



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

Annex 4: Other Densely Developed Areas in the General Extent of the Green Belt

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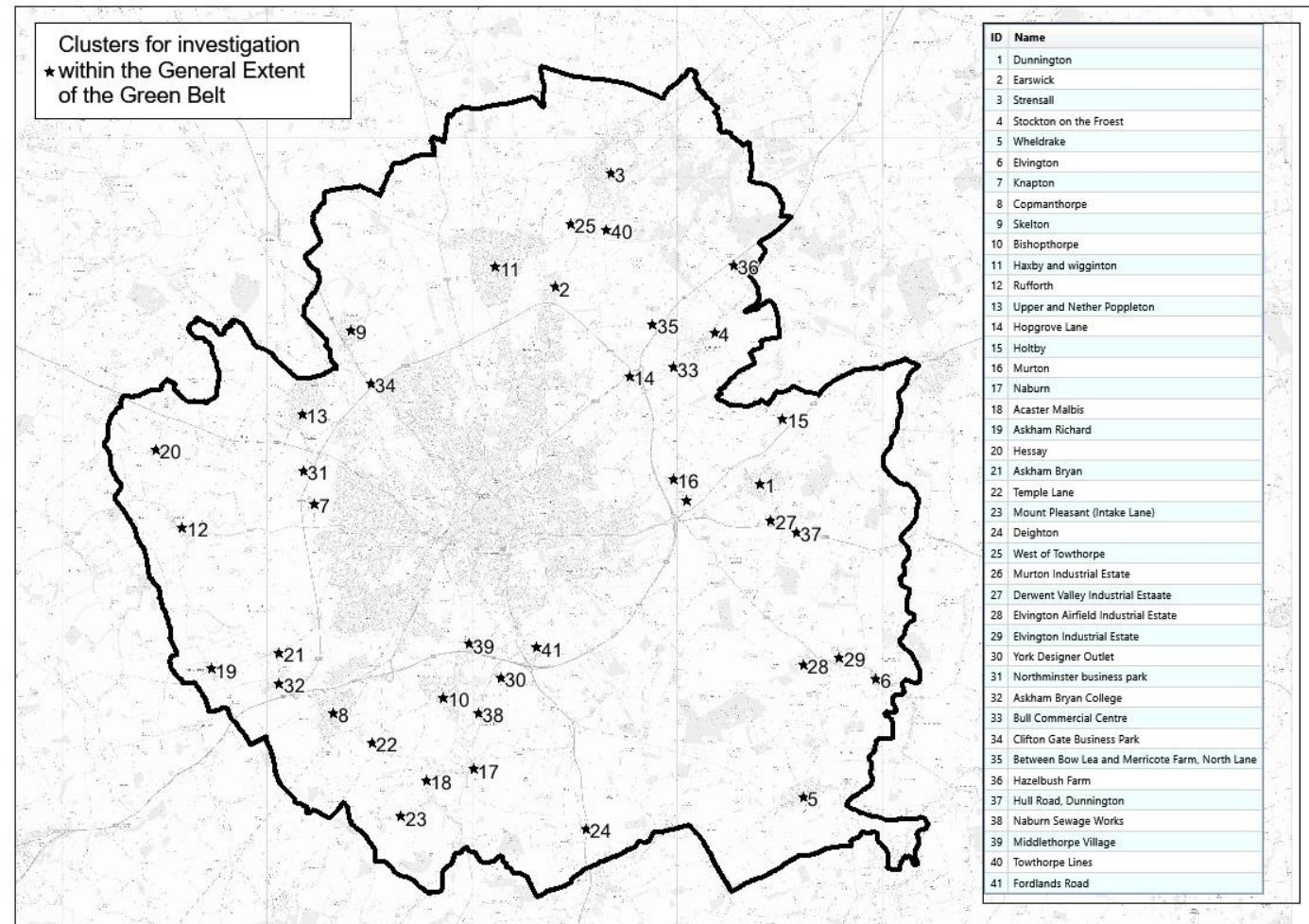
Introduction

This annex presents the detailed justifications for York's villages and other densely developed areas.

The annex is split into two parts:

Part 1 are excluded areas from the Green Belt

Part 2 are included areas in the Green Belt.



This Annex considers all of the densely developed areas listed in the Table (also Table 1 in the main report). Where inseting these areas from the York Green Belt has been deemed necessary, this annex also identifies detailed boundaries in relation to the purposes of Green Belt. This reflects the methodology set out in Section 8 and the long term development limits for establishing a permanent Green Belt, as set out be sections 9 and 10 of the main report.

Densely Developed Areas	
PART 1: Excluded from GB	PART 2: Included in GB
Bishopthorpe	Acaster Malbis
Copmanthorpe	Askham Bryan
Derwent Valley Industrial Estate	Askham Bryan College
Dunnington	Askham Richard
Earswick	Bull Commercial Centre
Elvington	Clifton Gate Business Park
Elvington Airfield Industrial Estate	Clifton Park Hospital
Elvington Industrial Estate	Deighton
Fordlands Road	Drome Road/Temple Lane
Haxby/Wigginton	Hazlebush Farm
Murton Industrial Estate/ York Auction Centre	Hessay
Northminster Business Park	Hull Road - East of Derwent Valley Industrial Estate
Rufforth	Knapton
Skelton	Middlethorpe
Stockton on the Forest	Holtby
Strensall	Hopgrove Lane
Towthorpe Lines	Mount Pleasant
Upper/Nether Poppleton	Murton
Wheldrake	Naburn
York Designer Outlet (McArthur Glen)	Naburn Sewage Works
	North Lane
	Towthorpe

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 has 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.

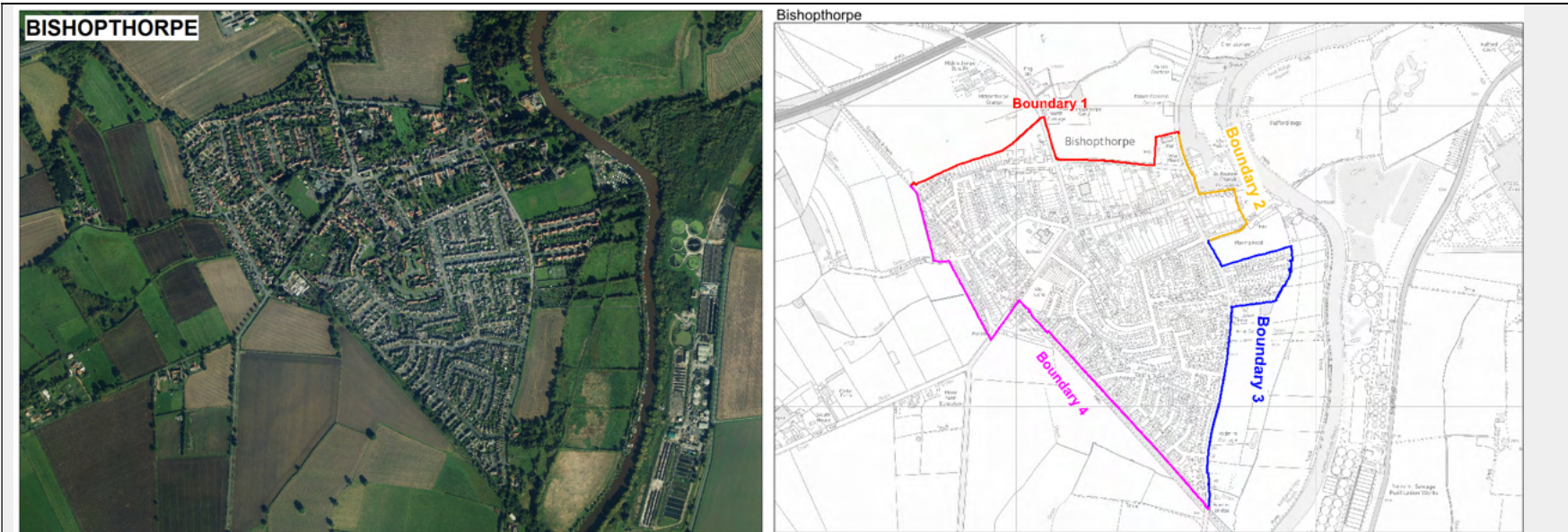
Where an assessment question is not relevant in determining a boundary, it is classified as not applicable in the summary and does not appear in the discussion section. As the analysis and evidence of some questions overlap, these may be grouped under a combined heading in the discussion section.

Two maps are provided in each section in part 1:

- Map to show the key to the boundaries identified in each village or urban area; and
- Map to illustrate considerations for Paragraph 85: Consistency with the Local Plan Strategy.

Village Name:

Bishopthorpe



Scoping: Strategic Principles: SP5

Character of the Area: For centuries, Bishopthorpe was a hamlet centred on the Palace, but the village has grown significantly beyond its origins. Main Street's historic form and character survives, based upon a typical medieval layout. Long narrow walled plots extend back from the street frontage on its northern side, to Church Lane (formerly Back Lane) and the open fields beyond. On the south side, this open setting has been lost with extensive residential development extending to the south and west in small estates. Land around the Archbishop's Palace, fields and The Garth maintains an open landscape to the north of Bishopthorpe, important to the setting of the village. The open grounds and woodland of Bishopthorpe Palace, with the river Ouse beyond, provide the landscape setting for the eastern approach to the village along Bishopthorpe Road. East of Acaster Lane, Ferry Lane and the adjacent cricket ground retain a rural feel, in spite of the extensive residential estates to the south and west. Because of the flat landscape, views into and through the village are interrupted by housing, and the village predominately

Village Name: **Bishopthorpe**

presents a hard developed edge to the fields beyond. **This urban area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Bishopthorpe is therefore inset within the Green Belt.**

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

GB Purpose	Discussion	Outcome
Purpose 4 – Preserving the setting and special character of historic towns	Compactness (Criterion 1) 1.1 / 1.2 / 1.3 Land around Bishopthorpe needs to be kept permanently open to maintain the scale and identity of a compact village in a rural landscape, and to prevent the village expanding such that it loses connection with its historic core. The village is visible from approach roads across agricultural landscape, and maintains a connection to its open and historic setting, particularly beyond boundaries 1 and 2. Boundary 4 is particularly important in retaining separation with Copmanthorpe village to the west, and boundary 1 in preventing coalescence between Bishopthorpe and the urban area of York. For centuries, Bishopthorpe was a small hamlet centred on the Palace. Major expansion began in the 1930's and, consequently, early—mid 20 th Century growth contains much of the historic village core. Notwithstanding the previous growth of the village, allowing it to	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.

Village Name:

Bishopthorpe

grow further significantly would take it out of proportion with the scale of York's outlying settlements, an important character identified in the Heritage Topic Paper (HTP) and increase the distance of residential areas away from the village core, causing harm to the compactness of the village. All 5 boundaries have a role in helping to maintain compactness and preserving the scale and identity of the village.

From the A64, there are significant views of Bishopthorpe set within flat, open fields. Land beyond boundary 1 provides separation with the ring road and the southern boundary of York beyond. Land beyond Church Lane to the A64 is identified for its importance in preserving the setting of Bishopthorpe [Annex 1, evidence 11b]. The northern edge of the village is designated as a conservation area, the character of which is enhanced by the relationship with the surrounding agricultural landscape. Its northern boundary is screened from the A64, but the village is visible in wider views from southern York. Areas of undeveloped land between the southern edge of York and the villages are kept open in order to help retain the physical separation of settlements and the pattern of villages in a rural setting. Notwithstanding the outer ring road as an obvious man-made feature, land within the ring road feels contiguous with that outwith, retaining the impression of a city within a rural setting, and offering glimpsed views from high points to Bishopthorpe beyond. Views of the village from the south of York and the A64 highlight the importance of maintaining an open foreground beyond boundary 1, preventing coalescence between the urban area and Bishopthorpe, and maintaining the identity of Bishopthorpe as a compact village.

The flat terrain and large open fields to the south of Bishopthorpe mean that the village is visible in wider views from Appleton Road, and the village has retained its rural setting. To the east, the River Ouse runs close to the village with views of the northern part of the village, around Bishopthorpe Palace, generally obscured by trees and vegetation within

Village Name:

Bishopthorpe

the grounds of Bishopthorpe Palace. Wider views from the east are obstructed by heavily treed river's edge.

Land to the west, along boundary 4, is identified as an 'Area Preventing Coalescence' [Annex 1, evidence 11b], based on the recognition that the land functions to retain the physical separation and identity of both Bishopthorpe and neighbouring Copmanthorpe.

Landmark Monuments (Criterion 2)

2.1 / 2.2 / 2.3 Land outwith boundaries 1 and 2 needs to be kept permanently open to understand the setting, prominence and tranquillity of Bishopthorpe Palace, from which the village originates, St Andrews Church and The Garth.

Bishopthorpe Conservation Area was designated in 1989, covering an extensive area encompassing Main Street, the Archbishop's Palace and grounds and open area maintaining the setting of the village from the north. While there are many listed buildings in Bishopthorpe which add to its character, it is primarily the Grade 1 Bishopthorpe Palace and its grounds, St Andrews Church and The Garth which contribute to the setting of the village, and whose own setting would be compromised by development beyond boundaries 1 and 2. The open nature of the Palace Gardens and Fields contributes to the setting of these important heritage assets, conveying their status, landscape settings and/or permitting views. The wedge of woodland in the Palace Grounds is a strong landscape feature, in terms of the character of Bishopthorpe Road and the riverside, which protects and maintains a discreet rural setting for the Palace and its buildings. The extensive open nature of the grounds of the Palace and their riverside location reflects the historical status and ecclesiastical control of this area.

2.2 Land to the north, west and south needs to be kept permanently open to retain key views towards York Racecourse and Terry's Factory.

Village Name:

Bishopthorpe

There are distant views of the York Racecourse & Terry's factory / clock tower over the flat open fields from Church Lane. Whilst these are intermittent, obscured by vegetation, the views increase nearer the A64 wherein they form recognised key views (Annex 1, evidence 13b).

2.3 Land to the west of boundary 2 and 3 needs to be kept permanently open as part of the tranquillity of Bishopthorpe Cricket Ground and Ferry Lane.

Although the ferry across the River Ouse ceased in the 1930's, Ferry Lane, with its cottage and adjoining cricket ground retain their rural character. The riverside has a strong woodland setting along its banks.

Landscape and Setting (Criterion 3)

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

The relationship of York to its surrounding settlements, not simply to the distance between settlements but also the size of the villages themselves, and the fact that they are free-standing and clearly defined, is identified by the Heritage Topic Paper as a key feature of the setting and special character of York. A clock face of smaller, compact villages is a key attribute of York's character. Bishopthorpe's location within the settlement pattern is that of a large village outside the York Outer Ring Road, physically separated from surrounding development clusters. The village is physically close but separate from the southern edge of the built up part of York (Tadcaster Road / York College area) and other settlements at Copmanthorpe (to the west), Middlethorpe (to the north), Acaster and Naburn (to the south). Additionally, the Designer Outlet is located to the north east, beyond the river Ouse.

The topography surrounding Bishopthorpe is generally flat and open, with distant view across fields towards remote farmsteads / properties and settlements, broken by field

Village Name:

Bishopthorpe

	<p>boundaries and clusters of trees, giving a strong impression of a flat, rural landscape, particularly when viewed from surrounding roads and open approaches.</p> <p>Land to the west of Bishopthorpe is identified as an 'Area Preventing coalescence' [Annex 1, evidence 11b] (boundary 4/part boundary 1), important in maintaining the physical separation and identity of the village (notably with Copmanthorpe and York's southern edge) and to retain the pattern of York's outlying villages in a rural setting.</p> <p>The York Landscape Character Appraisal [Annex 1, Evidence 8] describes the wider landscape around Bishopthorpe as Low Lying Arable Plain. There is a clear distinction between the built up area and open landscape beyond the village; beyond boundaries 3 and 4 land remains open, agricultural fields for some distance, and retains legibility with the medieval field patterns. Land north of boundary 1 is significant to the open setting of Bishopthorpe in relation to York.</p> <p>The eastern boundary of Bishopthorpe (excluding the sports ground immediately south of Ferry Lane) is identified as Bishopthorpe Ings, managed flood meadow which maintains an open rural approach to the City [Annex 1, evidence 11b]. To retain this open approach and rural setting of York, it is recommended that an extended open area of river valley is retained east of Bishopthorpe, in recognition that this is an important historic open approach to the city [Annex 1, evidence 11b].</p> <p>3.2 Not applicable</p>	
<p>Purpose 1 Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to an area of dense development, the village, and therefore relevant for sprawl. Bishopthorpe has a distinct edge to the built up area in contrast to the open area in which it sits. All 4 boundaries are connected to an area of dense development and are therefore at risk of sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

Village Name:

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4.2 There is an increased risk of ribbon development west of boundary 4, where a number of properties have developed along Moor Lane and Copmanthorpe Lane. The presence of isolated buildings outwith boundaries 1 and 3 increase the risk of sprawl.

Boundary 1 – There is a low density cluster of listed buildings north of boundary 1 on Sim Balk Lane. While, there is little sign of ribbon development along either Sim Balk Lane or Bishopthorpe Road, the presence of buildings increases the risk of sprawl beyond the northern boundary. On the eastern end of boundary 1, St Andrews Church has a semi open nature in its setting but maintains a strong relationship to the village in terms of its use and proximity to the village, whilst the densely tree'd area on Bishopthorpe Road around Bishopthorpe Palace is contained within its own grounds.

With boundary 2, the presence of Grade 1 listed Bishopthorpe Palace and grounds is not considered to increase the risk of sprawl given the protection afforded this historically significant estate.

Boundary 3 forms a distinct and robust boundary between the densely built part of Bishopthorpe and relatively open land beyond, between Acaster Lane and the River Ouse, particularly at the southern end of the boundary, which is characterised by a series of large fields with hedge borders. There are a number of buildings associated with the York Marine Services, and a small caravan site, at the eastern end of Ferry Lane, increasing the risk of sprawl.

Boundary 4 (south of Appleton Road) follows the Sustrans cycle track, formerly the York – Doncaster branch railway line. Brunswick Organic Nursery and a single bungalow, adjacent to the cycle track have a limited isolated presence. North of Appleton Road, a number of remote residential properties have developed along both Moor Lane and Copmanthorpe Lane, with the effect of increasing the risk of ribbon development west of the village.

Village Name:

Bishopthorpe

	<p>4.3 Land is predominately unconstrained by built development on more than one side</p> <p>Land outwith boundary 2 forms part of Bishopthorpe Palace and grounds. Boundary 2 and 3 border the playing fields south of Ferry Lane on 3 sides; land is well contained. The remainder of boundary 3, along with land outwith boundaries 1 and 4, is not enclosed in a way which would prevent sprawl.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>(Criterion 5)</p> <p>5.1 / 5.2 / 5.3 The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it, or acceptable uses within it. Land is characteristically open, predominantly without urbanising influences and contributes to the character of the countryside through openness and views</p> <p>Whilst Bishopthorpe is clearly built up in nature, close to the A64 and the southern edge of York's built up extent, the surrounding countryside is predominantly rural open land. Isolated areas of development close to the boundary around the village do not generally impact on the openness of landscape (for example, the area around Bishopthorpe Palace). The openness, views and accessibility contributes positively to the character of the countryside.</p> <p><u>Boundary 1</u> – the boundary forms a clear distinction between the built extent of the northern edge of Bishopthorpe and the open countryside beyond, between Bishopthorpe and the area around York College. The developed uses outwith the boundary, such as Middlthorpe Business Park and the A64 itself, are appropriate green belt uses. Overall the landscape is characterised by large, open fields forming a strong contrast to the built extent of Bishopthorpe.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>

Village Name:	Bishopthorpe
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	<p><u>Boundary 2</u> – Bishopthorpe Palace sits in extensive, wooded grounds which do not interrupt the character of the wider landscape.</p> <p><u>Boundary 3</u> –York Marine Services boatyard and a small caravan site occupy land at Ferry Lane. Land predominately functions as part of the countryside as a green belt appropriate use.</p> <p><u>Boundary 4</u> – the land beyond boundary 4 is generally characterised by the absence of built development or urbanising influences; the nursery site adjacent to Appleton Road and sporadic distant farms, do not interrupt the general countryside character.</p>	
Local Permanence		
Proposed boundary description and recognisability	<p>In general, the Green Belt boundary around Bishopthorpe follows road, cycle track and fenced property boundaries, with clear distinctions between built and open – commonly along road boundaries where housing abuts one side of the road, facing open agricultural land.</p> <p><u>Boundary 1:</u> The boundary follows the rear property boundaries of dwellings on Coggan Way and Lang Road, before diverting to follow the rear boundaries of several large detached properties on Sim Balk Lane, before following Sim Balk Lane and Church Lane. The boundary then follows the perimeter boundary of the grounds of St Andrews Church and St Andrews Church Hall. The boundary in this section consists of a combination of hedges, trees, fences & walls (mostly forming the curtilage boundaries of properties) and carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p><u>Boundary 2:</u> The boundary follows Bishopthorpe Road southwards from the boundary with St Andrews Church, before turning east along Chantry Lane, to the south of Bishopthorpe Palace. The boundary then turns south to follow a narrow lane alongside ‘The Chantry’, until it meets Ferry Lane. The boundary then follows Ferry Lane westwards, until it meets Acaster Lane. The boundary in this section consists of a combination of</p>	<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary</p>

Village Name:

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	<p>hedges, trees, fences & walls (mostly forming the curtilage boundaries of properties) and carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p><u>Boundary 3:</u> The boundary follows Acaster Lane for a short distance, before following the rear property boundaries of dwellings on Myrtle Avenue, before turning south, to follow the curtilage boundaries of properties at the eastern end of Myrtle Avenue and Coda Avenue before following the rear property boundaries of dwellings to the south of Coda Avenue, and north of Bishopthorpe Bowling Club. The boundary then turns south and follows Acaster Lane to the point where it meets the Sustrans cycle track, at the southern tip of Bishopthorpe. The boundary in this section consists of a combination of hedges, trees, fences & walls (mostly forming the curtilage boundaries of properties) and carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p><u>Boundary 4:</u> The boundary follows the south western edge of Bishopthorpe, along the Sustrans cycle track, to the point where it meets Appleton Road. The boundary then turns south west to follow Appleton Road for a short distance (with Brunswick Organic Nursery remaining in the Green Belt), before turning north west, to follow the rear property boundaries of dwellings on Bridge Road, turning west to follow Copmanthorpe Lane briefly, before turning north to follow the rear property boundaries of dwellings on Newlands Road, before very briefly following the Sustrans cycle track again. The boundary in this section consists of a combination of hedges, trees, fences & walls (mostly forming the curtilage boundaries of properties), Sustrans cycle track and carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>	<p>features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>
<p>Permanence of proposed boundary</p>	<p><u>Boundary 1:</u> The section of this boundary to the west of Sim Balk Lane (north of Lang Avenue) dates from 20th Century development, prior to that the land formed a series of linear fields of varying widths running in a north- south orientation. The section of boundary to the east of Sim Balk Lane follows the alignment of Church Lane, which was</p>	

Village Name:

Bishopthorpe

previously known as 'Back Lane' and pre-dates mid 19th Century mapping. The section of the boundary around St Andrews Church appears to date from around 1900, when the current church was built. The boundary offers permanence.

Boundary 2: This section of the boundary follows the alignment of Bishopthorpe Road, Chantry Lane, a narrow lane alongside 'The Chantry' and Ferry Lane, these boundaries pre-date the mid 19th Century mapping. The boundary offers permanence.

Boundary 3: This section of boundary follows the alignment of Acaster Lane and historical field boundaries around the current development at Myrtle Avenue & Coda Avenue, predating the mid 19th Century mapping. The boundary offers permanence.

Boundary 4: The part of this section which follows the alignment of the Sustrans cycle track between Acaster Lane and Appleton Road, on the former York – Doncaster railway line, which was constructed around 1870 by the North East Railway Company. The section of the boundary to the north of Appleton Road, following the rear of properties on Bridge Road, Copmanthorpe Lane and Newlands Road, appears to follow historical field boundaries, pre-dating the mid 19th Century mapping. The boundary offers permanence.

