton Way. It carries on along the edge of the Murton Way carriageway



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: 6	Boundary: 19	Boundary Name: Murton 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 and to retain the identity of Osbaldwick village. Land to the east is a very significant contributor to York’s unique identity identified in the Heritage Topic Paper (Annex 1 - Evidence 12). Land is outside of area F1, allocated to retain a rural setting to the city when experienced from the outer ring road and an area preventing coalescence with Murton (G2) (Annex 1- Evidence 11). However, the experience of the compactness of the city in rural hinterland is experienced on the approach in from Bad Bargain Lane, an historic routes towards the city as well as the A64. Additionally, the land beyond this boundary is part of a key long distance view from the Acklam Wold (Key View 4) and City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements/districts around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The boundary tightly follows the extent of the existing built-up area to preserve the character and appearance of the Osbaldwick Conservation Area, which retains its medieval layout at its village core. This is an area where the setting of this section of the historic village, its traditional form and character, and relationship with its agricultural landscape is substantially unchanged. The land to the north of the proposed boundary has an historic agricultural relationship with Osbaldwick Village. As stated in the conservation area description and Historic Characterisation Project (Area 58) – Annex 1), to the north side, the village has retained its distinct open rural setting, with the pattern of long narrow fields and paddocks, a legacy from the medieval period. This context continues beyond the line of the former railway into the fields beyond. The preservation of the historic landscape character, with preserved toft and croft curtilages, beyond the village maintains the city’s compactness (a definitive feature as explained in the Heritage Topic Paper, Annex 1 - Evidence 12) and maintains legibility of the historic rural setting of Osbaldwick, and consequently the character and appearance of the Osbaldwick 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: 6	Boundary: 19	Boundary Name: Murton Way
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	<p>The containment of built form positively accentuates the identity of adjacent areas to the east (industrial) whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out of the city.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive to the context of a wider panoramic view wherein there is visual dominance of York Minster. The land contributes to maintaining views of the Minster in the context of the compact nature of the city. Within the Central Historic Core Conservation Area Appraisal, key city-wide view 5 is of the Minster from the A64 to the east (north of Grimston Bar). The appraisal states that despite the length of the outer ring road, there is only one place where an extended view of the Minster is possible: that is to the east where the cathedral is seen rising above the flat agricultural land which makes up the immediate context of the city, as part of a dynamic panorama. The boundary has some relevance in maintaining views of the Minster in context with the compact nature of the city. The historic field patterns provide context for the setting of Osbaldwick conservation area to the south wherein it is recognised that the open rural setting and medieval strip field patterns are of important historical associate and context. Key views towards York from the ring road, and the relationship of the main built up area of York to its surrounding settlements should be maintained.</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. This historic enclosure landscape dates to medieval times and retains a significant amount of legibility (Annex 1 - Evidence 19). The Landscape Character Appraisal 1996, recognises that predominantly this is a mixed fringe farmland and considers that there is an opportunity to restore and enhance positive features. The wider landscape up to the A64 is sensitive to retaining the rural character and setting of the city (Area F1, Annex 1 – evidence 11). Whilst this does not extend to the boundary, this land forms part of the wider perception of a compact city set in a rural hinterland with key long distance and panoramic views of York Minster. The land forms part of city-wide Key View 5 wherein the Minster is perceived as the dominant landmark in its wider setting of compact city and open countryside (Annex 1 - Evidence 13). The proposed</p>	
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Section: 6	Boundary: 19	Boundary Name: Murton Way
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	boundary is set to maintain the existing distinctive village setting of Osbaldwick. The existing urban grain and landscape character is a fundamental component of the character and appearance of the conservation area. This village character, and its evident rural setting, is set out in the Conservation Area description and the Historic Characterisation Project – Area 58 (Annex 1 - Evidence 14). Preservation of the context of the conservation area (and village) to the north is more important since the erosion of the southern context as a result of 20 th century development, as acknowledged in the conservation area description, and the employment development (Outgang Lane) to the northeast).	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	Urban Spawl (Criterion 4) 4.1 Land is connected to/within proximity to the urban area and therefore relevant for sprawl. This section of Osbaldwick retains its rural setting and historic toft and croft curtilages. 4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. The land proposed for inclusion within the green belt is not previously developed, and contains no structures in the adjacent fields. The only element is an electricity sub station which is well screened along Murton way and is read as part of the wider landscape. 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 is at the urban edge and there are agricultural strip fields 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 The land is characterised by an absence of built development or urbanising influences. The land proposed for inclusion within the Green Belt has historic associations with agriculture, being the croft areas associated with the medieval village of Osbaldwick and the larger agricultural fields beyond the edge of the village. Around the village green, immediately beyond the proposed boundary are domestic gardens and therefore there are some urban features present. However, the historic urban grain, with deep and narrow plots, remains legible, as does the historic use of these as paddock areas with larger agricultural fields beyond. The land beyond the boundary otherwise is legibly of agricultural character. Electricity pylons do not detract from the countryside. 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. Land proposed for inclusion within the Green Belt comprises of agricultural strip	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT

Section: 6	Boundary: 19	Boundary Name: Murton Way
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	fields, with boundaries defined by hedgerows, which retain their medieval character. This land has not previously been developed.	
Local Permanence		
Proposed Boundary	Side and rear boundaries of properties and 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	This section of the proposed boundary follows the hedgerow and fence line boundaries of residential properties. It then continues along the recognisable feature of Murton Way.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open fields of the district green corridor and the built urban area . Where the boundary follows the carriage way of Murton Way, this follows the historic route of a carriageway dating back to 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	
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>Additionally, the boundary crosses over Tang Hall Beck at the northern extent, which is</p> <ul style="list-style-type: none"> • Designated at the southern end as District Green Corridor 16 – Osbaldwick/Tang hall Corridor [SD080]; • Is an area of high flood risk (flood zones 3a and 3b) extending from ‘The Village’ to the dismantled former railway • A nature conservation designation as a site of importance for nature conservation (SINC) called Osbaldwick Meadow is located to the northeast boundary. <p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city and an area preventing coalescence with Murton (G2) [SD107]. The scale and compact form of the urban area and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103]. 	