Strategic Permanence

NPPF Para 85

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

In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Bishopthorpe has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth. However,

- Land adjacent to the village is in its entirety identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city by preventing coalescence (area G3) (boundaries 1 and 4), as part of retaining the

Village Name:

Bishopthorpe

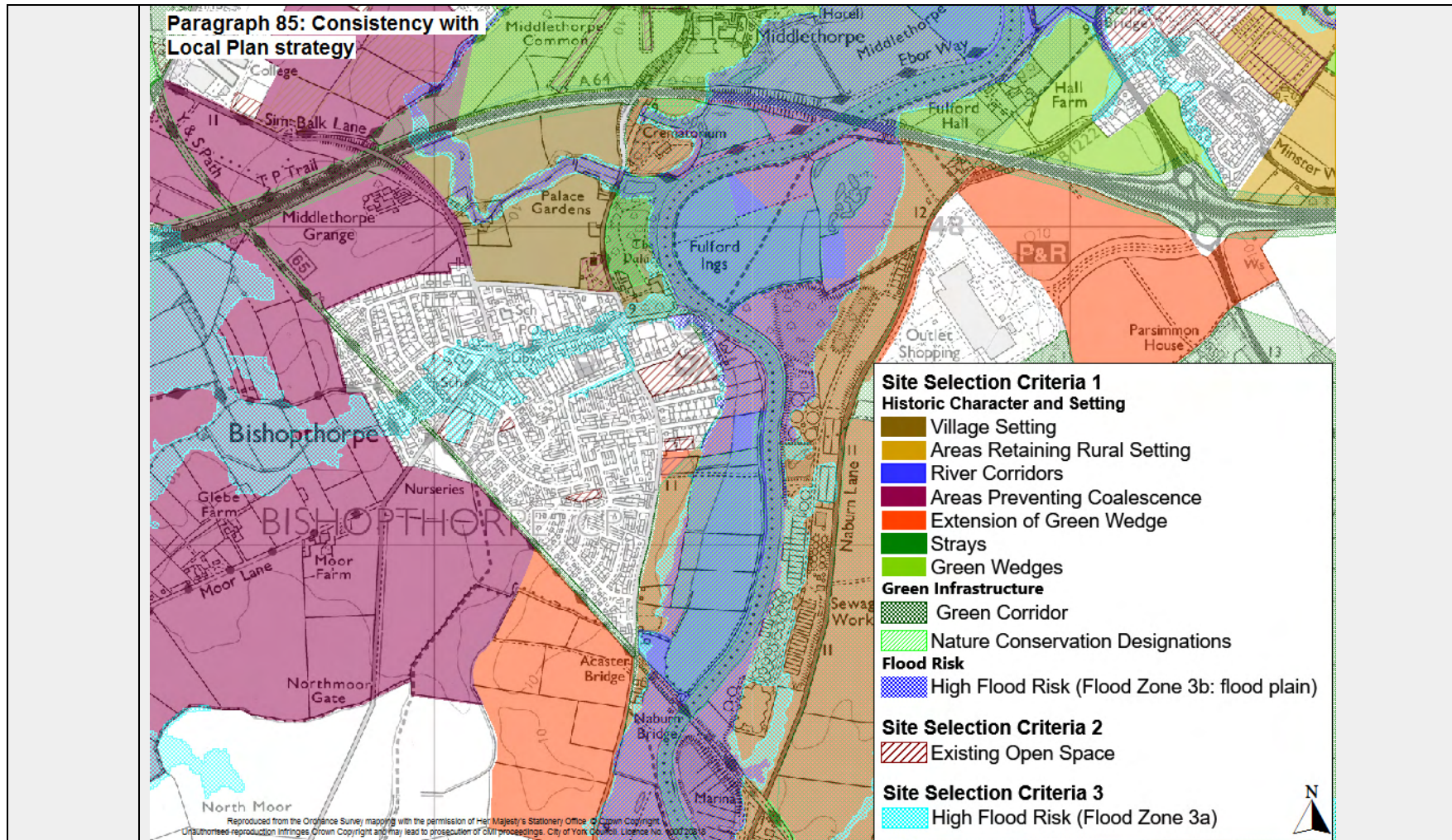
village setting (area E4) (boundaries 1 and 2), a river corridor (area B5) (Boundary 2 and 3) and land to the east of the village (boundary 3) is an extended Green Wedge (area D4) [SD107].

- There is designated open space on land beyond boundary 1 which is a cemetery and boundary 2/3 which includes sports pitches and allotments; [SD085];
- There are areas of high flood risk (Zone 3b and 3a) within or immediately adjacent to the village. To the east of boundary 2/3 there is flood risk (zone 3b) associated with River Ouse; there is also a linear area of flood risk 3a within and beyond boundary 4.;
- There is a site of interest for nature conservation adjacent to boundary 1/2 (ID003, Archbishop Palace Gardens);
- The River Ouse to the east of boundary 1 is a Regional Green Corridor (number 1) and adjacent to the boundary 2 is a Local Green Corridor, Selby Railway Corridor (no.15).

The open land surrounding the village is therefore **not suitable for development in line with the Local Plan strategy.**

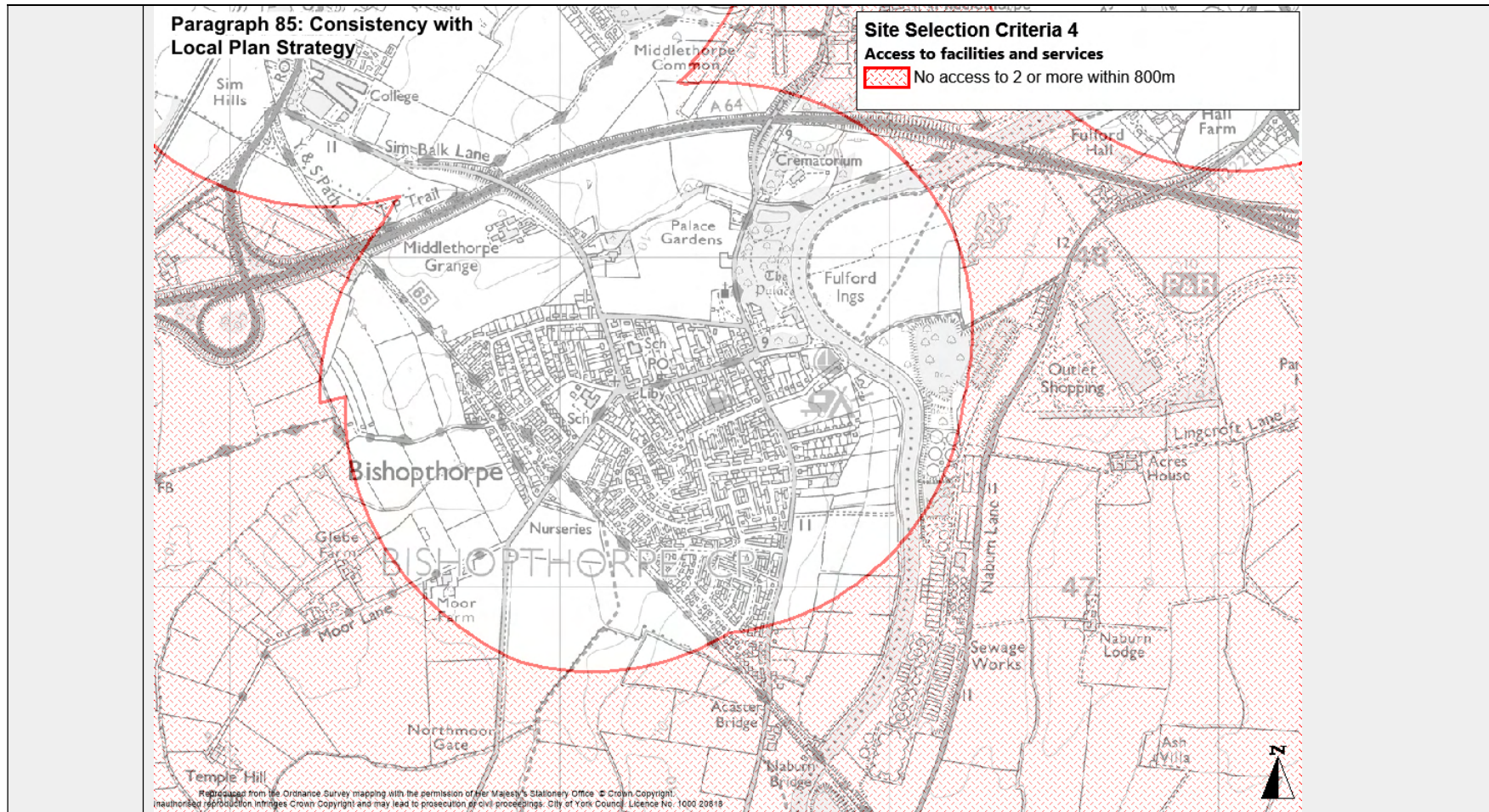
Village Name:

Bishopthorpe



Village Name:

Bishopthorpe



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; No sites have been taken forward as allocations.

Village Name:

Bishopthorpe

Boundary 1:
Site 224 Submitted at call for sites 2012. Not allocated



Boundary 1:
Site 291. Submitted at call for sites 2012. Not allocated



Boundary 1:
Site 294 amalgamated site comprising sites 224 & 291



Boundary 1:
Site 502 Historic application in 2012



Boundary 2/3
Sites 173 Submitted at call for sites 2012. Not allocated



Boundary 3
Site 262 Submitted at call for sites 2012. Not allocated



Boundary 3
Site 844 Submitted at Preferred Options 2013



Boundary 3
Site 225 Submitted at call for sites 2012. Not allocated



Village Name:

Bishopthorpe

Boundary 4

Site 598 Historic site



Boundary 4

Site 743 Submitted at Preferred Options 2013. Not allocated



Boundary 4

Site 223 Submitted at call for sites 2012

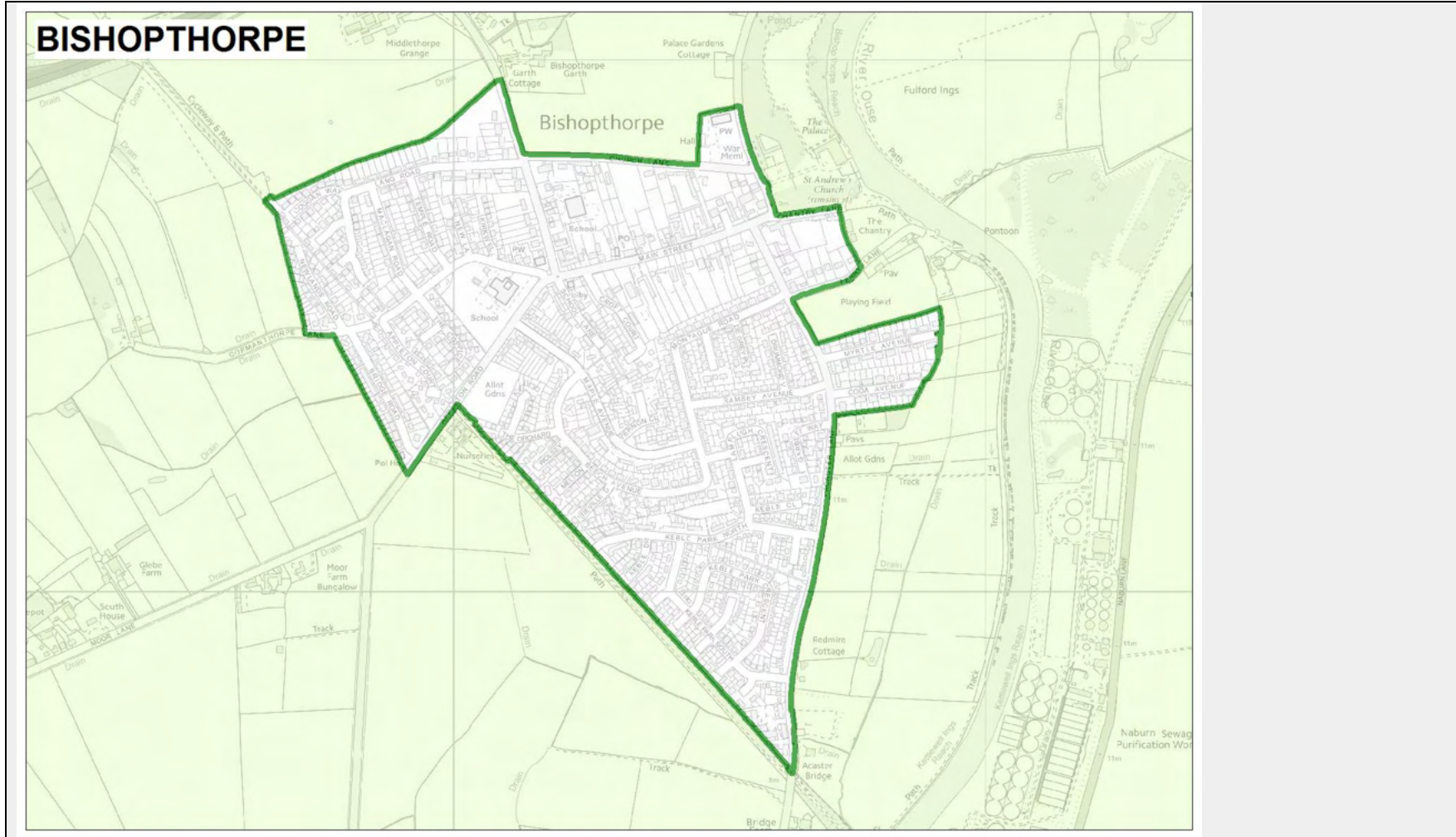


Strategic Permanence conclusions

In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for the village of Bishopthorpe to grow within a sustainable pattern of development. This results in the final Green Belt boundary for the village as follows:

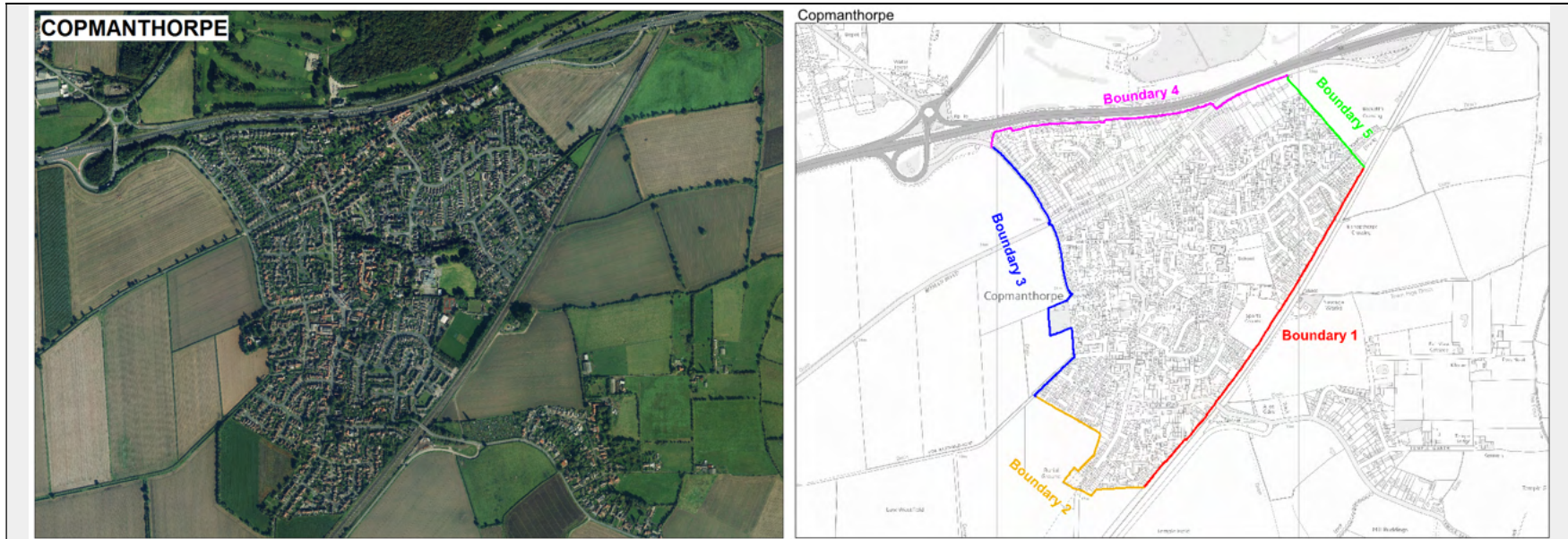
Village Name:

Bishopthorpe



Village Name:

Copmanthorpe



Scoping: Strategic Principles: SP5

Character of the Area: Copmanthorpe has grown significantly beyond its origins as a medieval agricultural settlement. The area between the two original streets, Main Street and Back Lane, was divided up into long thin burgage plots and later expanded west beyond Back Lane. Small scale developments took place in the Victorian period, most located in what is now the Conservation Area. The interwar years saw isolated ribbon development start along Top Lane from its junction with the A64 and the original village core is now contained by development on all sides. The village has a distinct landscape setting characterised mainly by large arable fields bounded by native hedgerows and trees. Where the village is bounded by the A64 to the north, the boundary is edged by tree belts and woodland.

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Copmanthorpe is therefore inset within the Green Belt.

Village Name:	Copmanthorpe
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Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.
	1.1	Yes			4.2	No	
	1.3	Yes			4.3	Yes (2, 3 and 5)	
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	N/A					

GB Purpose	Discussion	Outcome
Purpose 4 – Preserving the setting and special character of historic towns	<p>Compactness (Criterion 1) 1.1 / 1.2 / 1.3 Land around Copmanthorpe needs to be kept permanently open to maintain the scale and identity of a compact village in rural landscape, and to prevent the village expanding such that it loses connection with its historic core. The village is visible from approach roads across agricultural landscape, and maintains a connection to its open and historic setting. Boundaries 1 and 5 are particularly important in retaining separation with Bishopthorpe village to the east, and boundary 4 in preventing coalescence between Copmanthorpe and the urban area of York.</p> <p>Copmanthorpe’s location within York’s settlement pattern is that of a large village outside the York Outer Ring Road, physically separated from surrounding development clusters. The village is physically close to other developed clusters, notably Bishopthorpe to the east and the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

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southern edge of the built up extent of York, to the north, with smaller villages such as Acaster Malbis to the south east, and Askham Bryan & Askham Richard to the north west.

The extent of Copmanthorpe's historic core is focused around Main Street; the Conservation area [Annex 1, Evidence 16] extends from the Church of St Giles at its northern end, to the junction of Main Street with Station Road. The Heritage Topic Paper (Annex 1, Evidence 12) notes that York's planned rural villages are typically of curving linear form, showing a main street with burgage plots running to historic back lanes, broad planted verges and views out to open countryside. However, Copmanthorpe has seen substantial residential growth relative to the scale of the original historic core during the mid to late 20th century and development now extends beyond the original Main Street in all directions, absorbing the core and Back Lane. Notwithstanding the previous growth of the village, allowing it to grow further significantly would take it out of proportion with the scale of York's outlying settlements, an important character identified in the Heritage Topic Paper (HTP) and increase the distance of residential areas away from the village core, causing harm to the compactness of the village. All 5 boundaries have a role in helping to maintain compactness and preserving the scale and identity of the village.

Land to the east, along boundary 1 and boundary 2, is identified as an 'Area Preventing Coalescence' [Annex 1, evidence 11b], based on the recognition that the land functions to retain the physical separation and identity of both Copmanthorpe and neighbouring Bishopthorpe. To the east of Boundary 1, the Drome Road Estate and allotments off Temple Lane are characteristically 'built' development within otherwise open countryside. Whilst this area has a relationship with the built up area of Copmanthorpe, it also has its own rural character and is not part of the built up element of the village. Beyond the Drome Road Estate, Temple Lane contains a further area of ribbon development (predominantly to the north of Temple Lane), before opening out to fields as it approaches Appleton Road. Additionally, a small sewage works is located in the Green Belt, immediately adjacent to the East Coast Main Line. This is screened by trees, which limits its impact on the openness of the Green Belt.

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Boundaries 1 and 5 are particularly important in retaining separation with Bishopthorpe village to the east.

To the north of the A64, the land bounded by the A64 (to the south) A1237 (to the west), Tadcaster Road (to the east) and Moor Lane (to the north) is identified as an 'Area Retaining Rural Setting' [Annex 1, evidence 11b], which is an open agricultural landscape including the woodland of Askham Bogs, affording prominent views of the Minster and also has an important role in preventing the coalescence of Copmanthorpe and the urban area of York, providing a strong degree of physical and visual separation between Copmanthorpe, and Woodthorpe (and the built extent of the city) to the north. Boundary 4 is important in preventing coalescence between Copmanthorpe and the urban area of York.

The village has retained its rural setting approaching from the west (Hagg Lane) and South (Moor Lane) with open views across agricultural landscape. Its northern boundary is impacted by the A64, but the village is visible in wider views from southern York. Areas of undeveloped land between the southern edge of York and the villages are kept open in order to help retain the physical separation of settlements and the pattern of villages in a rural setting.

Notwithstanding the outer ring road as an obvious man-made feature, land within the ring road feels contiguous with that beyond the boundary, retaining the impression of a city within a rural setting, and offering glimpsed views from high points to Copmanthorpe village beyond. All 5 boundaries have a role in keeping land open as part of the wider view of Copmanthorpe in rural landscape.

Landmark Monuments (Criterion 2)

2.1 / 2.2 Land north of boundary 4 should be kept open to understand the original siting and context of York Minster and its visual dominance over the landscape.

There are distant views of York Minster, which increase nearer the A64 wherein they form recognised key views (Annex 1, evidence 13b).

Village Name:

Copmanthorpe

2.3 Not applicable

Landscape and Setting (Criterion 3)

3.1 Land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact villages, particularly as perceived from open approaches.

The relationship of York to its surrounding settlements, not simply to the distance between settlements but also the size of the villages themselves, and the fact that they are free-standing and clearly defined, is identified by the Heritage Topic Paper [Annex 1, evidence 12] as a feature of the setting and special character of York. A clock face of smaller, compact villages is a key attribute of York's character.

Land to the east of Copmanthorpe is identified as an 'Area Preventing Coalescence' [Annex 1, evidence 11b] (boundary 1 & 5), important in maintaining the physical separation and identity of the village (notably with Bishopthorpe and York's southern edge) and to retain the pattern of York's outlying villages in a rural setting. To the north of the A64 (boundary 4), the land is identified as an 'Area Retaining Rural Setting' – consequently the land plays an important role in protecting the rural setting of the City and its villages when approached from the south west, particularly from the A64 and A1237 from this slightly elevated approach.

The York Landscape Character Appraisal [Annex 1, Evidence 8] describes the wider landscape around Copmanthorpe as Low Lying Arable Plain and Rolling Diverse Arable Farmland. There is a clear distinction between the built up area and open landscape beyond the village; beyond boundaries 1, 2, 3 and 5 land remains open, agricultural fields for a significant distance. Land at Askham Bog, north of boundary 4, is nationally important fen, woodland and meadow, designated as a Site of Special Scientific Interest, and is significant to the open setting of York.

3.2 Not applicable

Village Name:

Copmanthorpe

<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 The land is connected to an area of dense development, the village, and therefore relevant for sprawl. Copmanthorpe has a distinct edge to the built up area in contrast to the open area in which it sits.</p> <p>4.2 / 4.3 Land is unconstrained by built development outwith boundaries 2, 3 and 5. While there is a small cluster of development east of boundary 1, the presence of the strong boundary of the railway line means there is not an increased risk of sprawl occurring. The strong boundary of the A64 also contains sprawl north of boundary 4.</p> <p>Beyond the extent of the built up area contained by boundaries 2, 3 and 5 the landscape consists of a combination of large and small fields, separated by hedges and sporadic trees, providing an open aspect to the flat landscape in this area. There are a couple of isolated buildings south of boundary 2, but no increased risk of sprawl due to the presence of buildings/structures.</p> <p>Land west of boundary 1 is contained by significant infrastructure, the railway line, which prevents sprawl to the east.</p> <p>Boundary 4 - close to this section of the boundary the main urbanising influence is the A64 dual carriageway which runs immediately north of the boundary, itself creating a robust barrier to sprawl in this location.</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>(Criterion 5)</p> <p>5.1 / 5.2 / 5.3 The land surrounding the village predominantly functions as part of the countryside and contributes to the character of the countryside through openness and views</p> <p>The surrounding countryside is predominantly rural open land, although there are some areas of development close to the boundary around the village (such as the Drome Road area). The generally open landscape outwith all boundaries reflects the area's agricultural heritage. Beyond the northern boundary, the close proximity of the city and its land uses become more</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>

Village Name:

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apparent. However, Askham Bogs and Pike Hills Golf Course provide some rural character between Copmanthorpe and the city.

Boundary 1 – Overall, the land functions as part of the countryside, in terms of relationships within it or acceptable uses within it. The openness, views and accessibility contributes positively to the character of the countryside. Although the railway line forms a robust boundary, there are some urbanising influences, including a small sewage treatment works, which is well screened by trees, which helps to limit its impact on the openness of the Green Belt. Adjacent to Temple Lane, there is an area of allotments for use by local residents. Beyond that, the Drome Road area provides a small estate of houses in an otherwise open area of countryside, with some ribbon development beyond that, along Temple Lane. Although this does impact to some extent on the openness of the Green Belt, overall the landscape is characterised by large, open fields forming a strong contrast to the built extent of Copmanthorpe. The Drome Road area in effect, forms a very small washed over settlement in the Green Belt.

Land outwith boundaries 2 and 3 is characterised by an absence of built development or urbanising influences, apart from several isolated properties / farmsteads and the railway line itself, being mostly large open fields forming a strong contrast to the built extent of Copmanthorpe.

North of boundary 4, beyond the A64, land predominantly retains the feel of open countryside between Copmanthorpe and the southern extent of York. Askham Bog Nature Reserve forms a significant part of this area, an extensive site of natural vegetation and wildlife habitat. Pike Hills Golf Course (and clubhouse / car park) occupies an area of managed landscape with putting greens, bunkers and general landscaping, and is an appropriate green belt use. Beyond this to the west sits Askham Bryan College, as an agricultural focused college, much of its site is given over to polytunnels and barns and, while there are some student accommodation blocks and teaching accommodation, the site has a general feel of rurality, sympathetic to its setting.

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Boundary 5 – the land immediately beyond boundary 5 is formed by an undulating triangular shaped field, with robust boundaries including the railway line, Tadcaster Road, and the built extent of Copmanthorpe (forming boundary 5). Land is open and, while Pike Hills Golf Course (and clubhouse / car park) occupies an area of managed landscape with putting greens, bunkers and general landscaping, as an appropriate green belt use it functions as part of the countryside. The busy A64 and the northern slip road are obvious man-made features in the landscape, but the wider landscape is given over to agriculture and green belt appropriate uses.

Local Permanence

Proposed boundary description and recognisability

In general, the Green Belt boundary around Copmanthorpe follows road, rail and fenced property boundaries, with clear distinctions between built and open.