Section: 6	Boundary: 19	Boundary Name: Murton Way
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	<ul style="list-style-type: none"> Designated as existing open space [SD085]. ; <p>The open land to the north of the proposed boundary has limited potential for development in line with the Local Plan strategy. However, the compact nature of the urban area remains important.</p>
Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development

Site 325 (amalgamated site comprising sites 15, 16, 156, 209 – all submitted at Call for sites 2012)

Site 325



Site 15



Site 16



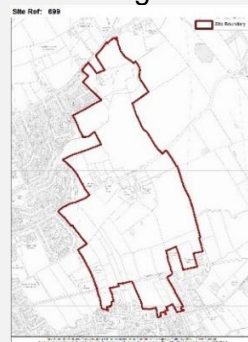
Site 156



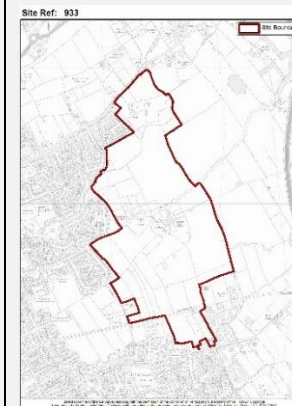
Site 209



699 Amalgamated site in 2014



Site 933 Submitted at Further Sites Consultation 2014.



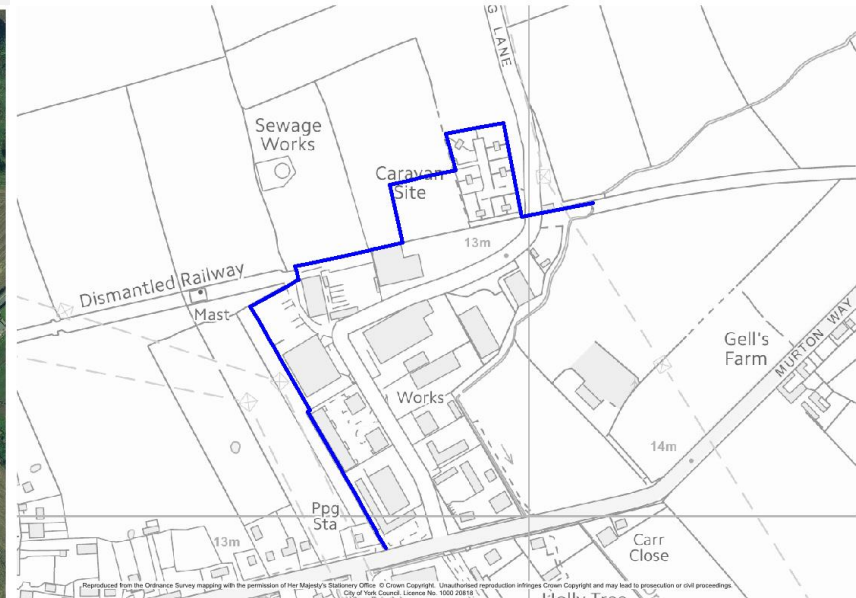
Section: 6	Boundary: 19	Boundary Name: Murton Way
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Defining a clear, defensible boundary	
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbaldwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information

Section: 6	Boundary: 20	Boundary Name: Osboldwick Industrial Estate 1
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The boundary continues north along the western edge of Osboldwick Industrial Estate, continuing east around the northern boundary of the industrial estate before following the boundary of the Gypsy and Traveller site.

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	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: 6	Boundary: 20	Boundary Name: Osballdwick Industrial Estate 1
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		COUNTRYSIDE FROM ENCROACHMENT
Green Belt Purpose	Discussion	Outcome
Purpose 4 Preserving the setting and special character of historic towns. Scoping/Strategic Principles set out in: SP1, SP4, SP5, SP7	<p>Compactness (Criterion 1) 1.1 +1.2+1.3 The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape and 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 proposed boundary runs around the west and north sides of the industrial estate at Outgang Lane and the Gypsy and Traveller site at the northern extent of Outgang Lane. To the west are strip agricultural fields of Medieval origin. The proposed boundary leaves an historic field enclosure (evident of the 1852 OS Map) open / within the Green Belt between the aforementioned development at Outgang Lane and site ST7 to the north. The proposed boundary is important in preserving the city's compactness and rural setting and maintaining the identity of distinctively different settlements / preventing coalescence – between Osballdwick Village, the industrial character of Ougang Lane and the new settlement proposed to the north. The Heritage Topic Paper explains how outlying development is currently contained and that this contributes to the city's setting and special character. This containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out of the city. The fields to the east of the proposed boundary, extending to the outer ring road, are identified in the Green Belt Appraisal as being needed to remain open; to retain the open setting of the city (Area F1 - open agricultural landscape affording good views of the Minster).</p> <p>Landmark Monuments (Criterion 2) 2.1+2.2 The land beyond the boundary to the north is sensitive 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. There is a key city-wide view of the Minster from the outer ring road to the east (Annex 1 – Evidence 13 - Central Historic Core Conservation Area Appraisal). The land beyond the boundary to north</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY

Section: 6	Boundary: 20	Boundary Name: Osballdwick Industrial Estate 1
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	<p>experiences the key views most directly to the Minster; land adjacent to the boundary has some influence on the appreciation of the Minster in its context- a compact city within a rural 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 and significance of the designated conservation area.</p> <p>As noted under Criterion 1, the western extent of the boundary preserves the historic rural context of Osballdwick Village and the character and appearance of the Osballdwick Conservation Area. In this respect the boundary plays the same role as boundaries 18 and 19. On the east the boundary relates to compactness maintaining separation, and the presence of rural agricultural fields, between the urban edge and the outer ring road. The land to the east was designated in the Green Belt Appraisal (Annex 1 – Evidence 11) as being necessary to retain its openness, to preserve the rural setting of the city (Area F1). The boundary has some influence on the appreciation of the Minster in its context; a compact city within a rural setting. The land beyond the boundary to north experiences the key views most directly to the Minster</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 is required to contain the extent of the industrial uses and the Gypsy and Traveller site, both at Outgane Lane.</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 or structures on the land to the north and west 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. Land to the east and south boundary is contained by the urban edge, land to the west and north is open.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</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. It contributes to the character of the countryside through openness, views and accessibility. The land proposed for inclusion within the Green Belt contains agricultural fields, and apart from a</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE</p>