Boundary 1 – The boundary forms the eastern edge of Copmanthorpe and follows the route of the East Coast Main Railway Line, with housing on the north-western side. The boundary consists of hedges and fences forming property boundaries and the railway line. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 2 - The boundary follows the boundaries of properties on Leadley Croft and Moorland Garden, before following the field boundary that represents a clear distinction between open agricultural land and the built up areas of the burial ground and properties of Moor Lane, and the properties on Barnfield Way and Homefield Close, to Low Westfield Road. The boundary consists of hedges and fences forming property boundaries. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 3 - The boundary then follows the route of Low Westfield Road to the north east, before following the hedgerows and fenced rear property boundaries of Westfield Court and Manor Farm Close until it joins the route of Manor Heath to the northern most extent of residential development, adjacent to the A64. The boundary consists of hedges and fences

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

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	<p>forming property boundaries and the carriageway (Low Westfield Road and Manor Heath). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 4 – The boundary then follows the route of the A64 & former Tadcaster Road to the end of the built development line of the northern edge of Copmanthorpe. The boundary consists of hedges and fences forming property boundaries and the carriageway (A64 & Pike Hills Mount & Tadcaster Road). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 5 – The boundary then follows the curtilage boundaries of properties on the north east edge of Copmanthorpe, including Barbers Drive, Bowyers Close, Ropers Court and Learmans Way, to the point where it meets the railway line. The boundary consists of hedges and fences forming property boundaries. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>	<p>The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>
<p>Permanence of proposed boundary</p>	<p>Boundary 1 – the boundary in this section is formed by the railway line, which dates from around the mid-19th Century. The boundary offers permanence.</p> <p>Boundary 2 – the boundary in this section follows a combination of historic field patterns dating from before the mid-19th Century and more recent 20th Century development. The boundary offers permanence.</p> <p>Boundary 3 – the boundary in this section follows historic field & carriageway / track boundaries from before the mid-19th Century, with some 20th and early 21th Century development boundaries. The boundary offers permanence.</p> <p>Boundary 4 - the boundary in this section follows the carriageway / track boundaries (York-Tadcaster Road) from before the mid-19th Century, with some 20th Century development boundaries to the south. The boundary offers permanence.</p>	

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Boundary 5 - the boundary in this section follows historic field patterns dating from before the mid-19th Century and more recent 20th Century development. The boundary offers permanence.

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

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

Sustainable patterns of Development:

There are services and facilities available within the village providing access to services within 800m and transport links into York. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.

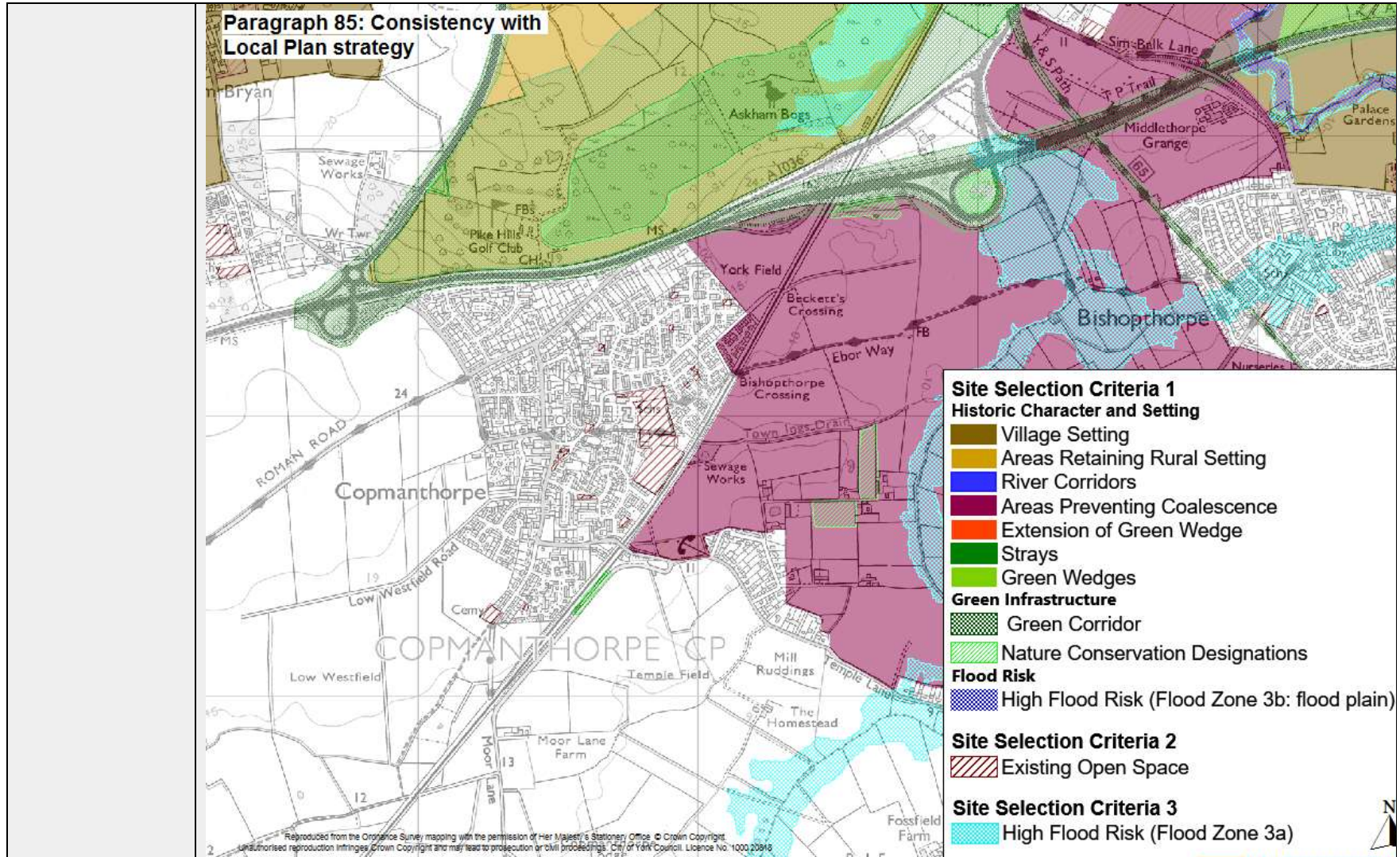
However,

- Land adjacent to the village is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of retaining the rural setting of the city (F3) (boundaries 4 and 5) and preventing coalescence (area G3) (boundaries 1 and 5) [SD107]. However, the scale and compact form of the area and its wider landscape and setting are important features to maintain [SD103].
- There is no designated open space beyond the boundaries; there is open space adjacent to boundaries 1 (sports ground) and 2 (cemetery) [SD085];
- There are no areas of high flood risk (Zone 3b and 3a) immediately adjacent or beyond the boundaries;
- There is a site of interest for nature conservation (SINC) (boundary 1). Additionally, Askham Bogg SSSI is within close proximity to the village to north of the A64 (boundary 4);
- The A64 is a Local Green Corridor (number 12) (boundary 4).

The open land surrounding the village has some **potential for suitable for development in line with the Local Plan strategy.**

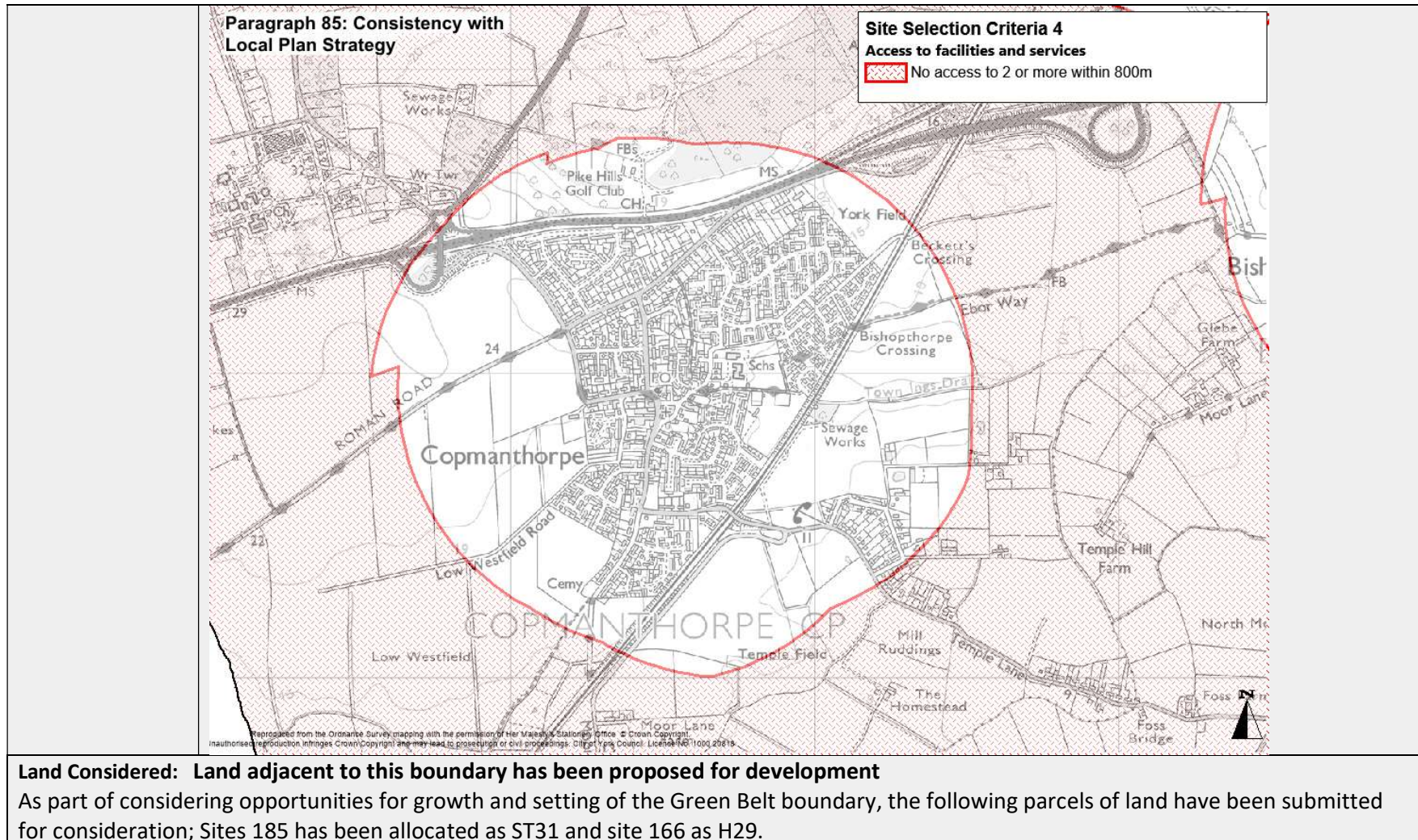
Village Name:

Copmanthorpe













Village Name:

Copmanthorpe





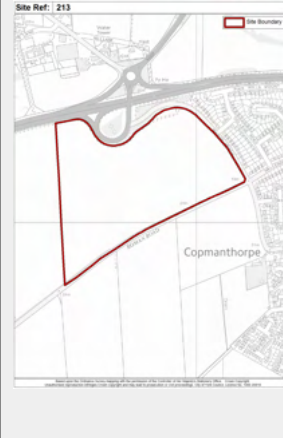
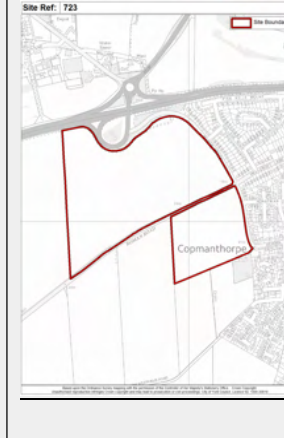
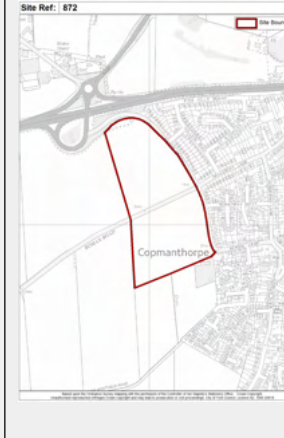



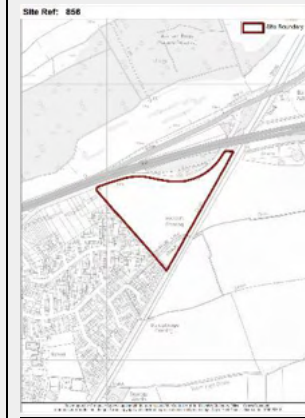
Village Name:

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<p>Boundary 1 Site 206 submitted at Call for site 2012. Not allocated</p> 	<p>Boundary 1 Site 207 submitted at Call for site 2012. Not allocated</p> 	<p>Boundary 1 Site 233 submitted at call for sites 2012. Not allocated</p> 	<p>Boundary 1 Site 746 submitted at Preferred Options consultation 2013.</p> 	<p>Boundary 1 Site 761 submitted at Preferred Options consultation 2013.</p> 
<p>Boundary 2 Site 131 Call for sites 2012. Former ST13 in halted 2014 Draft Local Plan.</p> 	<p>Boundary 2 Site 166 submitted at Call for site 2012. Allocated as H29</p> 	<p>Boundary 2 Site 768 submitted at Preferred Options consultation 2013.</p> 	<p>Boundary 2/3 Site 771 Submitted at Preferred Options 2013. Not allocated</p> 	<p>Boundary 2/3 Site 826 Former SF5. Not allocated in 2018</p> 

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<p>Boundary 3 Site 193 submitted at Call for site 2012. Not allocated</p> 	<p>Boundary 3 Site 208 submitted at Call for site 2012. Not allocated</p> 	<p>Boundary 3 Site 213 submitted at Call for site 2012. Not allocated</p> 	<p>Boundary 3 Site 723 amalgamated site comprising sites 208 & 213</p> 	<p>Boundary 3 Site 872 submitted from Officer discussion.</p> 
<p>Boundary 3 Site 944 submitted at Preferred Sites Consultation 2016. Not allocated.</p> 	<p>Boundary 5 Site 185 submitted at Call for site 2012. Allocated as ST31</p> 	<p>Boundary 5 Site 740 submitted at Preferred Options consultation 2013.</p> 	<p>Boundary 5 Site 856 submitted from Officer discussion.</p> 	

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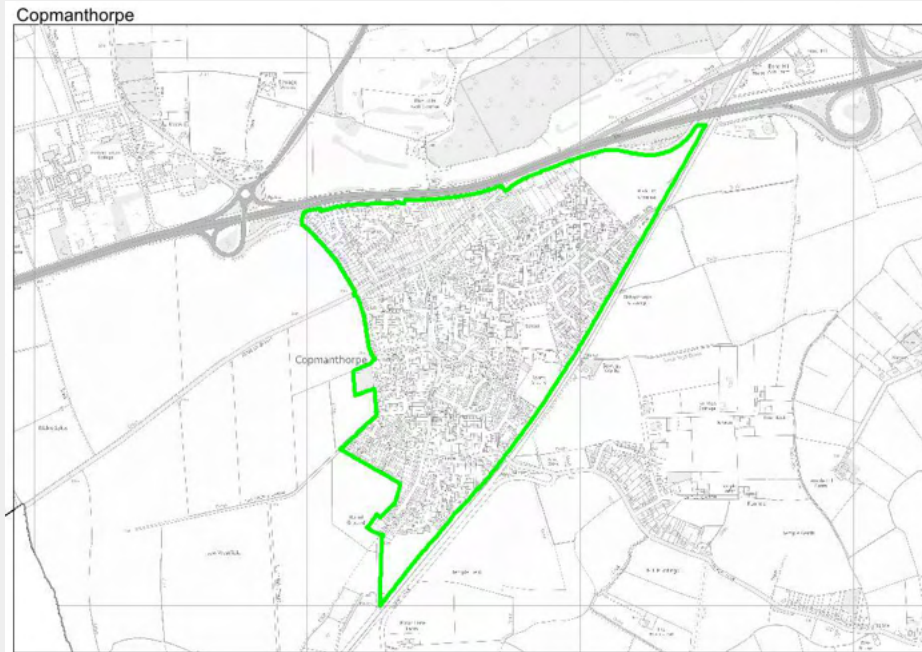
Determining a clear, defensible boundary

Site specific considerations from GB purpose analysis

Opportunities for growth need to consider the following:

- Must consider compactness of the standalone urbanised area avoiding perception of coalescence;
- Must consider the perception of the development from open approaches;
- Must consider potential to resist future encroachment and sprawl.

In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for a site allocation consistent with the sustainable pattern of development. The most appropriate location for this development has been determined as allocating to the south of boundary 2 (H29) and to the north of boundary 5 (ST31). This results in the final Green Belt boundary as follows:



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Proposed boundary description and recognisability	<p>Boundary 1 –The boundary continues to form the eastern edge of Copmanthorpe and follows the route of the East Coast Main Railway Line, with housing on the north-western side. The boundary consists of hedges and fences forming property boundaries and the railway line. Minor change as result of allocations to each end of the boundary to extend this along the line with the railway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 2 - The boundary is amended to start at the Railway Line at its junction with Moor Lane, and then follow to the rear of properties on Moor Lane (north side of Moor lane), and the properties on Barnfield Way and Homefield Close, to Low Westfield Road. The boundary consists of a carriageway, hedges and fences forming property boundaries. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 3 – <u>No change</u> - The boundary then follows the route of Low Westfield Road to the north east, before following the hedgerows and fenced rear property boundaries of Westfield Court and Manor Farm Close until it joins the route of Manor Heath to the northern most extent of residential development, adjacent to the A64. The boundary consists of hedges and fences forming property boundaries and the carriageway (Low Westfield Road and Manor Heath). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 4 – The boundary then follows the route of the A64 & former Tadcaster Road to the A64. The boundary consists of hedges and fences forming property boundaries and the carriageway (A64 & Pike Hills Mount & Tadcaster Road). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>[Boundary 5 – now included in Boundary 4.]</p>
Permanence of proposed boundary	<p>Boundary 1 – the boundary in this section is formed by the railway line, which dates from around the mid-19th Century. The boundary offers permanence.</p> <p>Boundary 2 – the boundary in this section follows a combination of historic lanes and field patterns dating from before the mid-19th Century and more recent 20th Century development. The boundary offers permanence.</p> <p>Boundary 3 – the boundary in this section follows historic field & carriageway / track boundaries from before the mid-19th Century, with some 20th and early 21th Century development boundaries. The boundary offers permanence.</p> <p>Boundary 4 - the boundary in this section follows the carriageway / track boundaries (York-Tad caster Road) from before the mid-19th Century, with some 20th Century development boundaries to the south. The boundary offers permanence.</p> <p>[Boundary 5 – now included in Boundary 4.]</p>

Village Name:

Copmanthorpe

Summary

Drawing on the assessment of Green belt purposes, in order to mitigate the potential harm to the Green Belt the development :

- Is located to the south of the Copmanthorpe as H29 wherein the site is contained on three sides by built development, the railway line and Moor Lane;
- Is located adjacent to the north end of the village contained between Tadcaster Road, the railway line and existing residential development following;
- The remaining Green Belt to the west and south will have an increased importance to remain permanently open to retain the setting of York and interrelationship between the villages as perceived when travelling along the A64; important to the perception of compactness of the village and historic city overall in a rural setting.

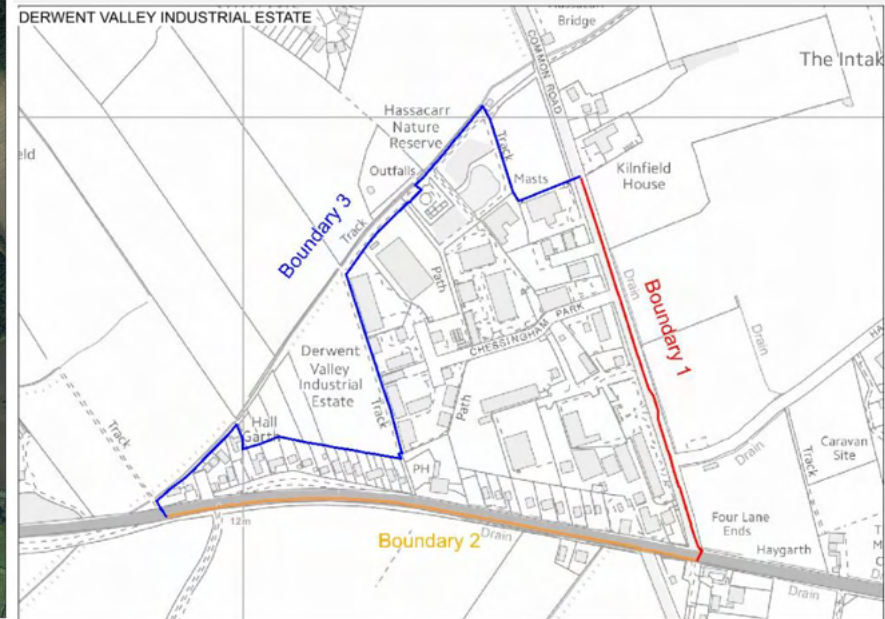
In defining a clear and defensible boundary, it is recommended that the existing boundaries are strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.

Strategic Policy 'SS16: Land at Tadcaster Road, Copmanthorpe' 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.

Village Name:

Derwent Valley Industrial Estate, Dunnington

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



Character of the Area:

Derwent Valley Industrial Estate is a compact and well defined industrial area with a small cluster of residential properties to the south west (along the northern edge of A1079). Derwent Valley Industrial Estate lies to the south of Dunnington village. The site is extensively developed overall. In the main there is a clear distinction between open countryside and the area of denser development. Given the flat landscape, views into and across the area are restricted by development.

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Derwent Valley Industrial Estate is therefore inset within the Green Belt.

Village Name:

Derwent Valley Industrial Estate, Dunnington

Criterion 1 Compactness	1.1	No	<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	Yes (1 and 3)	
	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					

Openness Considerations:

Purpose	Discussion	Outcome/mitigation
<p>Purpose 4 – Preserving the setting and special character of historic towns</p>	<p>Compactness (Criterion 1) 1.1 The land does not need to be kept permanently open as part of a wider view on a dense compact city or village in a rural landscape.</p> <p>1.2/1.3 Land needs to be kept permanently open to maintain the scale and identity of Derwent Valley Industrial Estate, and its separation from Dunnington village to the north. Boundary 3 is particularly important in constraining coalescence between the business park and Dunnington village, helping to maintain the historic setting of the village.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Derwent Valley Industrial Estate, Dunnington

Density analysis indicates a cluster of higher density within open surroundings, giving rise to further consideration of the area's compactness and openness [Annex 1, evidence 4]. The industrial estate grew alongside the Derwent Valley Light Railway and Dunnington Station (formerly at the junction of Common Road and the A1079), and is typically characterised by industrial sheds on large hard-surfaced plots.

A number of detached residential properties line the A1079 road frontage (boundary 2), set back from the road, and predominately behind a line of trees. Before and beyond this point, surrounding land is typical of a rural approach through open countryside. Land outwith the boundary is characteristically open.

North of boundary 3, there is a single field gap of around 200m between the industrial estate and the southerly entrance to Dunnington village. To the east of Common Road, land is in use as pitches for Dunnington and Grimston Sports Club; the club house and synthetic tennis courts front the road, although this retains a feeling of openness. West of Common Lane land is open fields. There is a risk that, were development to extend further north along Common Lane, (beyond boundary 3) the industrial estate and Dunnington village would coalesce, altering both the scale and identity of Dunnington and of the industrial estate. This would further alter the experience of entering the village through rural landscape, affecting the historic setting of the village.

The A1079 to the south of Derwent Valley Industrial Estate is considered an historic open approach for experiencing the compact settlement of Dunnington in its rural context, set away from the industrial estate.

Landmark Monuments (Criterion 2)

Village Name:

Derwent Valley Industrial Estate, Dunnington

2.1/2.2/2.3 Land does not need to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape or any other landmark monuments/village focal points.

There are no specified landmark monuments within or adjacent to Derwent Valley Industrial Estate.

Landscape and Setting (Criterion 3)

3.1 Land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact villages (which in this respect relates to the wider setting of Dunnington), and particularly as perceived from open approaches.

3.2 Not applicable

The relationship of York to its surrounding settlements, not simply to the distance between settlements but also the size of the villages themselves, and the fact that they are free-standing and clearly defined, is identified by the Heritage Topic Paper as a key feature of the setting and special character of York. A clock face of smaller, compact villages is a key attribute of York's character.

The Industrial Estate is a built up area, clearly defined from the flat, open landscape beyond its edge, which is generally dominated by a combination of large fields and a number of smaller, linear fields (reflecting the historical agricultural heritage in the area). There are a number of sporadic farms and dwellings beyond the edge of the industrial estate, but these do not adversely affect the general openness of the landscape. It is physically close to, but separate from, other more densely developed clusters such as Murton and Murton Industrial Estate to the west and the village of Dunnington to the north. Land outwith the boundaries should remain open in order to aid the understanding of the historical relationship of the city to its

Village Name:

Derwent Valley Industrial Estate, Dunnington

	hinterland (in respect of the setting of Dunnington as a free-standing village), and as perceived from open approaches.	
Purpose 1 Checking unrestricted sprawl	<p>(Criterion 4)</p> <p>4.1 Land surrounding the more densely developed industrial estate is at risk of sprawl.</p> <p>The industrial estate is a built up area set within an open landscape, and has expanded incrementally beyond the original structures associated with the Derwent Valley Light Railway.</p> <p>4.2/4.3 The presence of low-density residential and other structures increases the risk of sprawl, particularly outwith boundary 1 and 3. Land adjacent to boundary 3 is unconstrained by development/strong boundaries on more than one side and therefore not contained or enclosed in a way which would prevent sprawl. As major infrastructure, the A1079 forms a strong boundary to contain sprawl beyond boundary 2.</p> <p>To the north (boundary 3), Hassacar Nature reserve is protected by nature conservation designations and does not need to be included as Green belt to preserve openness, however the elevated track which runs from Common Road down to the A1079 offers the most clear and consistent edge which would best prevent sprawl.</p> <p>To the west the edge of the industrial development is bounded by the alignment of Common Drain / watercourse and a track. However, this is intersected where residential development has occurred as a ribbon along the northern edge of the</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.

Village Name:

Derwent Valley Industrial Estate, Dunnington

	<p>A1079. This presence of ribbon development creates an increased risk of sprawl with Boundary 3.</p> <p>There is a large agricultural dealership, associated sheds, and an adjacent bungalow to the east of Common Lane, at the junction of boundaries 1 and 3. Given this presence there is scope for further sprawl extending along the eastern side of Common Lane. Boundary 1 is therefore important in containing sprawl to the east of the industrial estate.</p> <p>Land south of boundary 2 is contained by significant infrastructure, the A1079, which prevents sprawl to the south.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>(Criterion 5)</p> <p>5.1/5.2/5.3 The land surrounding the industrial estate has an absence of built development, predominantly functions as part of the countryside and contributes to the character of the countryside through openness and views.</p> <p>Beyond the boundaries of the industrial estate, the land is flat and generally open and has a countryside function and character, typical for the rural hinterland of York and its boundaries.</p> <p>To the north east of Derwent Valley Industrial Estate lies Hagg Wood, providing a local recreational use in the area. The woodland is characteristically open countryside.</p> <p>The surrounding countryside is predominantly rural open land, with some ‘pockets’ of development, physically separated from the built up edge of the industrial estate, such as Dunnington Sports Club and sporadic farms close to the A1079. The northern part of Derwent Valley Industrial Estate includes Hassacarr Nature Reserve, which was created from Hassacarr Pond, and the old sewage works of the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>

Village Name:

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early 1990s. The Nature Reserve represents a merging of industrial landscape and countryside functions, but remains open in nature.

Local Permanence

Proposed boundary description and recognisability

Section 1: The eastern boundary of the inset follows Common Lane, from the north eastern corner of the Industrial Estate to its junction with the A1079 (Hull Road). Common Lane is included in the inset as it is associated with an area of dense development. The boundary in this section consists of the highway and grass verge adjacent to commercial properties bordering Common Lane. The boundary is recognisable and is easily determined on OS maps and on the ground.

Section 2: The boundary then turns west from the junction of Common Lane and the A1079 (Hull Road) to follow the alignment of the A1079 to the point where it meets 'Common Drain', next to the last residential property in that continuous row. This section of the A1079 is included in the inset as it is associated with an area of dense development. The boundary in this section consists of the highway and grass verge adjacent to properties bordering the A1079 (Hull Road). The boundary is recognisable and is easily determined on OS maps and on the ground.

Section 3: The boundary then turns north east, to follow the alignment of 'Common Drain' and the rear curtilages of properties on Thornbeck, before cutting away from 'Common Drain' and following the rear of the curtilages of properties to the north of Hull Road, before following the western boundaries of commercial properties on Derwent Valley Industrial Estate as far as 'Common Drain' again. The boundary takes the shortest path between 2 points to include extended gardens in the green belt. From that point, the boundary then follows the boundary of commercial properties on Derwent Valley Industrial Estate, Hassacarr Nature Reserve, and the field boundaries to the north of Hassacarr Lane, to the point where it meets Common Lane. - The boundary in this section consists of a combination of hedges,

The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

Village Name:

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	<p>trees, fences and carriageway (Hassacarr Lane). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>An alternative boundary could include exclude from green belt the triangular pocket of open fields to the r/o housing fronting the A1079. Rather than the boundary following the rear curtilages of properties to the north of Hull Road, it could instead run along the continuous track further north which would round off the built area as a triangle using the same continuous boundary along the whole northern section from A1079 to Common Road. While this is considered to offer strength in that it is a consistent boundary, it would result in including a significant parcel of open land within the built 'envelope', increasing the risk of sprawl and increasing the scale/impact of the business park in relation to Dunnington village.</p>	
<p>Permanence of proposed boundary</p>	<p><u>Section 1:</u> The boundary follows the alignment of Common Road to its junction with Hull Road, and dates from the mid 19th Century. The boundary offers permanence. Various planning applications to the east of Common Road in association with Kilnfield House have created office space and industrial storage. Planning permission was granted in 2002 for football playing pitches (02/03925/FUL) and in 2015 for the construction of a gravel surfaced car park and a portable changing room in association with these (14/02284/FUL), to the east of Common Road at the junction of Hagg Lane, opposite the entrance to the industrial estate.</p> <p><u>Section 2:</u> The boundary follows the alignment of Hull Road, and dates from the mid 19th Century, but was subject to a later 20th Century carriageway realignment, between the Twine & Barrel Restaurant (formerly the Windmill Pub) and 'Thornbeck' – the boundary now follows this road alignment, rather than the former Hull Road alignment. The boundary offers permanence. There are no significant planning applications on the land to the south of York Road.</p> <p><u>Section 3:</u></p>	

Village Name:

Derwent Valley Industrial Estate, Dunnington

The boundary offers permanence. The boundary follows the alignment of 'Common Drain' and field boundaries, both of which appear to date from the mid 19th Century. Where the boundary follows the rear of residential properties on Hull Road, this boundary appears to date from the mid 20th Century. There are no significant planning applications on the open land to the north and west of the industrial estate and housing on York Road.

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

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

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

Some vacant plots within the existing industrial estate were identified:

- Site 617 Chessingham Park Dunnington a historic SHLAA site and
- Site 706 Chessingham park remaining land – the site of an expired employment consent.

Which were investigated to maximise potential within the existing urbanised area.

In line with the Local Plan Spatial Strategy, opportunities for growth of the business park would be beyond its current boundaries. Land to all edges of Derwent Valley Industrial Estate has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth.

- Land adjacent to the village is not identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city [SD107]. However, with consideration of principle characteristics set out in the Heritage Topic paper , the characteristic of compactness in relation to the existing village of Dunnington and its wider landscape and setting are important features to maintain (evidence 12 [SD103]).
- There is designated open space on land within and beyond boundary 3 – Hassacarr Nature Reserve which is identified as natural/semi-natural openspace [SD085];
- Land to the north of boundary 3 is an area of high flood risk (Zone 3a) associated with Common Drain;

Village Name:

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- Land to the north of boundary 3 is a designated Site of Importance to Nature Conservation (SINC), Hassacar Nature Reserve;
- The land to the south and south east of the industrial estate is local Green Corridor 20 (Southern Heath);

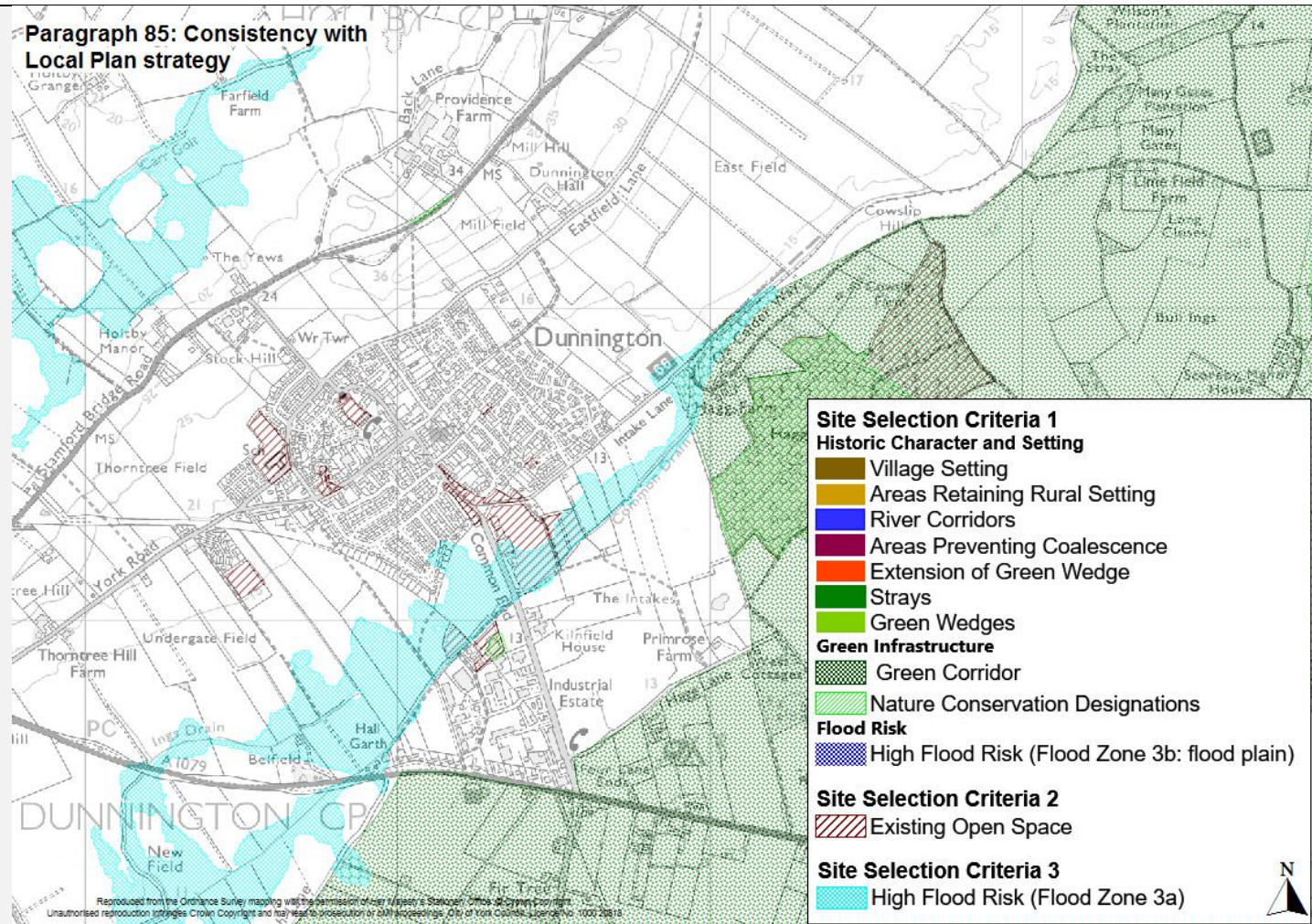
The open land surrounding the village is therefore **not suitable for development in line with the Local Plan strategy.** However, site 706 within the extent of the Industrial Estate has been allocated as E10.

Village Name:

Derwent Valley Industrial Estate, Dunnington

NPPF Para 85

Paragraph 85: Consistency with Local Plan strategy



Village Name:


Derwent Valley Industrial Estate, Dunnington

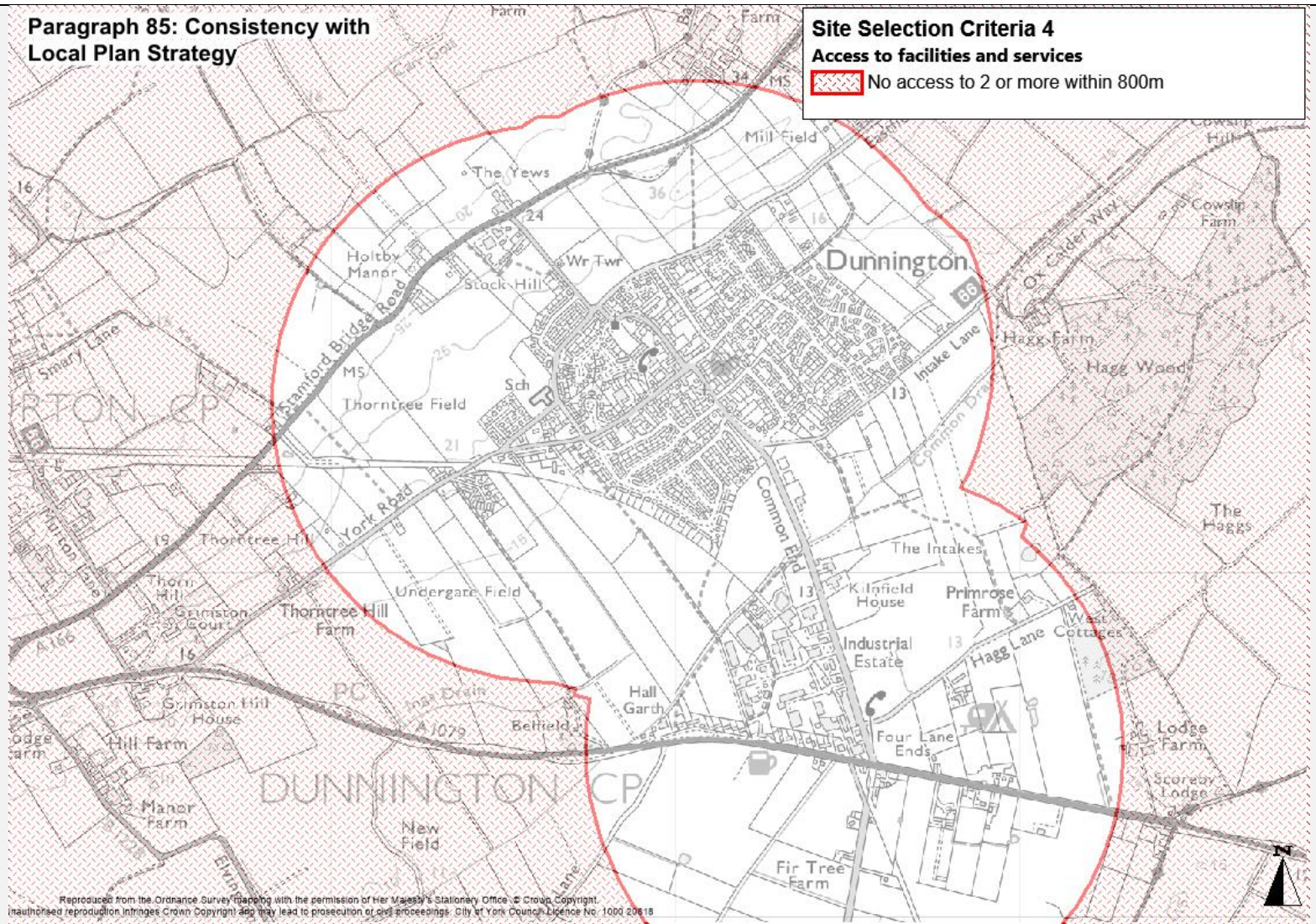
NPPF Para 85

Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4








Access to facilities and services

 No access to 2 or more within 800m



Village Name:

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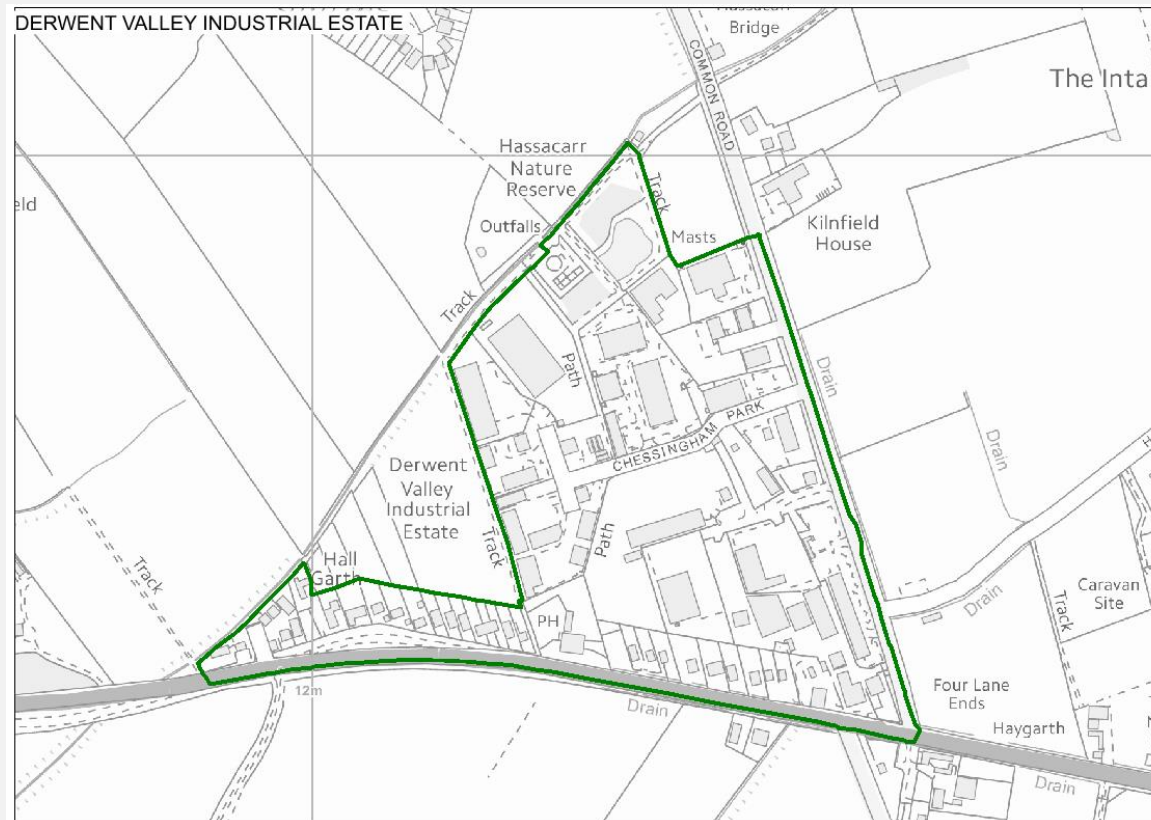
Land Submitted for Consideration: Land adjacent to this boundary has been proposed for development			
<p>Boundary 2 Site 43 Submitted through the call for sites 2012. Not allocated</p> 	<p>Boundary 3 Site 328 Amalgamated site comprising 9, 20 and 231)</p> 	<p>Boundary 3 Site 9 Submitted through the call for sites 2012. Not allocated</p> 	<p>Boundary 3 Site 20 Submitted through the call for sites 2012. Not allocated</p> 
<p>Boundary 3 Site 231 Submitted through the call for sites 2012. Not allocated</p> 	<p>Boundary 3 Site 697 amalgamated site.</p> 	<p>Boundary 3 Site 997</p> 	

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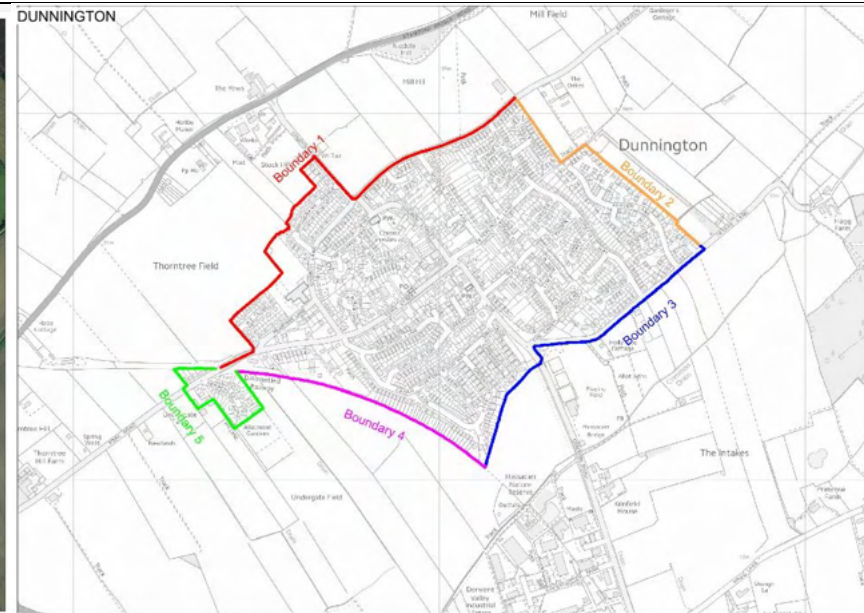
Determining a clear, defensible boundary

In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for the Derwent Valley Industrial estate to expand beyond the current boundary. This results in the final Green Belt boundary for the village as follows:



Village Name:

Dunnington



Scoping: Strategic Principles: SP5

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

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

Village Name: **Dunnington**

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

GB Purpose	Discussion	Outcome
Purpose 4 – Preserving the setting and special character of historic towns. Scoping/Strategic Principles set out in: SP1, SP4, SP5, SP7	Compactness (Criterion 1) 1.1/ 1.2/ 1.3 The land needs to be kept permanently open to maintain a connection to open and historic setting, to constrain development from coalescing, maintain scale/ identity of the compact village in an open or rural landscape. Dunnington evolved as a farming community originally centred around the Church of St Nicholas, with the centre of the village moving to the Village Cross and Junction of Church Street, York Street and Common Road. While expansion in the 20 th Century has resulted in extensive growth and some loss of some of the historic setting, the northern edge of the village maintains the strongest relationship to the historic village core. Allowing the village to grow significantly would take it out of proportion with the settlement pattern of York, an important character identified in the Heritage Topic Paper (HTP) and increasing the distance of residential areas away from the village core can	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.

Village Name:

Dunnington

cause harm to the compactness of the village. Therefore all 5 boundaries are relevant to this consideration.

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

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

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

Village Name:

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Landmark Monuments (Criterion 2)

2.1/ 2.2 The land to the north, west and south (boundaries 1,3, 4 and 5) needs to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape as well as village focal points.

Views of the Minster from the A166 and adjacent land, become prominent as you approach the City from Dunnington (travelling east to west). Dunnington's church tower and a number of mature trees dominate the village skyline.

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

2.3 Not applicable

Landscape and Setting (Criterion 3)

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

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

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	<p>The landscape retains strong relationships to geological heritage and the formation of the Vale of York, with Hassacarr pond (part of Hassacarr Nature Reserve) situated south of the village (west of Common Lane) and the York Moraine providing higher ground to the north. To the immediate north of Dunnington, the land rises gently to a peak parallel with Eastfield Lane on the Moraine, before dropping slightly to the A166 and the surrounding open landscape and villages.</p> <p>From its highest point at Mill Hill (also part of the York Moraine), north of Eastfield Lane, there are views to the south across the village and beyond, longer, uninterrupted views to the Wolds, across the Vale of York in all directions – with a very prominent view of York Minster.</p> <p>Both the A166 to the north, and the A1079 to the south of Dunnington are considered open approaches for experiencing the rural context of the city. The A166 in particular is on higher ground and it is necessary to keep land permanently open either side of the A166, which maintains this sense of openness and contributes to understanding the setting of York and connections to agricultural features.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in: SP4, SP5, SP8</p>	<p>(Criterion 4)</p> <p>4.1/ 4.2/ 4.3 The village is an urban area with some boundaries at risk of unrestricted sprawl</p> <p>The main built up area of Dunnington has a distinct urban edge in contrast to the open area in which it sits and the density of development.</p> <p>The most consistent and continuous boundary is to the south west (Boundary 4) follows the line of the former Derwent Valley Light Railway to actively constrain development and currently provides an active barrier to sprawl, which should be maintained. Built infrastructure in the form of roads has also proved effective in preventing sprawl along</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

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Eastfield lane (to the north east of boundary 1) and intake lane (to the south east of boundary 3).

The other distinct edges to the dense urban area follow the curtilages of properties and field boundaries where development and the open landscape or agricultural uses. However, there are some 'pockets' of development, physically separated from the built up edge of the village which indicate a vulnerability for sprawl, including;

Boundary 1 - Dwellings and commercial development on the junction of Church Balk & the A166, form a cluster of agricultural associated business and properties to the north of Dunnington, separated by only one field. Further development between these areas risks merging and creating more significant sprawl. A water tower is located on land to the east of Church Balk between the village and A166 with a cemetery (granted permission circa 2010) and playing fields maintaining an open character. Development to the north of the village/ east of Church Balk towards the A166 also risks leading to significant sprawl.

Boundary 2 - The Market Garden on Eastfield Lane is separated to the east of Dunnington by one field. It is more open compared to the main urban area of Dunnington and in agricultural use so more built up nature than the surrounding countryside. There is some scope for extending the village to this north east corner, which would bring development up to include the existing farm. There is a cluster of 3 residential properties on Intake lane separated by only one field to the east of Dunnington. These are large properties within their own grounds and of a more rural setting than the main urban area. Any expansion of Dunnington to the east along intake lane would bring these properties into the village.

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

Boundary 3 – To the south of Intake Lane the land is open with sporadic cottages and farmsteads as well as Dunnington Sports Club and allotments. While the playing pitches

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	<p>and allotments are designated open space, they maintain a large tract of land which is much more open in character than the main urban area. While an alternative boundary could be created further south along “Common Drain” this is a less robust barrier to development than Intake Lane, which contains the current densely developed limits. Land west of Common lane is open between the village and Derwent Valley Industrial estate and includes Hassacarr Nature reserve. This physical separation containing the village is important. Allowing development or changing of the boundary would impact the rural approach into the village along Common Lane and force the village of Dunnington to merge with the Derwent Valley Industrial Estate further south, diminishing the identity of the village and constitute sprawl.</p> <p><u>Boundary 5</u> – the Derwent Estate off York Road is lower density than the main village and set slightly apart in a contained and recognisable curtilage. This estate is physically separated from the main body of Dunnington to a certain extent and breaches the clear limit of the former Derwent Valley railway, thereby to some extent constituting sprawl. Extension to the north, south and east would constitute significant sprawl.</p> <p>Alternative boundaries which follow established infrastructure could see the village expand up to the A166 to the North, to the A1079 to the south and without being checked to the east. This scale of expansion would be significant and would constitute significant sprawl far beyond the existing settlement detracting from the pattern of development.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p> <p>Scoping/Strategic Principles set out in:</p>	<p>5.1/5.2/5.3 The land surrounding the village predominantly functions as part of the countryside and contributes to the character of the countryside through openness and views</p> <p>Whilst Dunnington is clearly urbanised in nature, the surrounding countryside is predominantly rural open land. The limited development beyond the current densely built up extent of the village is mainly farmsteads and isolated or very small clusters of dwellings, which reflect the openness and agricultural heritage of the area. Hagg Wood</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>

Village Name:

Dunnington

SP4, SP5, SP9

to the east, and Hassacarr Nature Reserve to the south, add to the rural character of the area and provide local recreational use and access to the countryside.