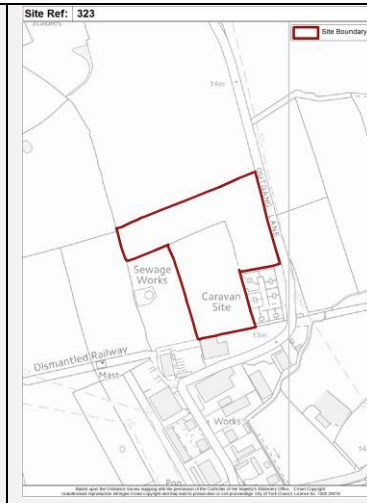
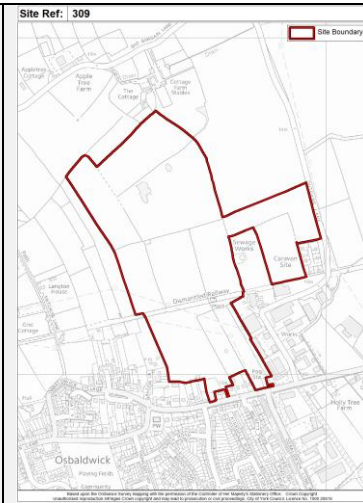
Section: 6	Boundary: 20	Boundary Name: Osbaldwick Industrial Estate 1
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<p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP9</p>	<p>single telecommunications mast and its associated enclosure, contain no structures. These open fields are evidentially part of the countryside beyond the City. The land proposed within the Green Belt to the west of the Gypsy and Traveller site is associated with the Hanson Aggregate factory to the south. The industrial process that takes place within this former agricultural field requires no built development and maintains openness hence its proposed inclusion within the Green Belt; operations of the site have been granted on the basis this land should maintain openness.</p>	<p>COUNTRYSIDE FROM ENCROACHMENT</p>
Local Permanence		
Proposed Boundary	Fence, hedgerow and edge of hardstanding	
Recognisability of proposed boundary	<p>This section of the proposed boundary follows the hedgerow, fence line and hardstanding boundaries of the main built up area of the industrial estate at its western extent. The northern part of the boundary follows the route of the (now dismantled) Derwent Valley Light Railway (now the trees/hedgerows) and then follows to the rear of the plots of the Gypsy and Traveller site. The boundary is legible, in that it corresponds to historic field patterns and reflects the curtilage of the existing developed area.</p>	<p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>
<p>Permanence</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>The boundary marks a clear distinction between the open fields and the built urban area of the industrial estate and the neighbouring Gypsy and Traveller site. It reflects historic field boundaries dating back to the First Edition OS Survey Plan 1852 and the 21st expansion of the Gypsy and Traveller site. 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:</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>	

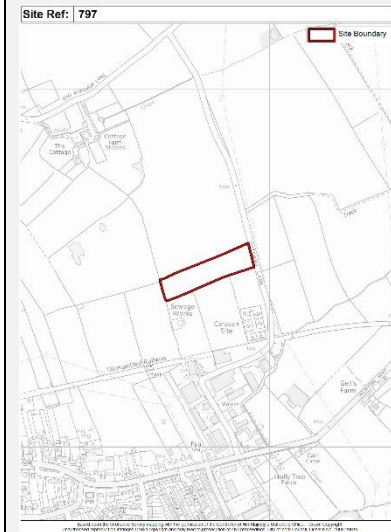
Section: 6	Boundary: 20	Boundary Name: Osboldwick Industrial Estate 1
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SP10, SP11, SP12	<p>Additionally, the land is</p> <ul style="list-style-type: none"> • Designated at the southern end as District Green Corridor 16 – Osboldwick/Tang hall Corridor [SD080]; • Is an area of high flood risk (flood zones 3a and 3b) extending from ‘The Village’ to the dismantled former railway • A nature conservation designation as a site of importance for nature conservation (SINC) called Osboldwick Meadow is located to the northeast boundary. <p>It is not however:</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 but is well related to Area F1 in retaining the rural setting of the city and an area preventing coalescence with Murton (G2) [SD107]. However, the scale and compact form of the area and its wider landscape and setting are important features to maintain [SD103].; • Designated as existing open space [SD085]; <p>The open land to the north of the proposed boundary <u>has limited potential for development in line with the Local Plan strategy.</u> However, the compact nature of the urban area remains important.</p>		
Land Considered/Site Selection	Land adjacent to this boundary has been proposed for development		
Site 32 Submitted at call for sites	Site 36 Submitted at call for sites	Site 309 Amalgamated site comprising sites 32, 36, 90, 288, 323,	Site 323 Amalgamated site comprising

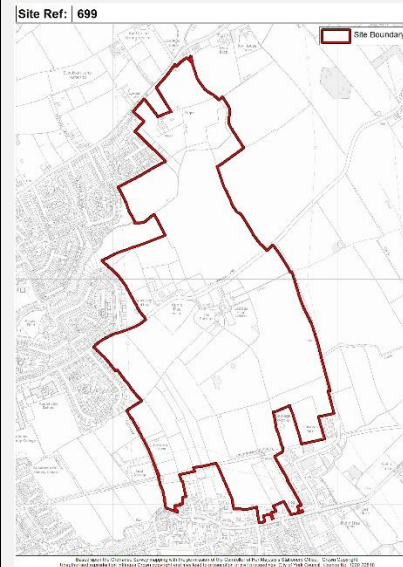
Section: 6	Boundary: 20	Boundary Name: Osboldwick Industrial Estate 1
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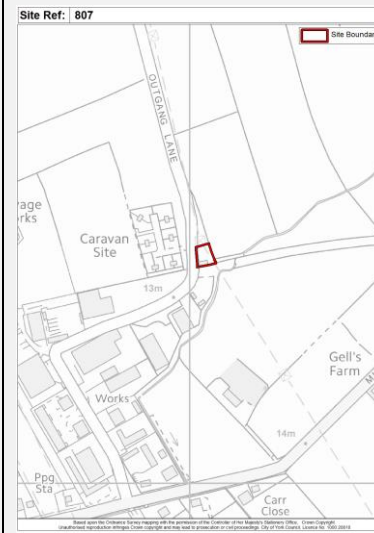
Site 797 Submitted at Preferred Sites Consultation 2016



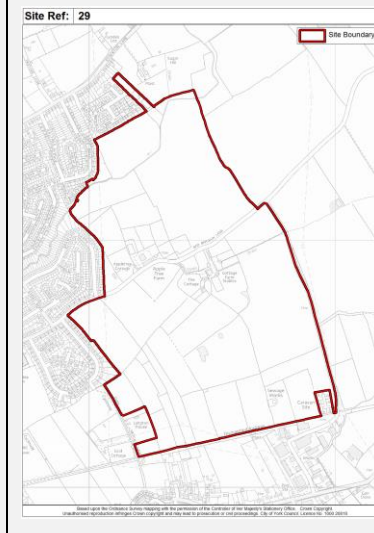
Site 699 Submitted at call for sites



Site 807



Site 29 Submitted at call for sites

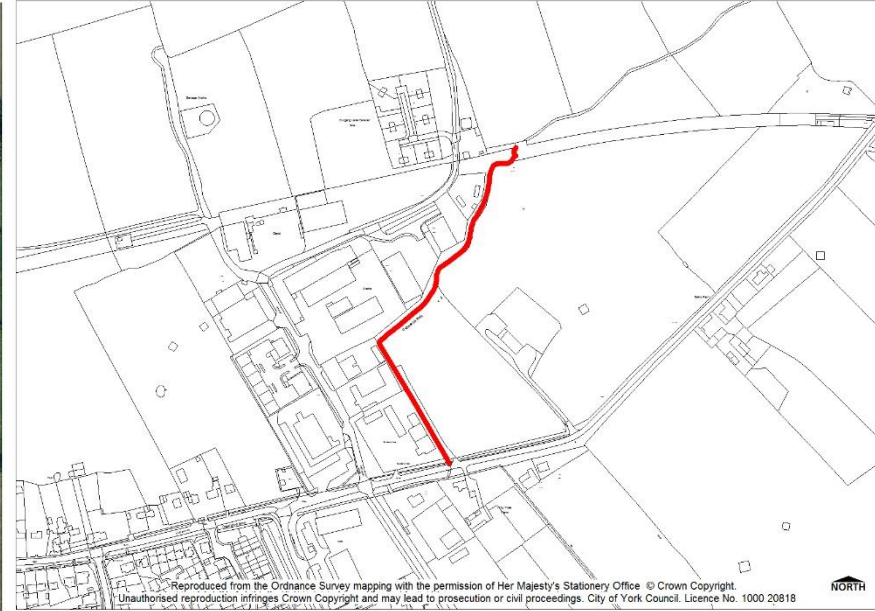
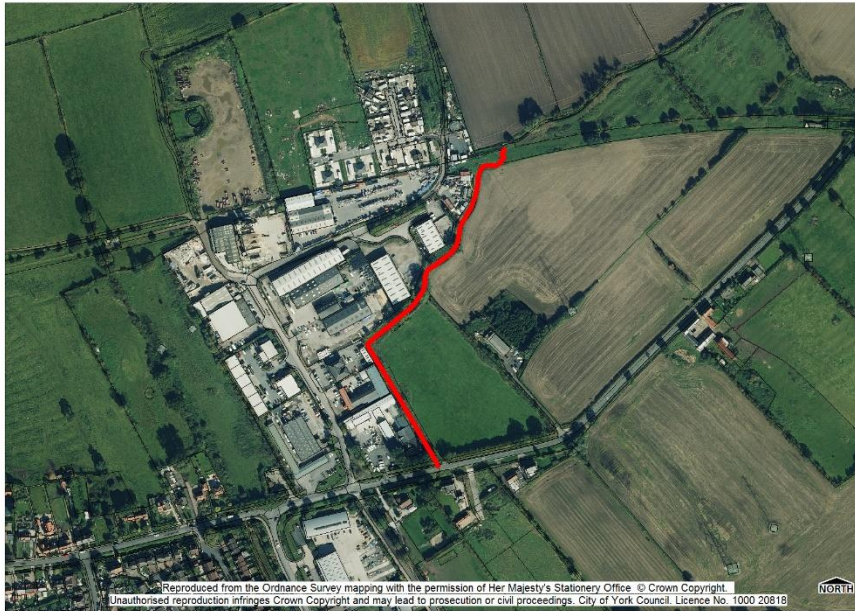


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Defining a clear, defensible boundary	
Site specific boundary considerations from Green Belt Purpose analysis	<ul style="list-style-type: none"> • Must be separated from A64 to maintain key views and the rural setting of the city. • Must be separated from inner urban boundary to form an identifiable, compact district to prevent coalescence with the existing urban area or village of Murton; • Must be separated and retain the setting of Osbalwick Conservation Area to the south to prevent coalescence and retain the setting of the village as well as provide a new green wedge into the city.
Conclusion	In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for some development on land beyond the boundary. See ST7 in Annex 5: Freestanding Settlements for further information