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

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

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

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

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

Local Permanence

Proposed boundary description and recognisability

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

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

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

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

The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

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

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Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

Dunnington is of an urbanised built up nature with a lack of openness and therefore offers an opportunity for focusing development towards an urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long term permanence of the York Green Belt. A vacant plot within the existing village was identified (Site 618 Land Rear of Surgery 2a/2b Petercroft Lane) but is now built out.

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

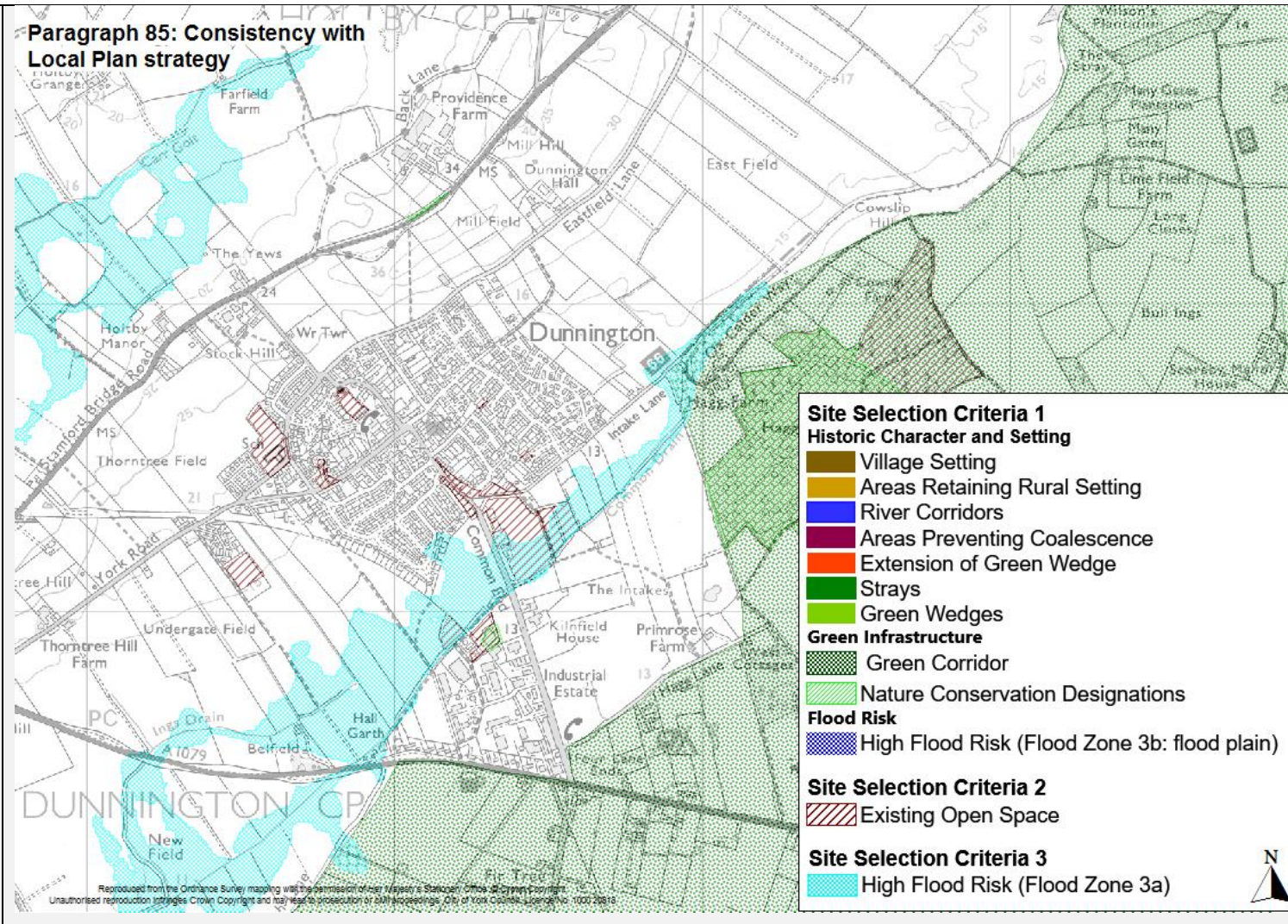
In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Dunnington has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth. While land is not identified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

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

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Paragraph 85: Consistency with Local Plan strategy



Village Name:

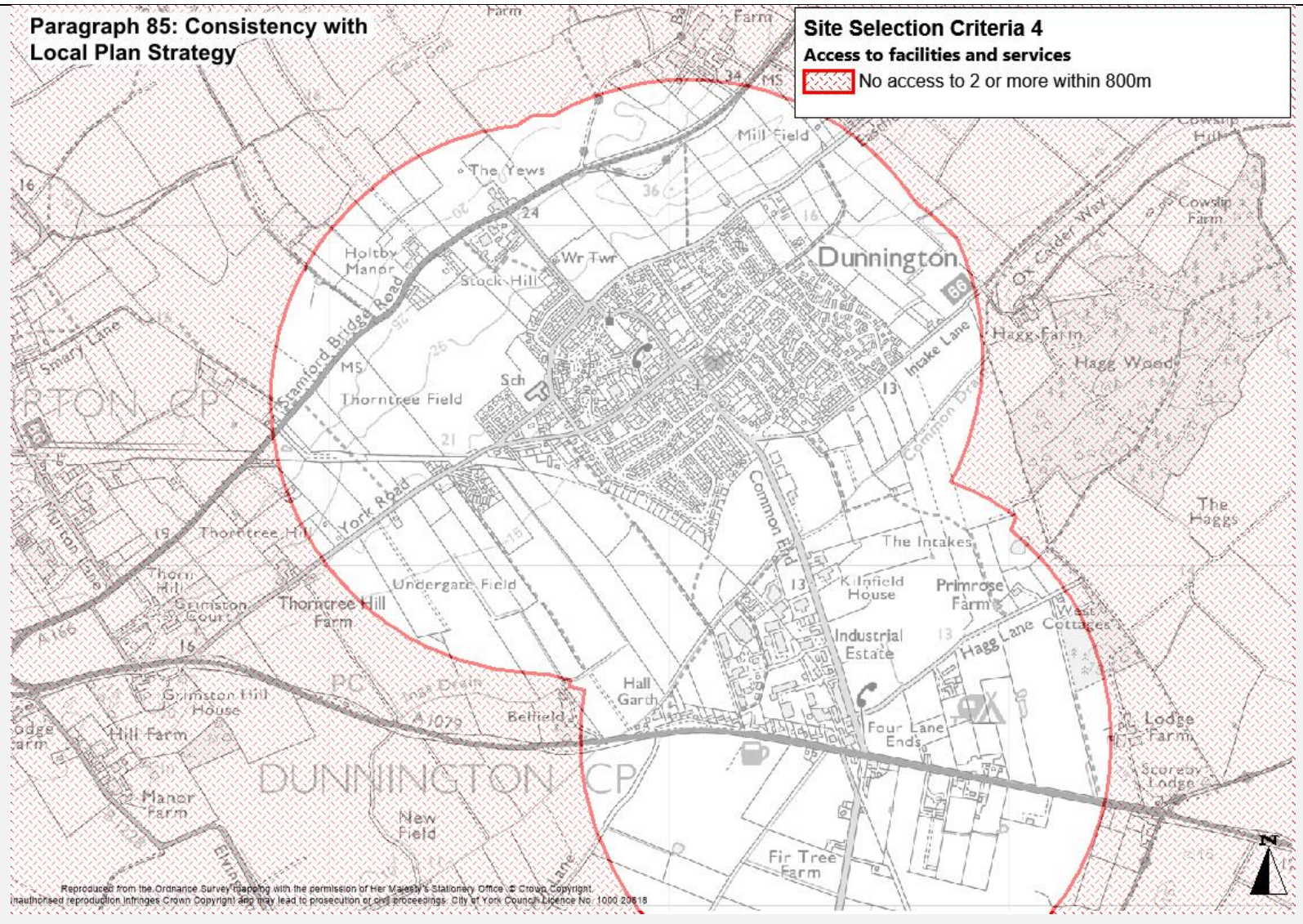
Dunnington

Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m



Village Name:

Dunnington

Land Considered

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

Boundary 1:

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

Site 744: **Site 748:** **Site 737:**



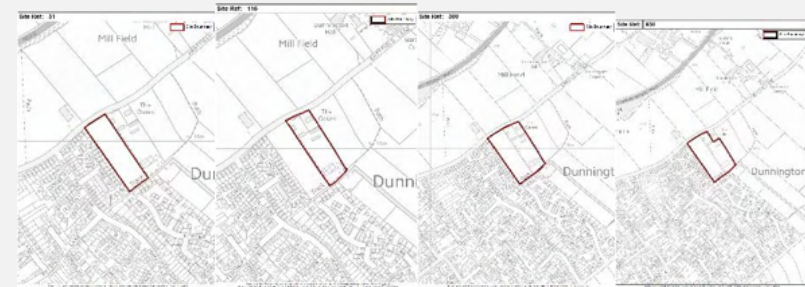
- Amalgamated Site 72 (inc sites 619 and 827) Water Tower land Dunnington – rejected and not proposed for allocation

Site 72: **Site 619:** **Site 827:**

Boundary 2:

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

Site 31 **Site 116** **Site 300** **Site 930**



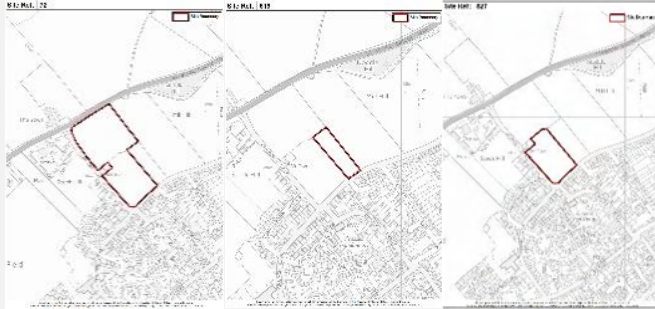
- Site 52 (incorporating boundary for site 896) Land at Eastfield Lane Dunnington – rejected and not proposed for allocation

Site 52 **Site 896** **Site 811**



Village Name:

Dunnington



Boundary 3:

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

Site 30



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

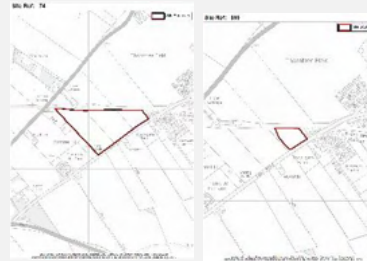


Boundary 5:

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

Site 74

Site 899



Village Name:

Dunnington

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

**Site 9 Site 20 Site 231 Site 616 Site 328 Site
997**



Village Name:

Dunnington

Determining a clear, defensible boundary

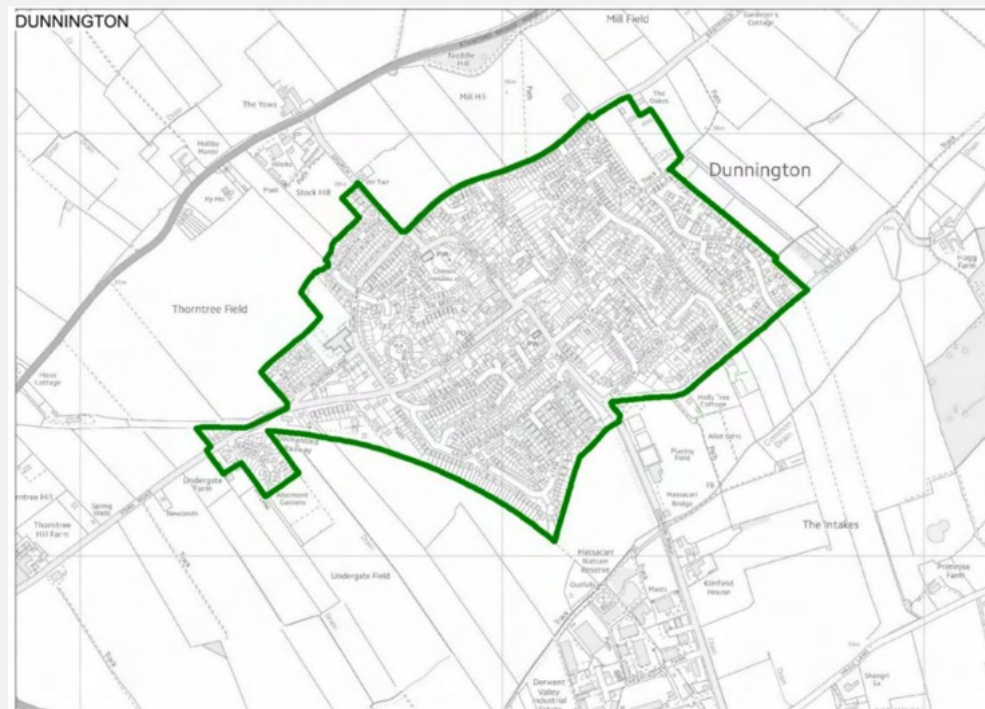
Site specific considerations from GB purpose analysis

Opportunities for growth need to consider the following:

- Must consider compactness of the standalone urbanised area avoiding perception of coalescence;
- Must consider the perception of the development from open approaches;
- Must consider potential to resist future encroachment and sprawl.

Strategic Permanence conclusions

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



Village Name:

Dunnington

Proposed boundary description and recognisability	<p>Boundary 1: The boundary follows rear & side property boundaries of houses on Hunters Close, the fenced perimeter of Dunnington Primary School and Springbank Avenue, then south along Church Balk (road) and east along Eastfield Lane beyond the furthest extent of residential development by two fields to the eastern edge of 'the Market Garden'. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties) and carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 2: The boundary turns south along the field boundary to the eastern extent of the agricultural/commercial use before turning west along the track (Peter Croft Lane) to the curtilage of the properties and turning south again to follow the rear curtilage of properties on Kerver Lane, to the point where it meets Intake Lane. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 3: No Change - The boundary then follows the line of Intake Lane, The Green, crossing Common Road, and then follows the rear fenced boundaries of Greenside Close and Greenside Walk. The boundary in this section consists of a combination of hedges, trees, fences and carriageway (Intake Lane). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 4: No Change - The boundary then returns north west along the former Derwent Valley Light Railway. The boundary in this section consists of a combination of hedges, trees, fences along former Derwent Valley Light Railway line. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 5: No Change - The boundary then follows the extent of the 'Derwent Estate' (a small 20th Century housing estate), and the residential element and front barn at Undergate Farm (with the main farm buildings to the rear being more open in nature), before following the rear curtilages of properties north of York Road (bounded by the alignment of the former Derwent Valley Light Railway to the point where it meets Pear Tree Lane. The boundary in this section predominantly consists of a combination of hedges, trees and fences line. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>
Permanence of proposed boundary	<p>Boundary 1: The majority of the boundary in this section dates from around the mid 19th Century following the alignment of Eastfield Lane and field boundaries. The boundary offers permanence.</p>

Village Name:

Dunnington

	<p>Boundary 2: The boundary follows field boundaries dating from around the mid 19th Century, and the alignment of Peter Crofts Lane. The boundary offers permanence.</p> <p>Recommendation: In defining a clear and defensible boundary to resist further encroachment eastwards, it is recommended that the eastern boundary 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 acts as a defined and recognisable urban edge which will be permanent in the long term.</p> <p>Boundary 3: The boundary follows the alignment of Intake Lane, from around the mid 19th Century. The boundary offers permanence.</p> <p>Boundary 4: The section of the boundary follows the alignment of the former Derwent Valley Light Railway, dating from the early 20th Century. The boundary offers permanence.</p> <p>Boundary 5: The boundary offers permanence. The boundary follows field boundaries dating from around the mid 19th Century.</p>
Summary	<p>Drawing on the assessment of Green Belt purposes, in order to mitigate the potential harm to the Green Belt the development the allocation identified:</p> <ul style="list-style-type: none">• Is located to the south of Eastfield Lane to the east of village which should minimise visual impact and avoid coalescence; important to the perception of compactness of the village and historic city overall in a rural setting (boundary 1). <p>In defining a clear and defensible boundary, it is recommended that the eastern boundary 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 acts as a defined and recognisable urban edge which will be permanent in the long term. The site allocation identified in Policy H1 'Housing Allocations' is H31 'Eastfield Lane'. Development proposals will take consideration for 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.</p>

Village Name:

Earswick



Scoping: Strategic Principles: SP5

Character of the Area:

The early and mid-20th Century saw Earswick remain an agricultural village. Apart from several farms along Strensall Road, the majority of housing was still located on a ribbon of land off the main York to Strensall Road, leading down to the River Foss, known as The Village. The late 20th Century saw the growth of Earswick with a large number of homes built, including the construction of 125 homes on what is now Fosslands Estate, which almost doubled the size of the village. Due to its generally low-lying topography, the relatively open and rural landscape surrounding Earswick provides for open views across the surrounding countryside, including towards the City of York. The eastern boundary of the village offers a broad vista towards the historic Earswick Moor. **This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Earswick is therefore inset within the Green Belt.**

Village Name:

Earswick

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 (3 only)	
	1.3	Yes			4.3	Yes (3, 4 and 5)	
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					

Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in: SP1, SP4, SP5, SP7</p>	<p>Compactness (Criterion 1) 1.1 / 1.2 / 1.3 The land needs to be kept permanently open to maintain the scale and identity of a compact village and to maintain a connection to open and historic setting. The village is set in a generally flat, open landscape, with views on approaches particularly from the adjacent River Foss and from Strensall to the north. There is a risk of the village coalescing with Huntington, Haxby and Strensall.</p> <p>Earswick is immediately north of the A1237 and Huntington, and remains a compact village. The village has generally well defined boundaries and is distinct and separate from the contiguous main urban area of York and the open land around it. The village is generally characterised by low density residential development, and has a ‘rural village’ feel to it.</p> <p>Earswick evolved from a collection of farms and farm buildings, and remained as a small agricultural village into the 20th century. The village’s original core was situated to the south of the current village, between the banks of the River Foss and Strensall Road, with a few</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Earswick

farmsteads to the east of Strensall Road. It is this southern part of the village which retains the strongest links to the historic village. The 1990s saw significant growth of the village northwards to the west of Strensall Road with the Fosslands Estate, which doubled the size of the village, introducing new open spaces and a different urban form. Allowing the village to grow significantly would take it out of proportion with the settlement pattern of York, an important character identified in the Heritage Topic Paper (Annex 1, Evidence 12), and an element of compactness, therefore all boundaries are relevant to this consideration.

The village is physically close to other urban clusters at Haxby to the east and Strensall to the north, as well as the main urban area to the south. The proximity of the village (boundary 1) to the ring road in the south heightens the vulnerability of breaching this barrier, with only a very narrow physical gap between the southern edge of the village and the A1237. The importance of this gap to prevent coalescence is also strengthened by the fact that the built extent of Huntington almost extends to the A1237, from the south.

The areas to the west (west of the River Foss) and north of Earswick are also vulnerable to coalescence with Haxby to the west, and Strensall to the north. Allowing them to merge would be detrimental to the compact scale and identity of Earswick. As a result the land to the north along with the area to the west are recognised as necessary to keep permanently open in order to prevent coalescence of the separate areas (as identified in the GB Appraisal and historic character and setting work – Area G1), in order to retain the pattern of villages set within a rural setting.

All 5 boundaries have a role in maintaining compactness and preventing coalescence, particularly boundary 1, where there is the greatest risk of coalescing with Huntington. The River Foss does create some constraint, adjacent to boundary 2. Boundaries 3, 4 & 5 also create a significant risk of uncontrolled expansion of the village.

Landmark Monuments (Criterion 2)

2.1 / 2.2 / 2.3 Land does not need to be kept permanently open in relation to views or visual dominance of a landmark building or monument.

Village Name:

Earswick

While views analysis notes long distance views into York from higher ground north of York, land around Earswick does not need to be kept permanently open in order to understand the context of York Minster. Further, Earswick does not have a Conservation Area and has one Grade II listed building (Rose Cottage, on The Village) whose setting is not impacted by land outside the inset area.

Landscape and Setting (Criterion 3)

3.1 The land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clockface of smaller, compact villages, particularly as perceived from open approaches.

3.2 Not applicable

The relationship of York to its surrounding settlements, not simply to the distance between settlements, but also the size of the villages themselves, and the fact that they are free-standing and clearly defined, is identified in the Heritage Topic Paper (Annex 1, Evidence 12) as a key feature of the setting and special character of York. A clock face of smaller, compact villages is a key attribute of York's character. Earswick's location within the settlement pattern is that of a small village outside the York Outer Ring Road, physically separated from surrounding development clusters. The village is physically close but separate from the northern edge of the built up part of York (Huntington) and other settlements at Haxby (to the west), Strensall (to the north)

Earswick generally has well defined settlement limits following easily recognisable and well defined boundaries, providing a clear and distinct edge to the village. Consequently, there is a clear distinction between the built up area of the village and the open landscape beyond the village, particularly to the north and east, which predominantly is in agricultural use. The land surrounding Earswick is predominantly flat and open in nature with long distance view across fields, broken with trees and hedges. All boundaries have a role in retaining the separate identity and character of Earswick, retaining it as one of the pattern of York's villages in a rural setting.

Village Name:

Earswick

Purpose 1

Checking unrestricted sprawl

Scoping/Strategic Principles set out in:

SP4, SP5, SP8

Urban Sprawl (Criterion 4)

4.1 Land adjacent to all boundaries is connected to the built up area of the village and unconstrained by built development on more than one side

Earswick's boundaries are generally well defined, based on property boundaries and carriageway boundaries. All 5 boundaries are connected to an area of dense development and are therefore at risk of sprawl.

4.2 / 4.3 Land is predominately unconstrained on more than one side. There is an increased risk of ribbon development occurring to the north (beyond boundary 3) given the presence of low density structures on Strensall Road. While Huntington Fire Station sits to the south of boundary 1, the presence of the strong boundary of the A1237 means there is not an increased risk of sprawl occurring. The River Foss, to the west, acts to contain sprawl west of boundary 2.

Boundary 1- the closeness to the A1237 (& its busy intersection with Strensall Road) and Huntington, to the south of the village adds an urbanised aspect to the southern end of the village. Land south of the boundary is however contained by the A1237 northern ring road; the strong boundary of significant infrastructure acts to contain sprawl to the south.

Land west of boundary 2 is predominately open, a green buffer to the River Ross. The River Foss acts to constrain sprawl to the west.

Boundary 3 –to the north of Earswick, there are a number of isolated and small clusters of several properties and farms off Strensall Road, both to the east and west of Strensall Road; some are more closely associated with the village, others isolated from it. Given the proximity to Strensall to the north, the presence of isolated structures along Strensall Road increases the risk of ribbon development between the 2 settlements.

Land east of boundary 4 and boundary 5 is predominately open.

IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.

Village Name:

Earswick

Purpose 3

Safeguarding the countryside from encroachment

Scoping/Strategic Principles set out in:

SP4, SP5, SP9

(Criterion 5)

5.1 / 5.2 / 5.3 The land surrounding the village is predominantly characterised by an absence of built development or urbanising influences and functions as part of the countryside and contributes to the character of the countryside.

There is limited development beyond the current built up extent of the village, mostly farmsteads (reflecting the openness and agricultural heritage of the area) or isolated or very small clusters of dwellings, mainly to the north of the village. Overall, the land functions as part of the countryside, in terms of relationships within it or acceptable uses within it. The openness, views and accessibility contributes positively to the character of the countryside.

Outwith boundaries 2, 3, 4 and 5, land is characteristically open countryside, consisting of a combination of small and medium/large fields, separated by hedges & trees, on a predominantly flat and open landscape. It is noted that last immediately west of boundary 2 accommodates green belt appropriate uses such as public open space, with areas of informal amenity open space and more formal open space. The more formal open space (inc tennis courts and a ‘Scented garden’) are associated with Earswick Village Hall, to the south west of Earswick Chase, creating a more formal recreation provision in the Green Belt. The landscaping and recreational use of the land between Earswick Chase and the River Foss provides a ‘soft’ transition between the village and the more open fields to the west of the River Foss, between the village and Haxby. It is important that these areas are protected from encroachment, to protect the character, and riverside environment of the village.

Land beyond boundary 1 provides a narrow landscape buffer to the A1237 beyond, with the urbanising influence of the road and main urban area of York beyond.

IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.

Village Name:

Earswick

Local Permanence

Proposed boundary description and recognisability

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

Boundary 1: From the southern edge of the village from the junction with Strensall Road, the southern boundary follows the fences and hedgerows of the rear boundaries of properties on Shilton Garth Close and Stablers Walk. The boundary in this section consists of a combination of hedges, trees and fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 2: The boundary then follows the western edge of Earswick, along the rear boundaries on Rowley Court and the rear and side boundaries on Rowley Court and the rear and side boundaries of properties on Earswick Village. The Scented Garden, village hall and tennis courts are included within the Green Belt as this designation would help to retain more open nature of the land here. The Green Belt boundary continues to follow fences and hedgerows of rear property boundaries northwards, along the footpath to Lock House Lane. The boundary in this section consists of a combination of hedges, trees and fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 3: The boundary then picks up property boundaries again along the northern boundary of the village. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties) and roads. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 4: The boundary follows Strensall Road to the point where it meets Willow Grove. The boundary in this section consists of a combination of hedges, trees, fences and roads (Strensall Road). The boundary is recognisable and is easily determined on OS maps and on the ground.

The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

Village Name:

Earswick

	<p>Boundary 5 The boundary then follows Willow Grove, in an easterly direction, to the last property on Willow Grove, before running back along the rear boundaries of properties on Willow Grove and Strensall Road, towards the southern edge of the village. It should be noted that the boundary excludes several farm buildings from the village boundary (including them in the Green Belt) as they have an agricultural feel. Also, the Green Belt boundary runs along the building line of several properties on Ilford Close, so the large rear gardens are in the Green Belt, before following the rear gardens again of properties on Strensall Road, towards the junction with the A1237. Huntington Fire Station lies within the Green Belt. The boundary in this section consists of a combination of road, hedges, trees and fences. The boundary also follows the building line of several properties on Ilford Close, so the rear gardens are within the Green Belt. The boundary is generally recognisable and is easily determined on OS maps and on the ground.</p>	
<p>Permanence of proposed boundary</p> <p>Scoping/Strategic Principles set out in: SP13</p>	<p>Boundary 1: The boundary appears to date from the around the mid-19th Century, forming the boundaries of linear plots of land and property boundaries from 'The Village'. The boundary offers permanence.</p> <p>Boundary 2: The boundary follows field boundaries around the former Earswick Hall, at the western end of The Village, dating from around the mid-19th Century and the extent of the Earswick Chase residential development, from the very late 20th Century. The boundary offers permanence.</p> <p>Boundary 3: This section of the boundary partially follows the alignment of former field boundaries dating from the mid-19th Century, and the northern extent of the Earswick Chase residential development from the very late 20th century. The boundary offers permanence.</p> <p>Boundary 4: eastern boundary follows the alignment of Strensall Road, dating from before the mid-19th Century. The boundary offers permanence.</p> <p>Boundary 5: Part of the boundary reflects linear plot boundaries dating from around the mid-19th Century, but sections of the boundary reflecting more recent development on Strensall</p>	

Village Name:

Earswick

Road appears to follow more recent 20th Century property boundaries. The boundary offers permanence.

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

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

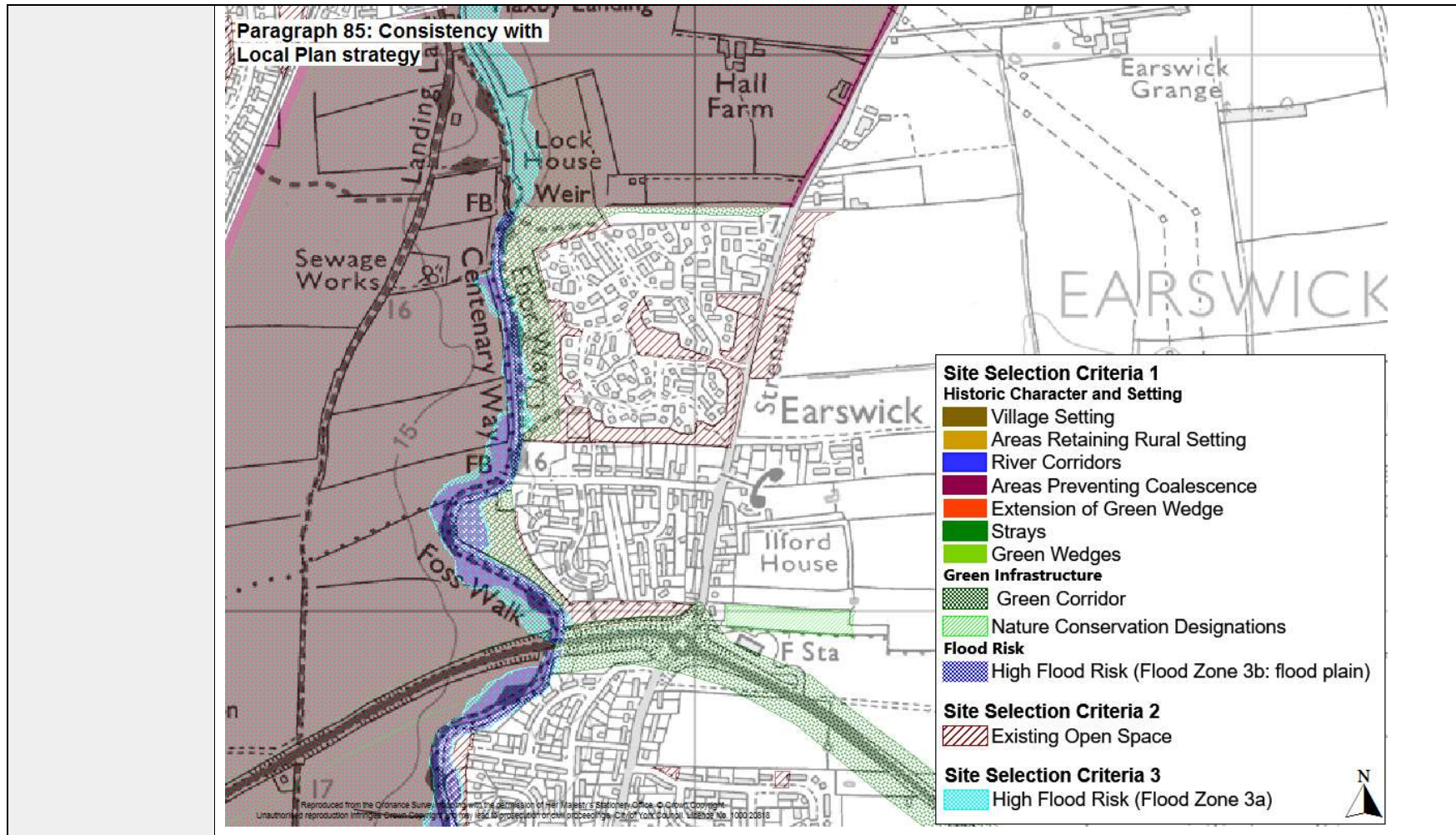
In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. No Land beyond the village has access to two or more services within 800m; access to the northwest is constrained by the River Foss. This is not considered a potentially sustainable location for growth. Additionally:

- Land adjacent to the village is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city by preventing coalescence with Haxby, New Earswick, Huntington and Strensall (boundaries 2 and 3) (area G1) [SD107]. While land beyond boundaries 1, 4 & 5 is not identified the scale and compact form of the village and its wider landscape and setting are important features to maintain;
- There is designated open space on land beyond boundaries 1-4, including amenity greenspace, natural/semi natural open space and sports pitches; there is open space within the proposed boundaries, adjacent to boundary 4 [SD085];
- There is a linear areas of high flood risk (Zone 3b and 3a) beyond boundaries 1-3 associated with the River Foss.
- There is an site of interest for nature conservation (SINC) to the east of boundary 5 to the north of the fire station called Earswick Meadow (ID050);
- The land to the west of boundary 2 and to the north of boundary 3 forms parts of a regional green corridor associated with the River Foss (No.3). Additionally, the A1237 is a Local Green Corridor (number 12), which is to the south of boundary 1.

The open land surrounding the village is therefore **not suitable for development in line with the Local Plan strategy.**

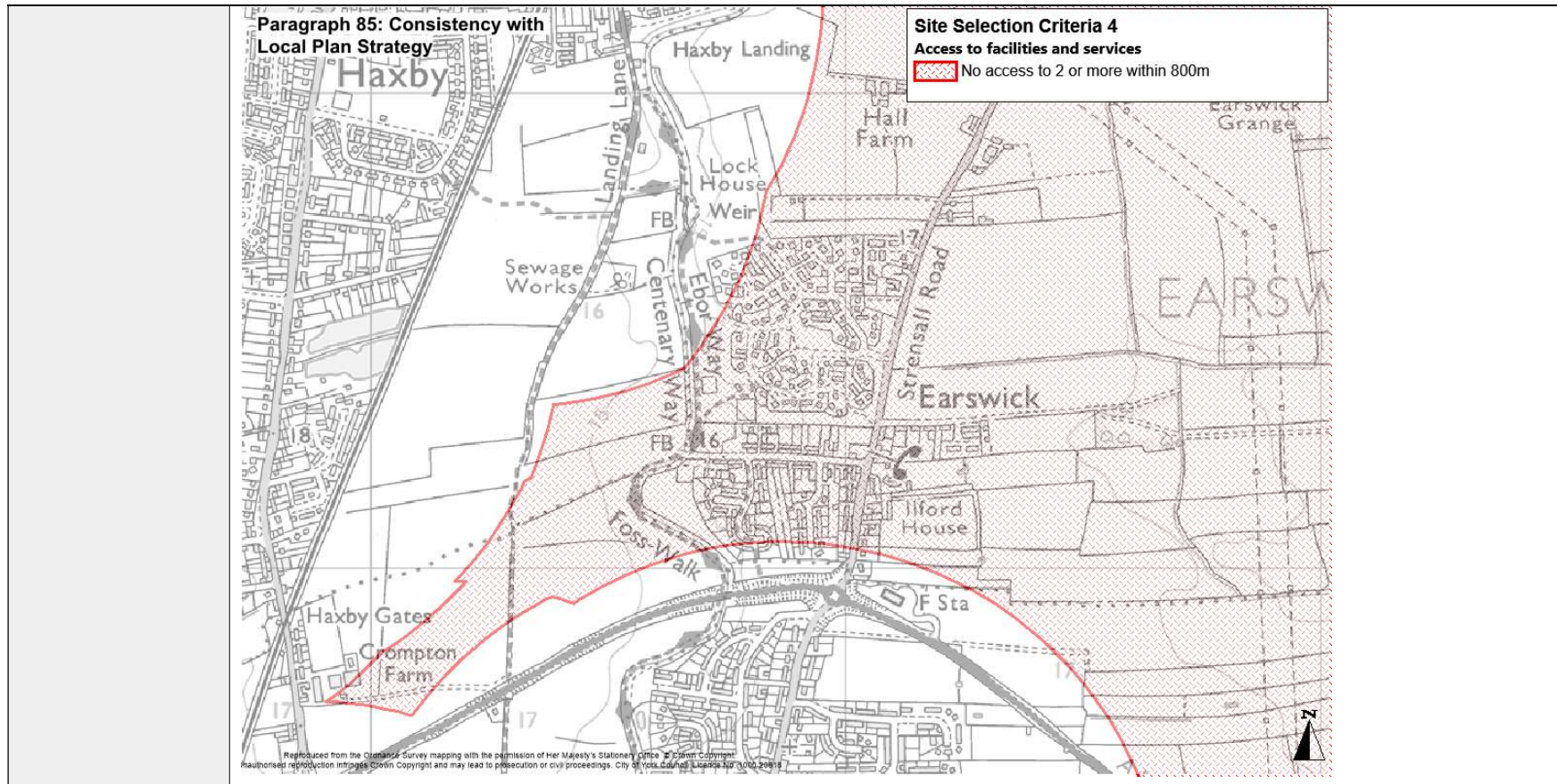
Village Name:

Earswick



Village Name:

Earswick



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; No sites have been taken forward as allocations.

Boundary 3

Boundary 3

Boundary 3

Boundary 4

Village Name:

Earswick

Site 34 Submitted at Call for sites 2012. Not allocated



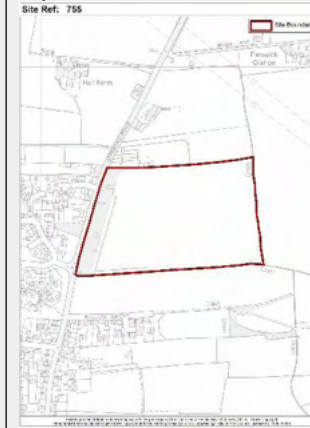
Site 781 Submitted at Preferred Options 2013. Not allocated.



Site 782 Submitted at Preferred Options 2013. Not allocated.



Site 755 Submitted at Preferred Options 2013. Not allocated.



Boundary 4/5

Site 101 Submitted at Call for sites 2012. Not allocated



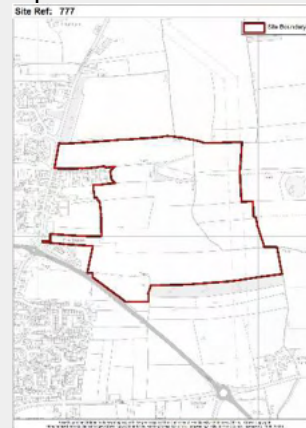
Boundary 4/5

Site 966 Submitted at Pre Publication 2017. Not allocated.



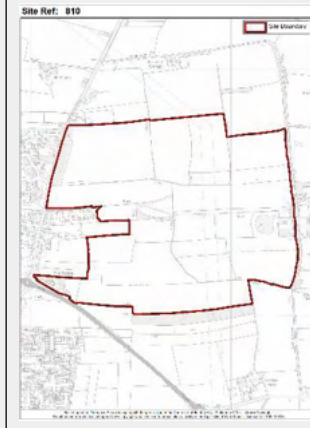
Boundary 5

Site 777 Submitted at Preferred Options 2013. Withdrawn.



Boundary 5

Site 810 Further Sites Consultation 2014. Withdrawn

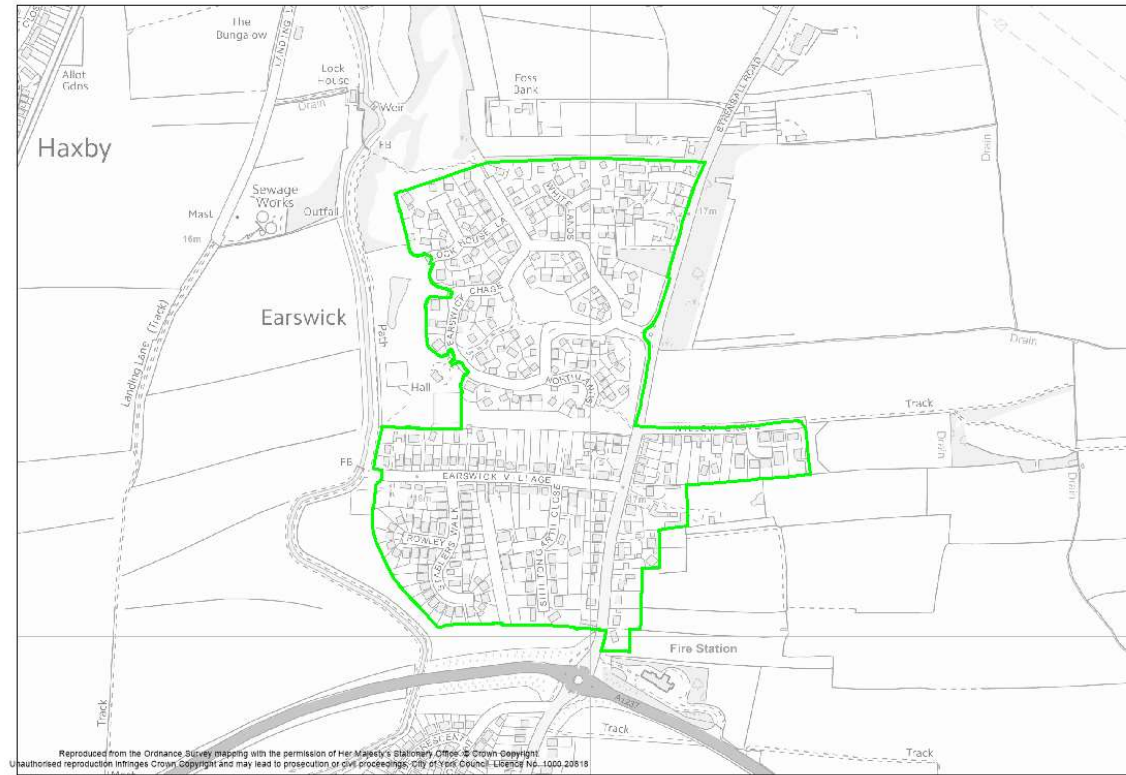


Village Name:

Earswick

Determining a clear, defensible boundary

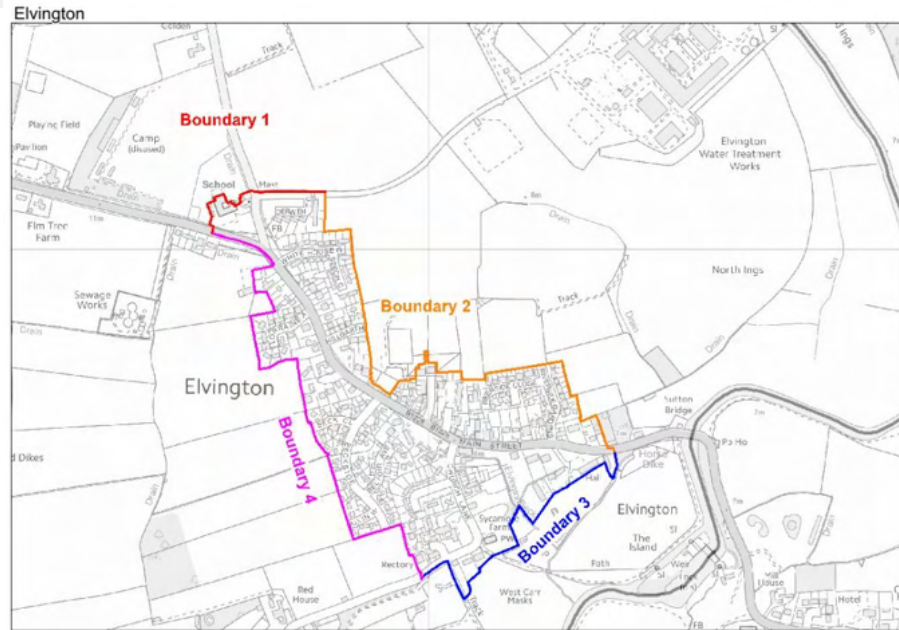
In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for the village of Earswick to grow within a sustainable pattern of development. This results in the final Green Belt boundary for the village as follows:



Village Name:

Elvington

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



Scoping: Strategic Principles: SP5

Character of the Area: The village is sited upon marginally higher land, set back from the River Derwent and its floodplain. This subtle change in topography influenced the character of Elvington as seen today; the south eastern entrance to the village retains its pastoral qualities, notably the riverside meadows to the south of the village and their strong association with the village's historic riverside economy. This part of the village retains a strong sense of openness and connectivity with the surrounding landscape. The historic village core is relatively small, and concentrated around The Green, an open break within otherwise tightly knit groups of cottages and linear village streets. The well wooded setting restricts wider views into and through the village. Residential development extends outwards from the historic Main Street in small modern estates, and offers little more than glimpsed views within and around the village.

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Elvington is therefore inset within the Green Belt.

Village Name:

Elvington

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

GB Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns</p>	<p>Compactness (Criterion 1)</p> <p>1.1 / 1.2 / 1.3 Land around Elvington needs to be kept permanently open to maintain the scale and identity of a compact village and to maintain a connection to open and historic setting. There are views of the village on approach to the village in an open and rural landscape and a risk of the village coalescing with outlying business parks.</p> <p>The evolution of Elvington has been closely associated with the River Derwent, both as a crossing point and in terms of economic activity. The extent of Elvington’s historic core is broadly marked by its historic assets; Holy Trinity Church and Church Lane, Elvington Hall and its grounds to the east (listed II*) and the properties fronting The Green on Main Street. The Conservation area [Annex 1, Evidence 16] also includes the meadows between the River Derwent and the village, which are an integral part of the character of the village. The Heritage Topic Paper [Annex 1, Evidence 12] further notes that York’s planned rural villages are typically</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Elvington

of such curving linear form, showing a main street with burgage plots running to historic back lanes, broad planted verges and views out to open countryside.

The original village core has seen significant linear residential growth, particularly to the village's western edge. The entrance to the village at this point is now marked by the 'new' (1960's) C of E primary school on the junction of Elvington Lane and Dauby Lane. Small estates of housing to the north and south of Elvington Lane have both expanded the village into former strip fields and infilled extensive grounds and gardens; the majority appears mid to late 20thC. In spite of this, the village has broadly retained its rural setting to the west (boundary 4, viewed from Wheldrake Lane) and north (boundary 2, viewed from Dauby Lane) and views across the agricultural landscape from the eastern approach (boundary 3) still tell the story of the original small rural settlement and its adjacency to the river Derwent; a village in rural landscape.

There is a risk that, in allowing further expansion west along Elvington Lane (Boundary 1), the village will coalesce with its outlying Business Parks, significantly altering the experience of entering the village through rural landscape and impacting on compactness.

All 4 boundaries have a role in maintaining compactness; retaining boundary 1 and the northern section of boundary 4 is particularly important in this respect, to protect against further unconstrained expansion west, constrain coalescence and preserve the scale and identity of the village.

Landmark Monuments (Criterion 2)

2.1/2.2/2.3 Land needs to be kept permanently open to understand the original context, views and tranquillity of Elvington Hall and Holy Trinity Church.

Elvington Hall, the village's most imposing individual building which is listed Grade II*, and Holy Trinity Church which is listed Grade II, occupy important medieval sites on the south side of the

Village Name:

Elvington

village separated from the River Derwent by The Riverside Meadows. The boundary between them constitutes boundary 3 of the green belt with the village. The meadows are an important historic landscape which contributes to the setting these assets and needs to be kept permanently open in order to understand their qualities in relation to context, views and tranquillity. The meadows are also essential to the setting of the village as a whole, glimpses of which are seen through a fringe of trees. The tranquillity and pastoral character of the meadows are accentuated by the legacy of past commercial activity by the lock.

The Conservation area [Annex 1, Evidence 16] includes the village Main Street and Green, Church Lane and the meadows between the River Derwent and the village, which are an integral part of the character of the village. While there are a number of listed properties within the historic core of the village, it is the undulating form of the historic core and the attractive sequence of intimate views experienced when travelling through the village, rather than solely individual monuments, which afford it its special character. No single building is dominant or prominent in views.

Landscape and Setting (Criterion 3)

3.1 Land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact villages, particularly as perceived from open approaches.

3.2 Not applicable

The relationship of York to its surrounding settlements, not simply to the distance between settlements but also the size of the villages themselves, and the fact that they are free-standing and clearly defined, is identified by the Heritage Topic Paper as a key feature of the setting and

Village Name:

Elvington

special character of York. A clock face of smaller, compact villages is a key attribute of York's character.

The B1228 Elvington Lane is the main open approach road to the village from the west. The wider landscape on this approach is predominately rural, affording views across flat fields and, closer to the village, Elvington Airfield. The business park which has developed alongside the Airfield is set back from this main route and is heavily screened maintaining its separation from the main village. Closer to the village entrance this open landscape is less visible; Elvington Industrial Estate fronts the road's northern side with a small residential estate to the south. Limited gaps through the tree-line offer glimpses of fields beyond, but the village itself remains relatively hidden and separate to this urban area. The well wooded setting of the village and its strongly rural character, with houses often set behind walls and hedges, is one of the main elements of the character and appearance of the area.

The York Landscape Character Appraisal [Annex 1, Evidence 8] describes the wider landscape around Elvington as Wooded Arable Lowland. Relevant to boundaries is the clear distinction between the built up area and the open landscape beyond the village. There is still evidence of remnant strip field patterns identifiable adjacent to the village, in particular on its western side (Boundary 4). Predominantly the land beyond boundary 4 remains open, agricultural fields for a significant distance. Land north of boundary 2 has been much changed by the locating of a waste water treatment plant, although it is not an obvious visual feature in the wider open landscape, wherein open agricultural fields remain adjacent to the village and surrounding the treatment plant.

The Riverside Meadows are essential to the setting of the village, glimpses of which are seen through a fringe of trees. The tranquillity and pastoral character of the meadows are accentuated by the legacy of past commercial activity by the lock. Boundary 3 is of particular importance to retaining the setting of the village and its relationship to the wider landscape.

Village Name:

Elvington

<p>Purpose 1 Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to an area of dense development, the village, and therefore relevant for sprawl, primarily from ribbon development.</p> <p>The main built up area of Elvington has a distinct urban edge in contrast to the open area in which it sits and the density of development. All 4 boundaries are connected to an area of dense development and are all therefore at risk from sprawl.</p> <p>4.2 / 4.3 For all 4 boundaries land is unconstrained by built development on more than one side. Land has an increased risk of sprawl through the possibility of creating ribbon development, and though the presence of low density residential buildings with a strong sense of openness.</p> <p>Elvington has seen substantial residential growth relative to the scale of the original historic core during the mid to late 20th century; this has tended to extend the linear reach of the village westwards towards Elvington Industrial Estate, along the B1228. Typically, detached properties in their own grounds front the main road, and small estates branch off into adjacent fields. This western section of Elvington Lane (Boundary 1) is particularly sensitive to sprawl, which would result in linking the village to the business parks to the west. Consequently, the northern section of boundary 4 (to the south of Boundary 1) includes properties to the south of Elvington Lane in the green belt, representing a strong and defensible boundary along the developed edge of the village to prevent further sprawl. The further loss of attractive, sequential views as a result of infill and expansion would impact on the village's character and setting. It is important that a strong boundary is created to the western edge of the village to prevent sprawl (and coalescence).</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

Village Name:

Elvington

The village is sited on marginally higher land back from the Derwent, and this subtle change in topography influenced the character of Elvington as seen today. The southern (Boundary 4) and eastern edges (Boundaries 2 and 3) of the village retain much of their original setting, and have not experienced the same encroachment into surrounding fields. There are limited structures beyond the boundaries which would be at risk of sprawl. The River Derwent and its floodplain forms a barrier to significant expansion to the east at boundary 3.

Towards the south western extent of the village, land at the former rectory and adjoining farm has seen infill development; the presence of a number of similarly large detached properties in extensive grounds south of Church Lane risks further sprawl occurring.

Boundary 4 to the north of Church Lane, is drawn around the built up edge of the village rear of predominantly C20 development and land reads more closely against the existing urban edge. The field to the north of Church Lane / south of Becksides, is constrained by development on 3 sides (carriageway/residential) which would contain sprawl to the south. However, land to the east of boundary 4 in general would be unconstrained to Wheldrake lane across open fields and should be resisted.