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The boundary continues along the eastern edge of the industrial estate which follows the alignment of Osboldwick Beck, travelling south to Murton 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: 6	Boundary: 21	Boundary Name: Osballdwick Industrial Estate 2
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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 to the north/east is a very significant contributor to York’s unique identity identified in the Heritage Topic Paper (Annex 1 - Evidence 12). Land to the north is area F1, allocated to retain a rural setting to the city when experienced from the outer ring road and an area preventing coalescence with Murton (Area G2) to the east (Annex 1- Evidence 11). The experience of the compactness of the city in rural hinterland is experienced on the approach in from Murton Way, an historic route towards the city. However, the view from the A64 is more limited as the outer ring road passes over Murton Lane and is elevated compared to the land beyond the proposed Green Belt boundary. Additionally, the land beyond this boundary is part of a City-wide key view 5 A64 (east) across the City of York Authority area relating to York Minster in its wider setting of compact city and open countryside (Annex 1 – Evidence 13a YCCHCAA). The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements/districts around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The proposed boundary contains the extent of the industrial estate at Outgang Lane to the west comprising 20th century development. Land to the east of the boundary is agricultural fields identifiable on 19th century mapping. It is identified as mixed fringe farmland (Annex 1- Evidence 8).The land is some of the most historic has partial legibility to its origins in the city (Historic Land Characterisation Project Annex 1 - Evidence 19). The land to the east of the boundary is Area G2 in the Green Belt Appraisal – identified as necessary to preserve openness to prevent coalescence with the village of Murton. The boundary functions in maintaining the rural character of Murton Way which is the historic route between Osballdwick Village and Murton. It also preserves openness between these settlements and the intervening outer ring road. The rural setting of the city is experienced along Murton Lane, an historic approach into the city, between Murton and Osballdwick (established on the 1852 OS Map) and also between the outer ring road and Hull Road to the 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>The proposed boundary is important in preserving the city’s compactness and rural setting and maintaining the identity of distinctively different settlements / preventing coalescence – between Osbalwick Village, the industrial character of Outgang Lane and Murton, the settlement to the east. It re-inforces the strongly defined entry points or ‘gateways’ and separates out rural from urban in a way that links countryside and urban very positively.</p> <p>Landmark Monuments (Criterion 2) 2.1+2.2 The land is sensitive to understand the original siting and context of the Minster and its setting and to understand the visual dominance, prominence or role of a focal point of the Minster. There is a key city-wide view of the Minster from the outer ring road to the east (Annex 1 – Evidence 13 - Central Historic Core Conservation Area Appraisal), predominantly experience from the outer- ring road. The outer ring road passes over Murton Lane and is elevated compared to the land beyond the proposed Green Belt boundary. The lower lying topography of Murton Lane affords limited potential for views of the Minster in this location.</p> <p>2.3 No</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; to prevent coalescence with Murton. The land to the east of the boundary is Area G2 in the Green Belt Appraisal (Annex 1 – Evidence 11)– identified as necessary to preserve openness; to prevent coalescence with the village of Murton and retain the pattern of village set within a rural setting. Preserving openness in this area allows the historic settlements / villages of Murton and Osbalwick to retain their distinctive identity. The land contributes to the character of York with its clock face of smaller compact villages, including Murton, around the main compact urban area.</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. To the west of the boundary is Outgang Lane Industrial Estate. To the east s agricultrual fields intersected by Murton Way.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

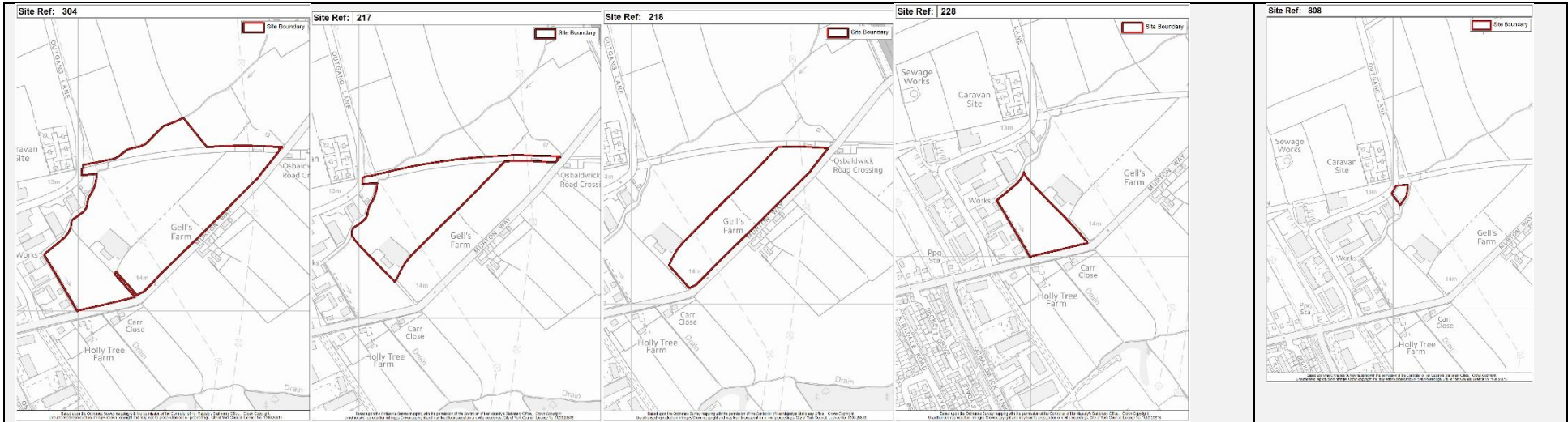
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Scoping/Strategic Principles set out in: SP4, SP5, SP8	<p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. Beyond Osboldwick Beck there are pylons which cross the fields and an agricultural building. No structures from the industrial estate breach the line of the Beck.</p> <p>4.3 Land is unconstrained by built development on more than one side and therefore is not contained or enclosed in a way which would prevent sprawl. Land to the west is contained by the built development of the industrial estate, but open land to the east.</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 The land is characterised by an absence of built development or urbanising influences. There are limited urbanising influences across the land to the east which are agricultural fields, with the exception of pylons characteristic in modern countryside.</p> <p>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 land beyond the proposed boundary, within the Green Belt comprises agricultural fields, located between Osboldwick Beck and Murton Lane. The agricultural function of these fields is unchanged since the 1852 OS Map. Further development to the east of the boundary would breach Osboldwick Beck and constitute encroachment into the countryside. Additionally, the provides the rural setting between the city and village of Murton.</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Fence and hedgerow	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	This section of the proposed boundary follows the hedgerow and fence line along the main built up area of the industrial estate. It also follows the route of Osboldwick Beck.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary marks a clear distinction between the open fields and the built urban area of the industrial estate. It reflects historic field boundaries and the route of Osboldwick Beck dating back to 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.	