Similarly, there is potential for development to extend eastwards beyond Elvington Hall. There are isolated buildings (dwellings) further to the east but physically separated from the higher density development of the village. The eastern sections of boundaries 2 and 3 represent the developed edge of the village and the boundary seeks to retain the open setting of the village through reducing further infill. While an alternative boundary could be created further east to include these buildings, this is considered a less robust when considering the current contiguous developed limit.

Purpose 3

(Criterion 5)

**IT IS NECESSARY
TO KEEP LAND**

Village Name:

Elvington

Safeguarding the countryside from encroachment

5.1 / 5.2 / 5.3 The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it or acceptable uses within it. Land is characteristically open, predominantly without urbanising influences, and contributes to the character of the countryside through openness and views.

Elvington remains a rural village in a countryside setting. As stated earlier, the village has a curving linear form, extended to the west by ribbon development along Elvington Lane and expanded to the north and south through small residential estates. Land adjoining the built up edge of the village is mainly agricultural or rural in character, noting the arable fields and paddocks, and riverside meadows to the southeast.

To the west of boundary 1 is Elvington Business Park, frontage residential development and the facing housing estate at Elvington Park. This cluster of development is separated from Elvington village by a field gap, which maintains the countryside setting of the village.

Land adjacent to section 2 of the boundary generally consists of small enclosed paddocks, with large, flat, open fields, predominantly with hedge boundaries and trees beyond.

Boundary 3 – The grounds of Elvington Hall and adjacent Riverside Meadows contribute to the character of the wider countryside through openness and views.

Land west of boundary 4 (and part boundary 3) is characterised as open; while there are a number of isolated detached properties positioned along Church Lane, their setting in extensive grounds or agricultural use gives surrounding land a predominately open and rural nature, in contrast to the more densely developed village edge to the north, wherein the properties are C20 estate development.

PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.

Local Permanence

Village Name:

Elvington

Proposed boundary description and recognisability

Boundary 1 - Beginning at the entrance to the village from Elvington Lane, the Green Belt boundary follows the perimeter of the built footprint of Elvington Church of England Primary School. The boundary crosses Dauby Lane, following Derwent Close; the road is included in the inset. The boundary is recognisable as the rear boundaries of properties and the edge of the road carriageway easily determined on OS maps and on the ground.

An alternative boundary would be to extend the green belt boundary around the playing fields of the school rather than follow the building footprint, although the playing fields are acceptable uses in the green belt.

Boundary 2 – The boundary follows the rear boundaries of properties on Derwent Close, White House Grove and Beech Close and the fenced side boundaries of properties in Hillgarth Court. The boundary follows the built up area off the B1228 (Main Street) where there is a clear distinction between built and open, along the rear and side boundaries of properties on Roxby Close, Blacksmiths Close, Riverside Close and Riverside Gardens, excluding larger ‘paddocks’ from the urban area. In the main, the boundary is recognisable as the rear boundaries of properties easily determined on OS maps and on the ground. Where the boundary deviates from physical, permanent features it follows a consistent line connecting 2 points on the ground.

Boundary 3 - The boundary moves south over the B1228 following rear and side property boundaries and along the south of the Elvington Hall. In recognition of the visual and physical connectivity between the Hall’s rear grounds and the adjacent Riverside Meadows, and their contribution to the setting of the Village, the boundary tightly follows the rear building line of Elvington Hall, and continues along well established hedgerows and tree planting, around Elvington Church and along the rear boundaries of properties on Church Lane and the southernmost extent of built up residential development. A single large detached property, set back from both Church Lane and the adjacent track, is included in green belt. In the main, the

The proposed boundary has predominantly associations with historical or development features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers

Village Name:

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	<p>boundary is recognisable as the rear boundaries of properties and boundaries formed by trees and hedges, easily determined on OS maps and on the ground. Where the boundary deviates from physical, permanent features it follows a consistent line connecting 2 points on the ground.</p> <p><u>Boundary 4</u> - The Green Belt boundary then follows the fenced rear and side boundaries of properties on Beckside, Alvin Walk, and Lorraine Avenue northwards before following the rear boundaries of properties off the B1228 and finally joining the route of the B1228, to the entrance to the village. Here, along the western boundary of the village, residential development faces open agricultural land and displays a recognisable boundary between built and open; there are no alternative features which could offer a defensible boundary. The boundary is recognisable as the rear boundaries of properties and the edge of the road carriageway easily determined on OS maps and on the ground.</p>	<p>strength and resilience to change.</p>
<p>Permanence of proposed boundary</p>	<p><u>Boundary 1</u> – The boundary follows features established from mid-late 20th century. <u>Boundary 2</u> – The majority of the boundary follows established features from mid-late 20th century. <u>Boundary 3</u> – The majority of the boundary has historic permanence, following and reflecting the wall/building line/ and hedgerow/treeline between Elvington Hall and Holy Trinity Church. <u>Boundary 4</u> – The northern section of the boundary, while following the rear property line of late 20th century housing, does appear to follow field boundaries from around mid-19th century; this historic permanence is less apparent in the southern section of the boundary.</p>	

Strategic Permanence

<p>Consistency with Local Plan strategy (NPPF Para 85)</p>	<p>NPPF2012 para 85 seeks to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development when defining Green Belt boundaries, and to contribute to the long-term permanence of the Green Belt. To ensure Green Belt permanence beyond the plan period, the Plan allocates for development sufficient land to meet development needs to 2038, directing development to the most sustainable locations.</p>
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Village Name:

Elvington

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

Elvington exhibits a low degree of openness, and the village does not contribute to the openness of the Green Belt. In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Elvington has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth.

However,

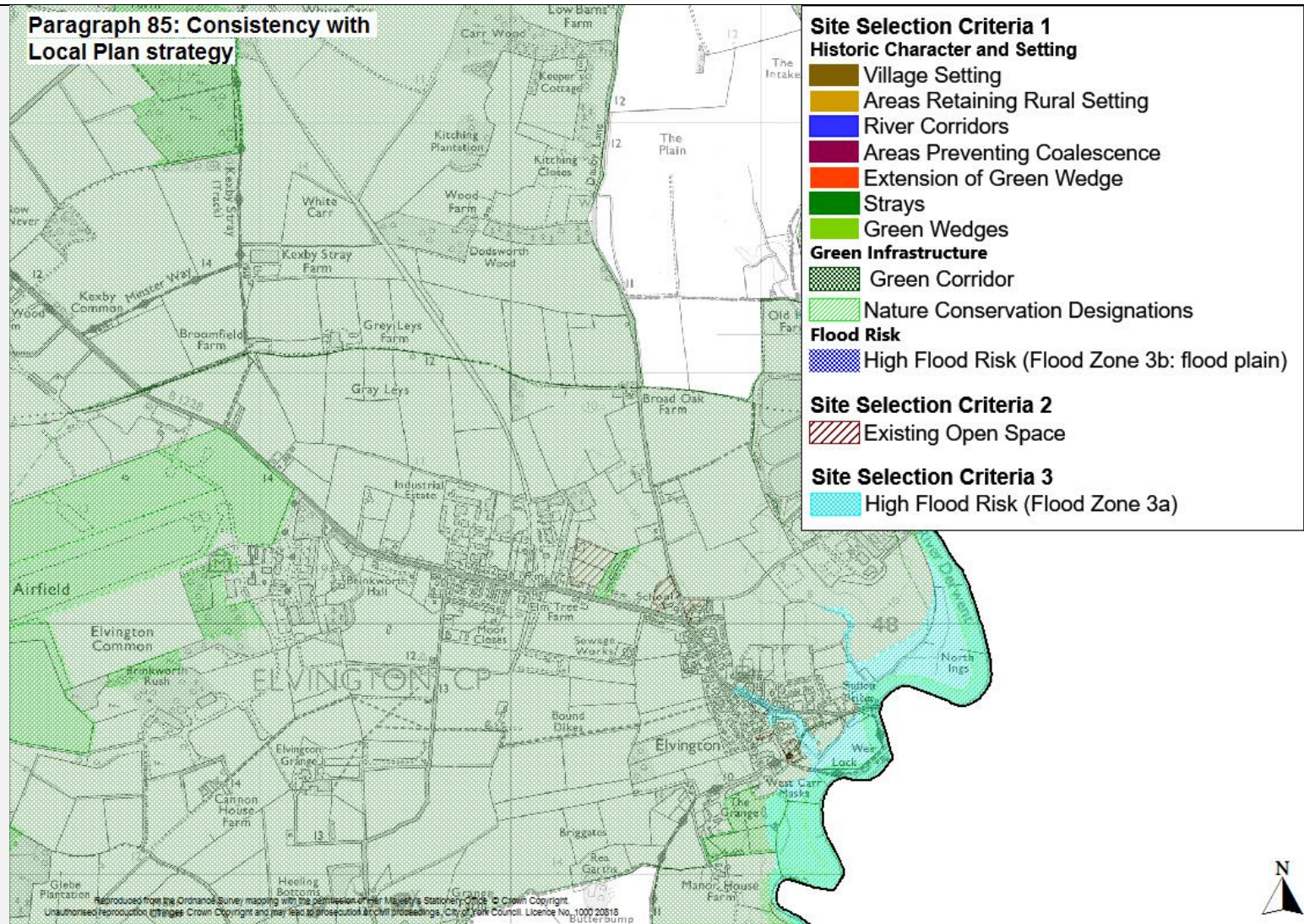
- While land is not identified in the 2013 Historic character and setting appraisal work as being of primary importance to the setting of the historic city, the scale and compact form of the village and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103].
- To the east of the village (boundary 3), the River Derwent (SAC /SSSI) is within close proximity and should be protected from development, and impact of further development;
- There are areas of high flood risk (flood zone 3a and 3b) in association with the proximity of the village to the River Derwent to the east (boundary 3); this presents flood risk issues to the eastern extent;
- There is also an existing openspace beyond and within the boundary; beyond boundary 1 are the playing fields associated with the school and there is a cemetery adjacent to boundary 3 which needs to be retained.
- The entirety of the area and the land extending beyond all boundaries is within a District Green Corridor (number 5).

The open **land to the east (boundary 3) does not have potential for development in line with the Local Plan strategy.** In line with the strategy, whilst there are limited constraints identified and therefore **some potential for development**, the compact scale and form of development precludes significant development in this location.

Village Name:

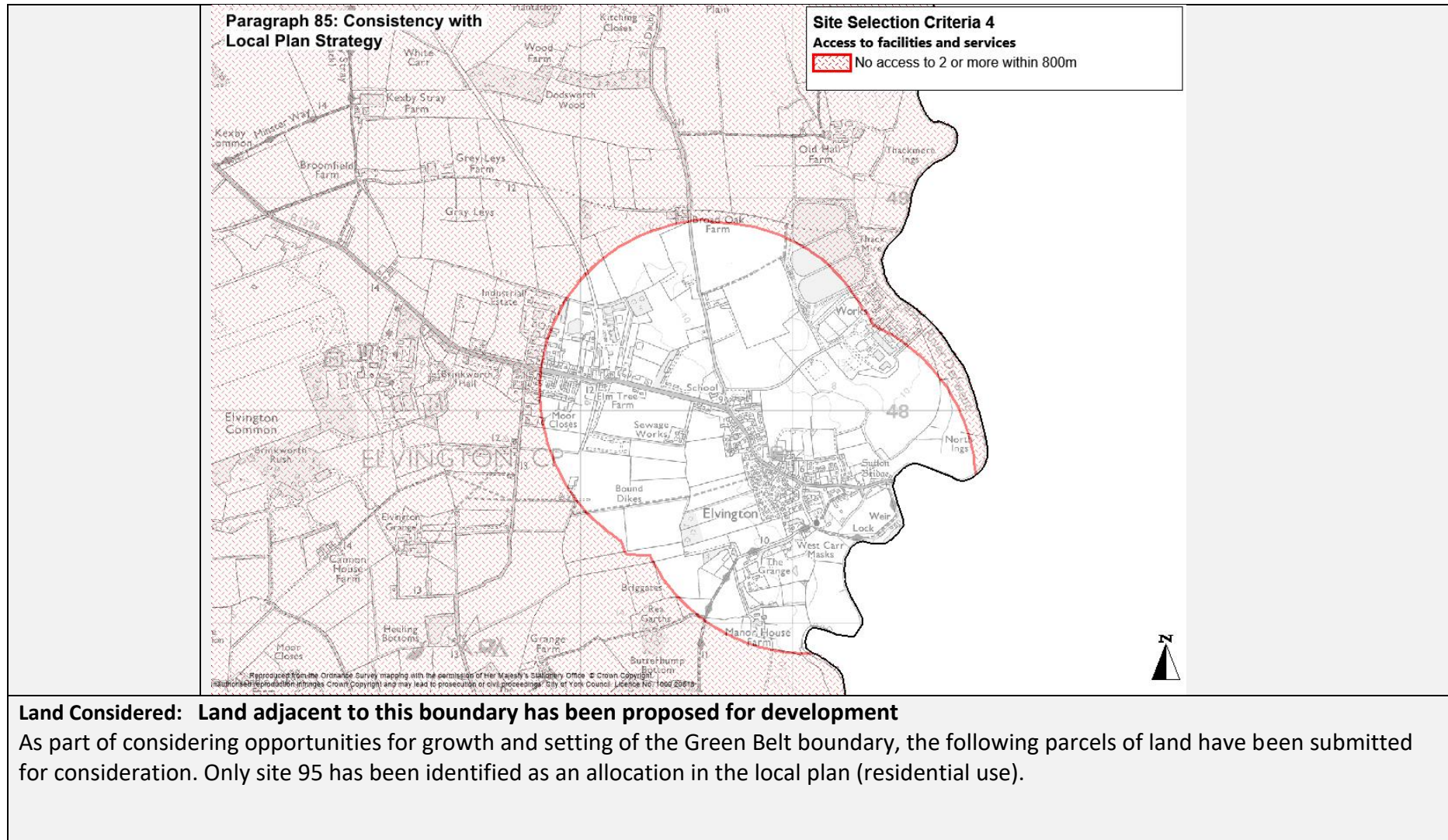
Elvington

Paragraph 85: Consistency with Local Plan strategy



Village Name:

Elvington



Village Name:

Elvington

Boundary 1
Site 55 Submitted in Call for sites 2012. (Former H26 allocated at halted LDF Publication Draft (2014)). Not allocated 2018.



Boundary 2
Site 40 submitted in call for site 2012. Not allocated.



Boundary 2
Site 50 submitted in call for site 2012. Not allocated.



Boundary 2
Site 56 submitted in call for site 2012. Not allocated.



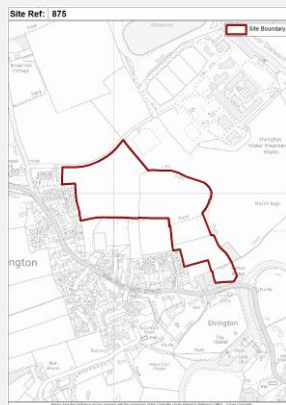
Boundary 2
Site 749 submitted in Preferred Options 2013. Not allocated.



Boundary 2
Site 874 submitted in Preferred Sites Consultation 2016. Former SF10. Not allocated in 2018.



Boundary 2
Site 875 submitted in Preferred Sites Consultation 2016. Not allocated in 2018.



Boundary 2
Site 802 submitted in Preferred Sites Consultation 2016. Not allocated in 2018.



Boundary 4
Site 789 submitted in Preferred Options 2013. Not allocated.






Boundary 4
Site 976 submitted in Pre-Publication Consultation 2017. Not allocated in 2018.



Village Name:

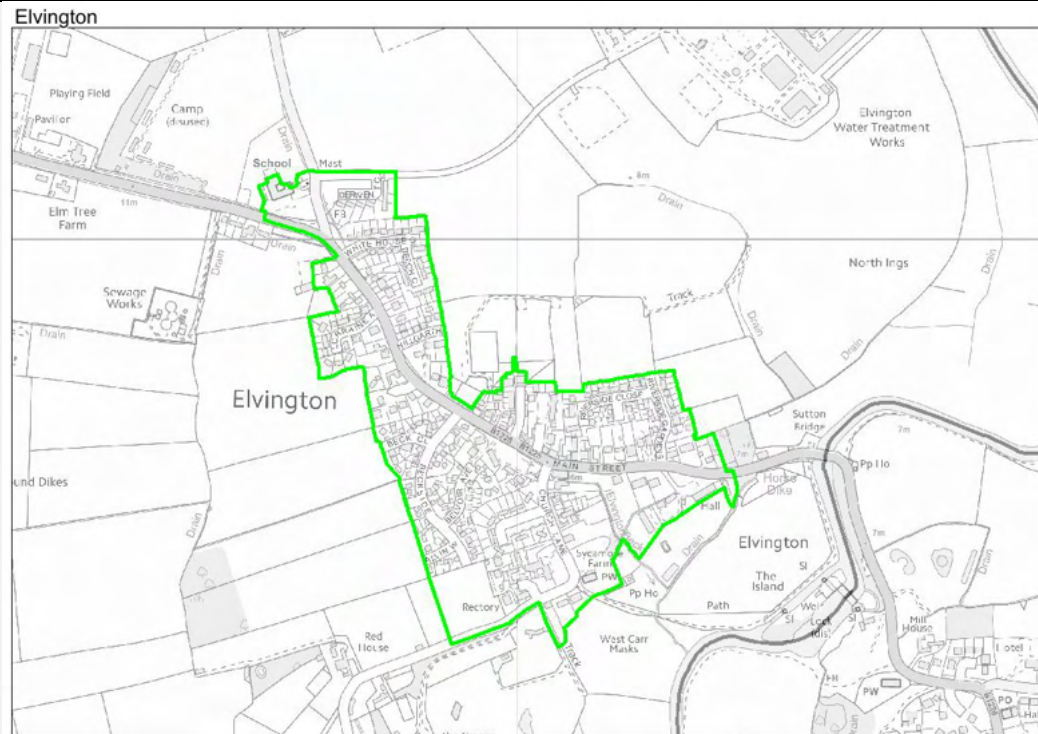
Elvington

<p>Boundary 4 Site 95 submitted in call for site 2012. Allocated as H39.</p> 	<p>Boundary 4 Site 229 submitted in call for site 2012. Not allocated</p> 	<p>Boundary 4 Site 297 amalgamated site comprising sites 50 / 56. Not allocated.</p> 	
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Determining a clear, defensible boundary	
<p>Site specific considerations from GB purpose analysis</p>	<p>Opportunities for growth need to consider the following:</p> <ul style="list-style-type: none"> ● Must consider compactness of the standalone urbanised area avoiding perception of coalescence; ● Must consider the perception of the development from open approaches; ● Must avoid areas important for the setting of landmark monuments and their tranquillity (boundary 3) ● Must consider potential to resist future encroachment and sprawl.
<p>In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for the village of Elvington to grow within a sustainable pattern of development, to the southern extent of boundary 4; the site represents a modest extension to the existing village of Elvington. This results in the final Green Belt boundary for the village as follows:</p>	

Village Name:

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Proposed boundary description and recognisability

Boundary 1 - No Change - Beginning at the entrance to the village from Elvington Lane, the Green Belt boundary follows the perimeter of the built footprint of Elvington Church of England Primary School. The boundary crosses Dauby Lane, following Derwent Close; the road is included in the inset. The boundary is recognisable as the rear boundaries of properties and the edge of the road carriageway easily determined on OS maps and on the ground.

Boundary 2 - No Change – The boundary follows the rear boundaries of properties on Derwent Close, White House Grove and Beech Close and the fenced side boundaries of properties in Hillgarth Court. The boundary follows the built up area off the B1228 (Main Street) where there is a clear distinction between built and open, along the rear and side boundaries of properties on Roxby Close, Blacksmiths Close, Riverside Close and Riverside Gardens, excluding

Village Name:

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larger 'paddocks' from the urban area. In the main, the boundary is recognisable as the rear boundaries of properties easily determined on OS maps and on the ground. Where the boundary deviates from physical, permanent features it follows a consistent line connecting 2 points on the ground.

Boundary 3 - No Change - The boundary moves south over the B1228 following rear and side property boundaries and along the south of the Elvington Hall. In recognition of the visual and physical connectivity between the Hall's rear grounds and the adjacent Riverside Meadows, and their contribution to the setting of the Village, the boundary tightly follows the rear building line of Elvington Hall, and continues along well established hedgerows and tree planting, around Elvington Church and along the rear boundaries of properties on Church Lane and the southernmost extent of built up residential development. A single large detached property, set back from both Church Lane and the adjacent track, is included in green belt. In the main, the boundary is recognisable as the rear boundaries of properties and boundaries formed by trees and hedges, easily determined on OS maps and on the ground. Where the boundary deviates from physical, permanent features it follows a consistent line connecting 2 points on the ground.

Boundary 4 - The Green Belt boundary continues along Church Lane and turns north to connect to the rear of properties on Alvin Walk, and Lorraine Avenue northwards before following the rear boundaries of properties off the B1228 and finally joining the route of the B1228, to the entrance to the village. Here, along the western boundary of the village, residential development faces open agricultural land and displays a recognisable boundary between built and open; there are no alternative features which could offer a defensible boundary. The boundary is recognisable as the rear boundaries of properties and the edge of the road carriageway easily determined on OS maps and on the ground.

Permanence of proposed boundary

Boundary 1 - No Change – The boundary follows features established from mid-late 20th century.

Boundary 2 - No Change – The majority of the boundary follows established features from mid-late 20th century.

Boundary 3 - No Change – The majority of the boundary has historic permanence, following and reflecting the wall/building line/ and hedgerow/treeline between Elvington Hall and Holy Trinity Church.

Village Name:

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Boundary 4 – The northern section of the boundary, while following the rear property line of late 20th century housing, does appear to follow field boundaries from around mid-19th century; this historic permanence is less apparent in the southern section of the boundary.

Recommendation: In defining a clear and defensible boundary to resist further encroachment westwards, it is recommended that the western boundary of the allocation 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 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 the development :

- Is located to the south of the Elvington as H39 wherein the site is contained on two sides by built development and Church Lane;
- Avoids areas important to the perception of compactness of the village and historic city overall in a rural setting.

In defining a clear and defensible boundary, it is recommended that the western boundary is strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.

The site allocation identified in PolicyH1 ‘Housing Allocations’ is H39 ‘North of Church Lane, Elvington’. Development proposals will take consideration for 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.

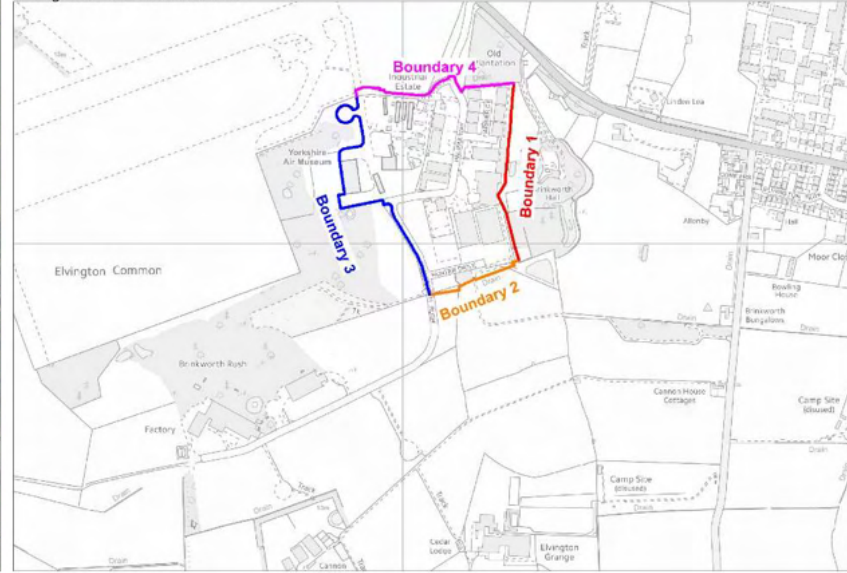
Village Name:

Elvington Airfield Business Park

ELVINGTON AIRFIELD INDUSTRIAL ESTATE



Elvington Airfield Business Park



Scoping: Strategic Principles: SP5

Character of the Area: Elvington Airfield Business Park comprises a range of modern industrial and business facilities, set amongst mature, natural landscaping. It also includes the Yorkshire Air Museum. The business park is set back from Elvington Lane, and its western and eastern boundaries are heavily screened; the extensive woodland of Brinkworth Hall to the east and Elvington Common to the west, with the airfield beyond. Its northern and southern boundaries are relatively more open, viewed across agricultural fields. There are some gaps within the site but overall it is extensively developed. It should be noted that there are 2 further units to the south west of the 'core' of the business park, south of Brinkworth Rush. The heavily treed SINC sites screen these units from the north but they are visible across the open agricultural landscape from Wheldrake Lane, Elvington Grange and Cannon House Farm. They are considered isolated from the main business park and, while of 'built' form, have limited impact on the openness of the Green Belt.

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green

Village Name:

Elvington Airfield Business Park

Belt. Elvington Airfield Business Park is therefore inset within the Green Belt. The isolated industrial units on Brinkworth Rise are included in the Green Belt as standalone development, remote from the business park.

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

GB Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns</p>	<p>Compactness (Criterion 1)</p> <p>1.1 Not applicable</p> <p>1.2/1.3 Land needs to be kept permanently open to maintain the scale and identity of Elvington Airfield Business Park and its separation from Elvington Industrial Estate to the east.</p> <p>The business park is situated to the south east of York, off Elvington Lane; the village of Elvington is around 1km further to the east, and Elvington Industrial Estate around 400m from its closest boundary. Density analysis indicates a cluster of higher density within open surroundings, giving rise to further consideration of the area’s compactness and openness [Annex 1, evidence 4].</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Elvington Airfield Business Park

The business park grew up alongside the WW2 Elvington Airfield, home to the Yorkshire Air Museum, and is typically characterised by industrial sheds on large, hard-surfaced plots.