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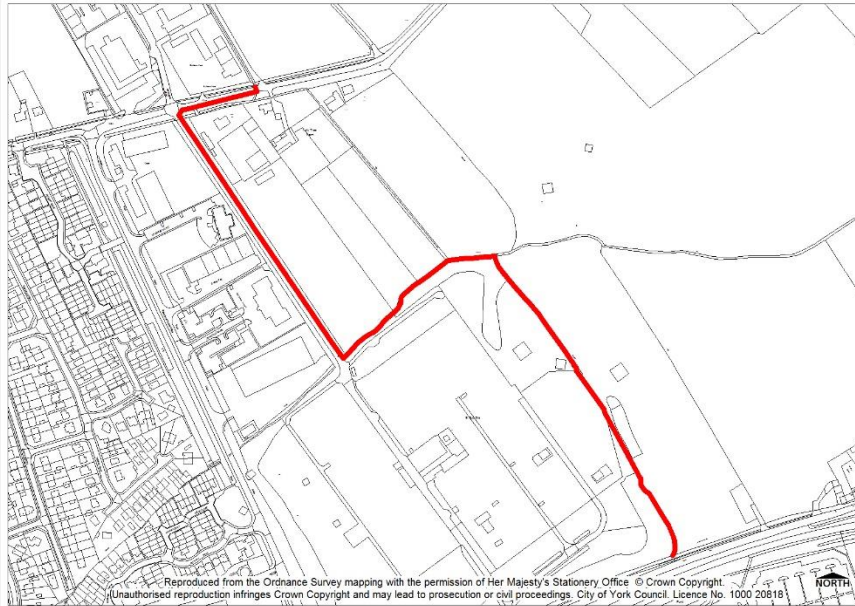
Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not 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>Additionally, land to the east of the boundary, 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 an area preventing coalescence with Murton (G2) [SD107. The scale and compact form of the area and its wider landscape and setting are important features to maintain [SD103].; • Is an area of high flood risk (flood zones 3a and 3b) to the east to Murton Land in association with Osbalwick Beck. <p>It is not however:</p> <ul style="list-style-type: none"> • Designated as existing open space [SD085]; • Designated as a Green Corridor [SD080]; • Does not contain nature conservation designations. <p>The open land to the east 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 been proposed for development
Site 304 (amalgamated site comprising sites 217, 218 & 228 submitted at call for sites 2012)	Site 808 submitted at preferred sites consultation.

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Section: 6	Boundary: 22	Boundary Name: Osboldwick Link Road Industrial Units
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The boundary follows a short section of Murton Way westward before turning south along the boundary of the Osboldwick Link Road industrial units. It then turns east and travels around the national grid sub 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	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	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	No					

Section: 6	Boundary: 22	Boundary Name: Osballdwick Link Road Industrial Units
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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 rural setting of the city is experienced along Murton Lane, an historic approach into the city, between Murton and Osballdwick (established on the 1852 OS Map) and also between the outer ring road and Hull Road to the south. A panoramic view of the rural landscape is particularly experienced when travelling south on the A64. The proposed boundary preserves the perception of a dense compact city and its contained form within the rural hinterland overall.</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 boundary along the north section (where opposite the industrial estate) is Area G2 in the Green Belt Appraisal (Annex 1 - Evidence 11) identified as necessary to preserve openness; to prevent coalenscence with the village of Murton and to retain the settlement pattern in a rural setting. The boundary is consistent with the themes in the Heritage Topic Paper (Annex 1 - Evidence 12) which define the historic character and setting of York and its unique identity. It re-inforces the strongly defined entry points or ‘gateways’ and separates out rural from urban in a way that links countryside and urban very positively.</p> <p>Landmark Monuments (Criterion 2)</p> <p>2.1 + 2.2 The land is sensitive in understanding the original siting and context of the Minster and its setting. There is a key city-wide view of the Minster from the outer ring road to the east (Annex 1 - Evidence 8), predominantly experience from the outer- ring to the east of the boundary. The outer ring road is elevated compared to the land beyond the proposed Green Belt boundary. The rural landscape provides the context for this view and the Minster as dominant landmark in the wider landscape. Immediately the east of the boundary, there is limited potential for direct views to the Minster. The outer ring road passes over Murton Lane to the north and is elevated compared to the land beyond the proposed Green Belt boundary. The lower lying topography of land to the south of Murton Lane affords limited potential for views of</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>

Section: 6	Boundary: 22	Boundary Name: Osboldwick Link Road Industrial Units
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	<p>the Minster. The potential for views increase in line with higher land associated with the A64 on open land to the east of the 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, particularly as perceived from open approaches. The land to the east of the boundary along the north section (where opposite the industrial estate) is Area G2 in the Green Belt Appraisal (Annex 1 - Evidence 11) identified as necessary to preserve openness; to prevent colaesence with the village of Murton and to retain the settlement pattern in a rural setting. Whilst land to southern extent is not included, this land forms part of the wider perception of a compact city set in a rural hinterland. Land to the east of the boundary is agricultural fields identifiable on 19th century mapping. It is identified as mixed fringe farmland (Annex 1- Evidence 8).The land is some of the most historic has partial legibility to its origins in the city (Historic Land Characterisation Project – Annex 1 - Evidence 19). The long field boundaries adjcent to the northern section (to the east of the industrial area) are likely to be associated with the historic village of Osboldwick.</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/within proximity to the urban area and therefore relevant for sprawl. The proposed boundary evidentially identifies the edge of the urban area, characterised by the industrial estate and sub-station complex. Land beyond has an agricultural character.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. While there are some agricultural buildings there is an overall a lack of builings/structures on land in this location.</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 built development but is open to the east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>
<p>Purpose 3</p>	<p>Encroachment(Criterion 5)</p>	<p>IT IS NECESSARY TO KEEP LAND</p>

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Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	<p>5.1 The land is characterised by an absence of built development or urbanising influences. There is a lack of built development or urbanising structures to the east.</p> <p>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. Land to the east of the boundary is agricultural fields identifiable on 19th Century mapping. It is identified as mixed fringe farmland (Annex 1- Evidence 8). Buildings along Murton Lane, within the proposed Green Belt, are associated with the agricultural use of the land. Beyond the sub-station are electricity pylons, such structures are not unduly out of character with the countryside setting. The countryside setting of the city is experienced along Murton Lane, an historic approach into the city, between Murton and Osboldwick (established on the 1852 OS Map) and also between the outer ring road and Hull Road to the south.</p>	PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed Boundary	Road Carriageway, hedgerows, fence and tree 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	This section of the proposed boundary follows the route of Murton Way (a recognisable feature dating back to the First Edition OS Survey Plan 1852), the hedgerows, fence and tree line along the access road leading to the sub-station and then continues around the sub-station, following the historic field pattern and then meets Hull Road to the south extent.	
Permanence Scoping/Strategic Principles set out in: SP13	The boundary follows the established landscape features; hedgerows following historic field patterns, which act as the boundary of the urban area, beyond the industrial estate and the sub-station between Murton Way and Hull Road.	
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>Additionally, land to the east of the boundary, is</p>	

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- Predominantly identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as an area preventing coalescence with Murton (G2) [SD107]. There is an undesignated area adjacent to the southern boundary to the south but the land remains well connected to the area preventing coalescence. However, the scale and compact form of the area and its wider landscape and setting are important features to maintain [SD103];
- has an area of high flood risk (flood zones 3a and 3b) to the south of Murton Lane in association with Osboldwick Beck.

It is not however:

- Designated as existing open space [SD085];
- Designated as a Green Corridor [SD080] although a Local green corridor is identified around the A64;
- Does not contain nature conservation designations.

The open land to the east of the proposed boundary is therefore **has limited potential for development in line with the Local Plan strategy**. No allocation have been taken forward.

Land Considered/Site Selection Land adjacent to this boundary has been proposed for development

<p>Site 301 (amalgamated site comprising of sites 28 and 112 submitted at call for sites 2012)</p> <p>Site 301 Site 28 Site 112</p>	<p>Site 847 Officer boundary for safeguarded land SF13</p>
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Section: 6	Boundary: 22	Boundary Name: Osboldwick Link Road Industrial Units
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Site 181
submitted at call for sites 2012

Site Ref: 181

Map showing Site 181 boundary (red outline) and surrounding features including Osboldwick Road Crossing, Railway (Proposed), Museum, Gell's Farm, Carr Close, Grimston Lodge, Grimston House, and Grimston Bar.

Site 963
submitted at Pre- Publication (Reg 18) consultation 2017

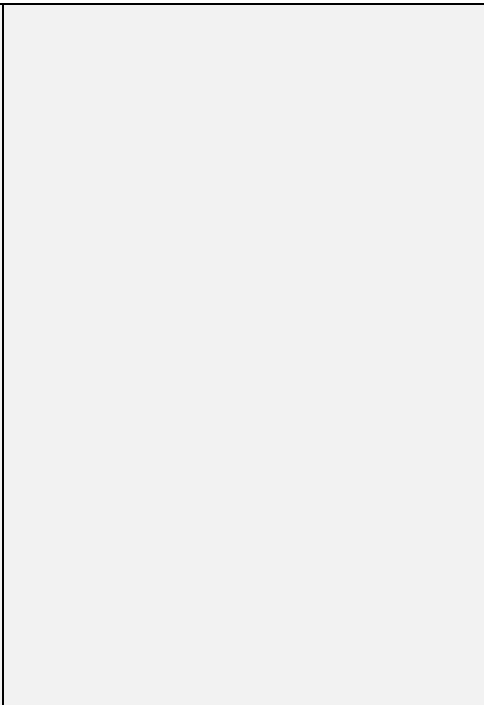
Site Ref: 963

Map showing Site 963 boundary (red outline) and surrounding features including Works, Carr Close, Jolly Tree Farm, Drain, El Sub Sta, and Mast.

Site 962
submitted at Pre- Publication (Reg 18) consultation 2017

Site Ref: 962

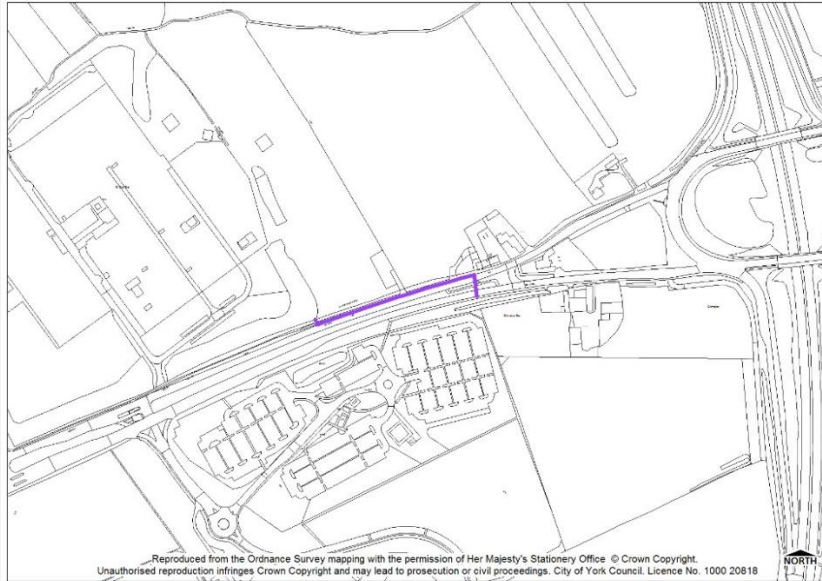
Map showing Site 962 boundary (red outline) and surrounding features including Works, Carr Close, Jolly Tree Farm, Drain, El Sub Sta, and Mast.



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The boundary continues along a short section of Hull Road (A1079) until 1 Springfield Cottages, turning southwards over the road at the Grimston Bar Park & Ride.

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	Yes				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	No					
	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 outer ring road is to the east, from which Hull Road is a main arterial route, following a Roman Road and leading into Walmgate Bar and the city centre. The proposed boundary maintains the existing rural character at this arrival point, between the urban edge and the outer ring road. In line with the Heritage Topic Paper (Annex 1 - Evidence 12) this supports the city’s compactness, creates strongly defined entry points or ‘gateways’ and separates out rural from urban in a way that links countryside and urban very positively. This is a very significant contributor to York’s unique identity. The proposed boundary is important in preserving the city’s compactness and rural setting. Whilst the road edge has hedges running alongside, there are intermittent views to the north where there is a perception of the rural landscape beyond. The boundary is, in this respect, consistent with the theme in the Heritage Topic Paper, which define the historic character and setting of York. There is a general long distance fixed view with a focal point from Millington.</p> <p>1.2 + 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements/districts around York and to maintain a connection to open and historic setting and to constrain development from coalescing. The key role of the boundary in this location is compactness and maintaining the city appearing within a rural setting, when experienced from the outer ring road. There are panoramic views towards this rural landscape, particularly experienced when travelling south on the A64. Land to be kept open to the north comprises agricultural fields and whilst generally large enclosures, connects with wider network beyond. Whilst the land immediately to north is not within an area G2 identified for preventing coalescence with Murton (Annex 1 – Evidence 11) areas to the north and east are. The lack of development and rural landscape adds to the perception of the standalone village separated out from the city as you travel along Hull Road. This land forms part of the wider perception of a compact city set in a rural hinterland and provides context for key long distance and panoramic views of York Minster. The land prevents coalescence with Murton. Preserving openness in this area allows the historic settlements / villages of Murton and</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>Osbaldwick to retain their distinctive identity in line with principles in the Heritage Topic Paper (Annex 1 - Evidence 12).</p> <p>Landmark Monuments (Criterion 2) 2.1 + 2.2 The land is sensitive in understanding the original siting and context of landmark buildings and their setting. There is a key city-wide view of the Minster from the outer ring road to the east (Central Historic Core Conservation Area Appraisal), predominantly experienced from the outer- ring road to the east of the boundary. The outer ring road is elevated compared to the land beyond the proposed Green Belt boundary. The rural landscape provides the context for this view and the Minster as dominant landmark in the wider landscape. Immediately the north of the boundary, there is limited potential for direct views to the Minster. Potential views increase nearer to the A64 junction whereat the land is elevated.</p> <p>2.3 No</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 and to prevent coalescence with Murton. The landscape appraisals identifies that this land is predominantly mixed fringe farmland (evidence 8). This is an area of planned enclosure which consists of medium sized regular fields defined by straight hedges, which follow historic field patterns. Land immediately to the north of the boundary is not located within an area identified in the green belt appraisal (Annex 1 - Evidence 11). However, land further north and to the east of the boundary is Area G2 in the Green Belt Appraisal – identified as necessary to preserve openness; to prevent coalescence with the village of Murton and retain the pattern of village set within a rural setting. Preserving openness in this area allows the historic settlements / villages of Murton and Osbaldwick to retain their distinctive identity in line with principles in the Heritage Topic Paper (Annex 1 - Evidence 12).</p> <p>3.2 Not applicable.</p>	
<p>Purpose 1 Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4) 4.1 Land is connected to/within proximity to the urban area and therefore relevant for sprawl.The proposed boundary maintains the rural setting on the north side of Hull Road</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>between the outer ring road and the urban edge. Land beyond has an agricultural character. It prevents sprawl which could otherwise occur along Hull Road.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing structures. There are isolated buildings within the Green Belt around Grimston Bar. These small settlements historically provided amenities at a junction of historic roads leading into the city; they pre-date the outer ring road and are evident on the 1852 OS Map. Agricultural fields dominate the setting here and buildings evidentially sit within an agricultural, rather than an urban setting.</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 land proposed for inclusion within the Green Belt has an agricultural land use. The boundary follows the highway (Hull Road) which constitutes a well-defined landscape feature. The buildings proposed for inclusion within the Green Belt are isolated, surrounded by agricultural fields and have well-defined curtilages.</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 The land is characterised by an absence of built development or urbanising influences. The land proposed for inclusion within the Green Belt has an agricultural land use. There is a lack of built development or urbanising structures to the north. Further to the east along Hull Road, there are isolated buildings within the Green Belt around Grimston Bar.</p> <p>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. Land to the north of the boundary is agricultural fields identifiable on C19 mapping. It is identified as mixed fringe farmland (Annex 1- Evidence 8). Buildings along Hull Road, within the proposed Green Belt, are associated with the agricultural use of the land. Isolated buildings within the Green Belt around Grimston Bar are historic settlements at a junction of historic roads leading into the city; they pre-date the outer ring road and are evident on the 1852 OS Map . Agricultural fields dominate the setting and (apart from the intervening road network) the buildings evidentially sit within an agricultural, rather than an urban setting.</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>Road Carriageway.</p>	

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Recognisability of proposed boundary	The proposed boundary follows the recognisable feature of Hull Road until it reaches the edge of 1 Springfield Cottages and the eastern boundary of the Park & Ride to the south. The road itself is excluded from the Green Belt but the hedgerows that run alongside it are included in the Green Belt.	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 boundary marks a clear distinction between the open fields to the north of Hull Road and the urban area to the south where the Park & Ride is located. It follows the historic route of a carriageway dating back to 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.	
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, land to the north of the boundary is not</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 an area preventing coalescence with Murton (G2) [SD107] immediately adjacent to the boundary. There is an undesignated area adjacent to the boundary to the north but the land remains well connected to the area preventing coalescence further north towards Murton lane and the A64 junction. The scale and compact form of the area and its wider landscape and setting are important features to maintain [SD103]. ; • identified as an area of high flood risk; • Designated as existing open space [SD085]; • Designated as a Green Corridor [SD080] although a Local green corridor is identified around the A64; • Does not contain nature conservation designations. 	

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The open land to the east of the proposed boundary is therefore **has limited potential for development in line with the Local Plan strategy**. Technical officers expressed concerns in relation to isolation of the land and connectivity with the main residential form of the city as well as access. No allocations have been taken forward.

Land Considered/Site Selection **Land adjacent to this boundary has been proposed for development**

Site 181
submitted at call for sites 2012

Site Ref: 181

The map for Site 181 shows a large, irregularly shaped plot outlined in red. The site is situated near a railway crossing and a museum. Surrounding areas include Grimston Lodge, Grimston Bar, and Grimston Energy House. A legend in the top right corner identifies the red outline as the 'Site Boundary'.

Site 847
Officer boundary for safeguarded land SF13

Site Ref: 847

The map for Site 847 shows a smaller, more rectangular plot outlined in red. It is located near Grimston Lodge and Grimston Bar. The map also shows Grimston Energy House and Grimston Bar. A legend in the top right corner identifies the red outline as the 'Site Boundary'.