Land surrounding the business park, particularly to the west, functions to maintain its scale in proximity to the village of Elvington and its rural setting. Units are positioned in small courts along the main access spine (Halifax Way/Brinkworth Rush)

The business park does not currently impact on the setting of Elvington, being well set back from the main approach road into the village and screened by the woodland which extends along this approach (Elvington Lane). Views into and across the site are limited. While land to the north of boundary 4 helps to maintain the feel of a rural approach into the village of Elvington by virtue of setting back development from Elvington Lane (see 3.1 below), it does not act as part of a wider view of the village on this main approach.

There is scope that development could extend further south along Brinkworth Rush (planning consent was granted in 2019 for development of a further industrial unit south of the corner of Brinkworth Rush and Halifax Way. Ref 18/02839/FULM). The decision acknowledges limited harm to openness, outweighed by very special circumstances– see Strategic Permanence below). While the historic Brinkworth Hall and grounds currently prevent expansion east towards Wheldrake Lane, neither the building nor its grounds are listed and therefore could be subject to infill/redevelopment. East of boundary 1, the gap between properties at The Conifers and the eastern edge of Elvington Airfield Business Park is around 400m; there is a single narrow field gap remaining between the detached property west of The Conifers (in green belt) and Brinkworth House and grounds. Boundary 1 is therefore particularly important in preventing development coalescing with Elvington Industrial Estate.

Village Name:

Elvington Airfield Business Park

While there are a number of remote farms to the south of Boundary 2, these are isolated developments well removed from the business park.

Landmark Monuments (Criterion 2)

2.1/2.2/2.3 Land does not need to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape or any other landmark monuments/village focal points.

Landscape and Setting (Criterion 3)

3.1 Land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact villages (which in this respect relates to the wider setting of Elvington), and particularly as perceived from open approaches.

The B1228 Elvington Lane is the main open approach road to the village from York. The wider landscape on this approach is predominately rural, affording views across flat fields and, closer to the village, Elvington Airfield. The business park is set back from this main route and is heavily screened maintaining its separation from Elvington village, and contributing to the rural approach. The relationship of York to its surrounding villages relates not simply to the distance between settlements and their size, but to the fact that they are free-standing and clearly definable. As such, it is important that land outwith boundaries 1 and 4 remains open in order to aid the understanding of the historical relationship of the city to its hinterland (in respect of the setting of Elvington as a free-standing village), and as perceived from this open approach.

Village Name:

Elvington Airfield Business Park

	<p>The York Landscape Character Appraisal describes the wider landscape around Elvington as Wooded Arable Lowland [Annex 1, Evidence 8]. The Airfield itself is designated as a Site of Importance for Nature Conservation, as are the parcels of land west of boundary 3 and to the north of the isolated units further west on Brinkworth Rush, which includes Brinkworth Rush itself and Elvington tip [Annex 1, evidence 9],. The land helps to maintain a clear distinction between the built up area and the open landscape beyond the business park. The open countryside either side of Wheldrake Lane provides expansive separation between the villages of Elvington and Wheldrake, (the villages cannot currently be seen within the same view) and the rural setting for Elvington and Wheldrake. From the west, Elvington Airfield reads as part of this open landscape, and the business park remains well screened in wider views.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1 Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 Land surrounding the more densely developed business park is at risk of sprawl, in particular to the south beyond boundary 2 and to the north beyond boundary 4.</p> <p>The business park is a built up area set within an open landscape, and has expanded incrementally beyond the original structures associated with the airfield. For all 4 boundaries land is unconstrained by built development on more than one side.</p> <p>4.2/4.3 The presence of low density residential and other structures increases the risk of sprawl. Land is unconstrained by development/strong boundaries on more than one side and therefore not contained or enclosed in a way which would prevent sprawl.</p> <p>The business park is a built up area set within open landscape, and has expanded incrementally beyond the original WW2 airfield tower and hangars. There is scope for the site to expand to the north beyond boundary 4 given that Elvington Airfield is extensive,</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

Village Name:

Elvington Airfield Business Park

	<p>open, and wraps around the park’s northern and western boundary. There is an increased risk of sprawl beyond boundary 2; planning consent has been granted for a further industrial unit on land south of Brinkworth Rush, shifting the developed edge and closing the open gap with Cannon House Farm and Elvington Grange further to the south. To the east of boundary 1, the gap between the Airfield Business Park and Elvington Industrial Estate (The Conifers) is already somewhat compromised by 2 further large houses in their own grounds, risking coalescence (ribbon development).</p>	
<p>Purpose 3 Safeguarding the countryside from encroachment</p>	<p>(Criterion 5) 5.1/5.2/5.3 The land surrounding the business park predominantly functions as part of the countryside and contributes to the character of the countryside through openness and views.</p> <p>The business park is a built up area surrounded by countryside and Elvington airfield. It is clearly defined from the flat, open countryside beyond its edge. The overall feel is of a business park set within open countryside, pastoral landscape, reflective of its agricultural heritage. The extensive site of Elvington Airfield, while hardsurfaced, retains countryside character through openness and views across it; it reads as part of the wider arable landscape (boundaries 3 and 4).</p> <p>South of boundary 1, Cannon House Farm and Elvington Grange sit in their curtilage of farm buildings and within a wider landscape of fields and paddocks. The wooded parkland setting of Brinkworth Hall (east of boundary 1) contributes to the character of the wider countryside, characteristic of the wider wooded setting of Elvington.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>
<p>Local Permanence</p>		
<p>Proposed boundary description and recognisability</p>	<p><u>Boundary 1</u> The boundary follows the fenced and heavily treed eastern boundary of the business park, where it abuts the grounds of Brinkworth Hall.</p>	<p>The proposed boundary follows the established</p>

Village Name:

Elvington Airfield Business Park

	<p>To the north east of the business park, beyond boundary 1 and the access road into Brinkworth Hall, land is allocated to give non-time limited consent to use of the land as a plot for Travelling Showpeople (SP1). Although in close proximity, this is isolated development, disconnected from the business park, and has no relationship with the inset site. SP1 remains a green belt site.</p> <p><u>Boundary 2</u> Along the southern extent of the business park, the Green Belt follows a tree-lined field boundary south of Hunter Way. Alternatively, the boundary could be drawn along the south of Hunter Way, including the road in the urban area, and around the southern extent of the business park following the fenced boundary of the southernmost plots.</p> <p>While planning consent has recently been granted to the south of Brinkworth Rush, the plot is remote from Hunters Way, isolated from the core of the business park and not contiguous with it.</p> <p><u>Boundary 3</u> follows an uneven boundary, marked by the extent of developed features on the ground. The boundary is drawn along the western extent of Hunter Drive, excluding the road carriageway from the green belt. It turns west to follow the western extent of the aircraft hangar, continuing north around the hard-surfaced aircraft circle to join Whitley Road.</p> <p><u>Boundary 4</u> The boundary follows the northern extent of Whitley Road and cuts across Halifax Way to follow the fenced northern perimeter of the business park. Where the boundary crosses Halifax Way, it joins the shortest distance between 2 points offering a more consistent line. The boundary excludes Whitley Road from the green belt.</p>	<p>boundary of the business park. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses.</p> <p>The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>
<p>Permanence of proposed boundary</p>	<p><u>Boundary 1</u> – The boundary has historic permanence, following an established historic field boundary west of Brinkworth Hall. An alternative boundary, following the extent of Hunter Way and the southern boundary of the business park would not reflect historic permanence.</p>	

Village Name:

Elvington Airfield Business Park

Boundary 2 - The boundary follows established features from mid-late 20th century.

Boundary 3 – The boundary follows established features from mid-late 20th century.

Boundary 4 – The boundary follows the extent of hard landscaping and features from mid-late 20th century.

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

Airfield Business park is of an urbanised built up nature with a lack of openness and therefore offers an opportunity for focusing development towards an urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long term permanence of the York Green Belt. As an existing business park, it has potential to provide a sustainable location for growth; there is however, no access to services or facilities within 800m.

In line with the Local Plan Spatial Strategy, opportunities for growth would be beyond its current boundaries.

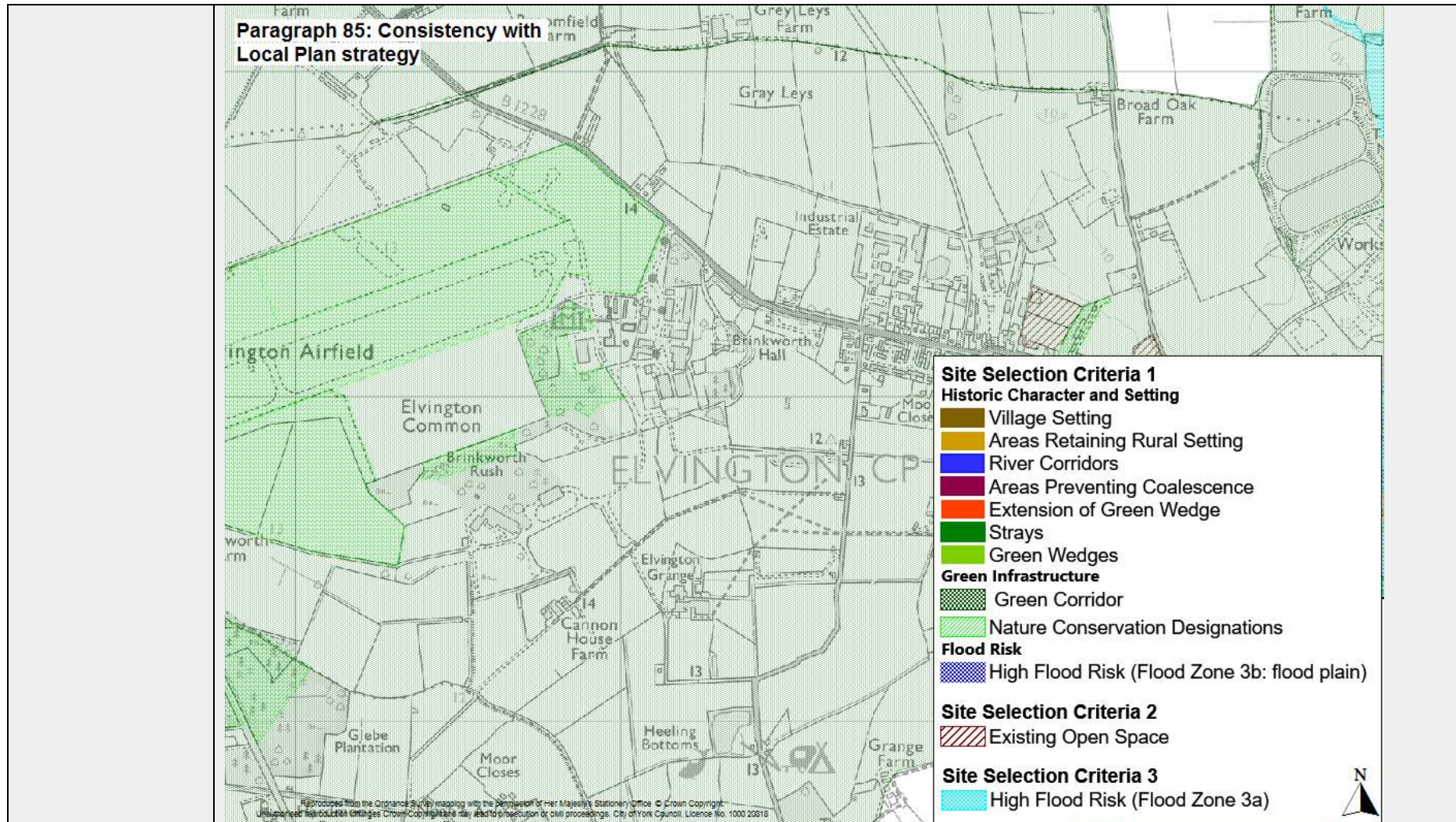
Additionally,

- No land adjacent to the business park is 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 business park and its wider landscape and setting are important features to maintain.
- There is no designated open space on land beyond the boundaries[SD085];
- There are no areas of high flood risk (Zone 3b and 3a) within or immediately adjacent to the boundaries;
- Beyond boundary 2 is Brinkworth Rush, as site of interest for nature conservation and beyond boundary 4 is Elvington Airfield SINC.
- The entirety of the business park and the land extending beyond all boundaries is within a District Green Corridor (number 5).

The open land to the south of the village **has potential for development in line with the Local Plan strategy.**

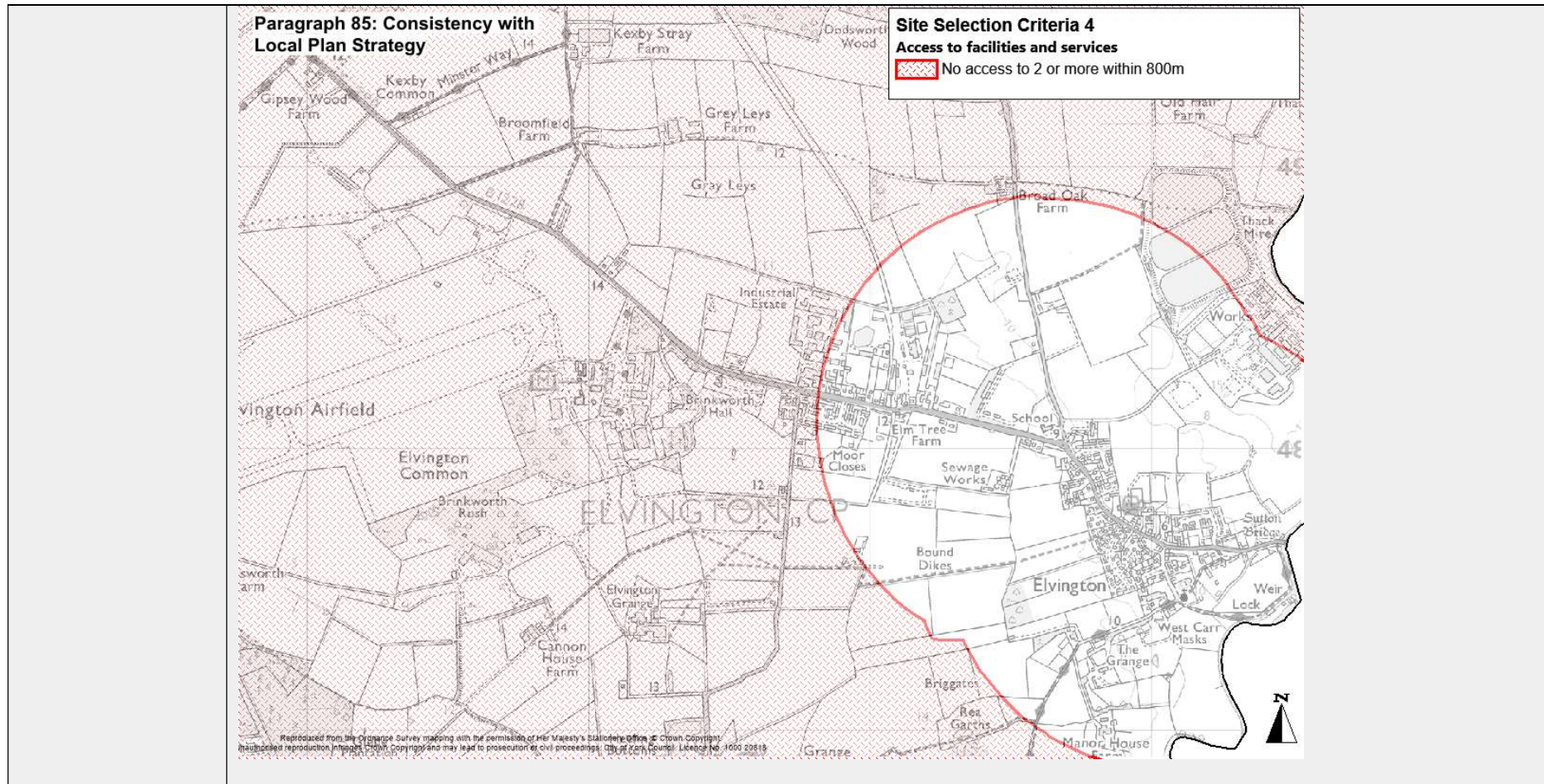
Village Name:

Elvington Airfield Business Park



Village Name:

Elvington Airfield Business Park



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; Site 948 has been allocated as Strategic Site ST26 'Airfield Business Park'. Land adjacent to the west has been allocated at ST15 'Land West of Elvington lane' – see Annex 5 for more information.

Village Name:

Elvington Airfield Business Park

Boundary 1 Site 22 The Stables, Elvington (Allocation SP1) Submitted at Call for sites



Boundary 2 Site 97 Brinkworth Rush Submitted at Call for sites



Boundary 3 Site 604 Land to west of Elvington Airfield Business Park



Boundary 3 Site 605 Airfield Industrial Estate, Elvington

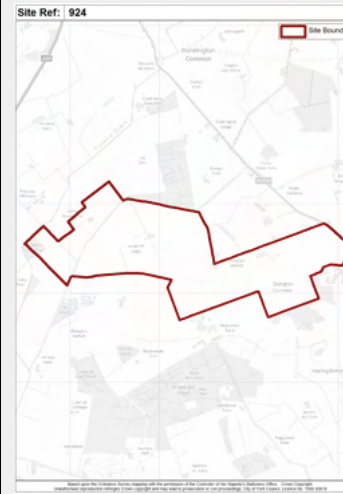


Boundary 2 Site 815 Elvington Industrial Further Sites Consultation 2014



Boundary 2 Site 948 ST26 Allocated Officer Discussion/Preferred Sites

Boundary 4 Site 924 – See Annex 5

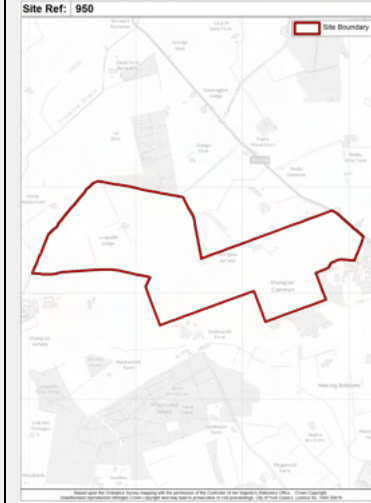


Boundary 4 Site 950 - See Annex 5

Village Name:

Elvington Airfield Business Park

Consultation 2016. Allocated.



Village Name:

Elvington Airfield Business Park

Determining a clear, defensible boundary:

Site specific considerations from GB purpose analysis

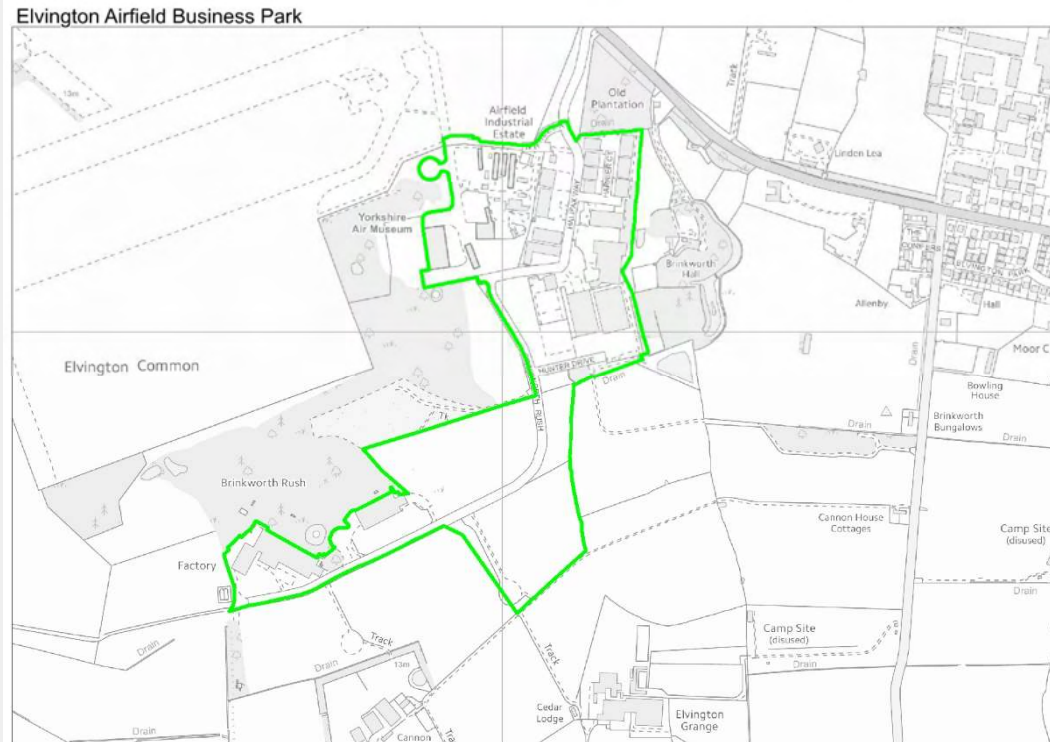
Opportunities for growth need to consider the following:

- Must consider compactness of the standalone urbanised area avoiding perception of or actual coalescence;

In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for the Business Park to grow within a sustainable pattern of development. The most appropriate location for this development has been determined as allocating land to the south of boundary 2. This results in the final Green Belt boundary for the Business park as follows:

Village Name:

Elvington Airfield Business Park



Proposed boundary description and recognisability

Boundary 1 – No change - The boundary follows the fenced and heavily treed eastern boundary of the business park, where it abuts the grounds of Brinkworth Hall.

To the north east of the business park, beyond boundary 1 and the access road into Brinkworth Hall, land is allocated to give non-time limited consent to use of the land as a plot for Travelling Showpeople (SP1). Although in close proximity, this is isolated development, disconnected from the business park, and has no relationship with the inset site. SP1 remains a green belt site.

Boundary 2 - Along the southern extent of the business park, the Green Belt follows a tree-lined field boundary south of Hunter Way before following southwards a tree-lined hedge boundary to a track to the south. It then turns west

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	<p>along the track and follows the next field boundary/track to the north before re-joining and going east along Brinkworth Rush to follow the curtilage of the existing commercial properties. Along the return eastwards, the boundary follows the extent of Brinkworth Rush woodland (Woodland and then tree-lined hedge) before re-joining at boundary 3.</p> <p><u>Boundary 3 – No change</u> - follows an uneven boundary, marked by the extent of developed features on the ground. The boundary is drawn along the western extent of Hunter Drive, excluding the road carriageway from the green belt. It turns west to follow the western extent of the aircraft hangar, continuing north around the hard-surfaced aircraft circle to join Whitley Road.</p> <p><u>Boundary 4– No change</u> - The boundary follows the northern extent of Whitley Road and cuts across Halifax Way to follow the fenced northern perimeter of the business park. Where the boundary crosses Halifax Way, it joins the shortest distance between 2 points offering a more consistent line. The boundary excludes Whitley Road from the green belt.</p>
Permanence of proposed boundary	<p><u>Boundary 1– No change</u> - – The boundary has historic permanence, following an established historic field boundary west of Brinkworth Hall.</p> <p>Boundary 2 - The boundary follows established features from mid-late 20th century and historic field boundaries.</p> <p><u>Boundary 3 – No change</u> - – The boundary follows established features from mid-late 20th century.</p> <p><u>Boundary 4 – No change</u> - – The boundary follows the extent of hard landscaping and features from mid-late 20th century.</p>
Summary	<p>Drawing on the assessment of Green Belt purposes, in order to mitigate the potential harm to the Green Belt the development :</p> <ul style="list-style-type: none">• Is located to the south west of the existing business park to prevent perception of coalescence and interrelationship between the business park and urban area of Elvington Industrial Estate / the village of Elvington; important to the perception of compactness of the village in a rural setting (boundary 2 and 3).• The remaining Green Belt to the north, east and south (beyond the boundaries) will have an increased importance to remain permanently open.

Village Name:

Elvington Airfield Business Park

In defining a clear and defensible boundary, it is recommended that the existing boundaries are strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a holistic single boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.

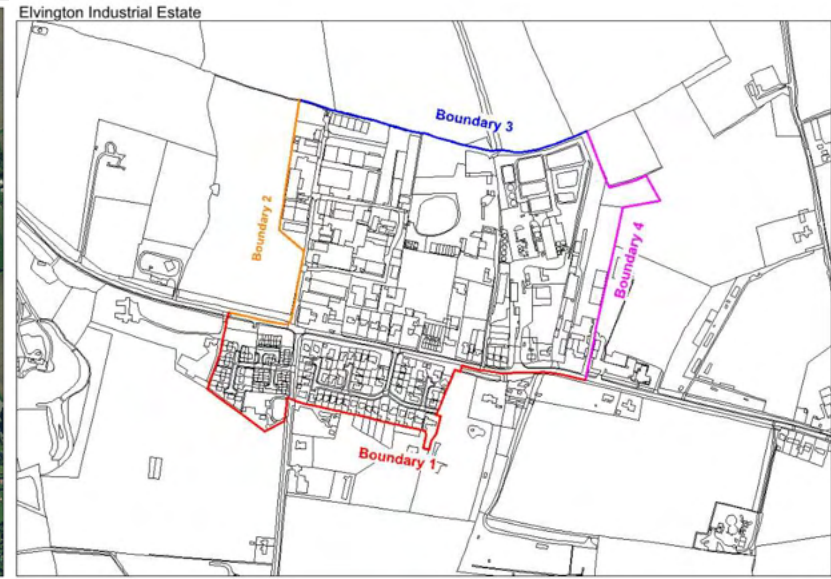
The land to the south of the proposed boundary 1 has been allocated for development as Strategic Site ST26 in the submitted City of York Local Plan (2018). The allocation is an extension to the existing employment site; the site is both attractive to indigenous companies wanting to expand and also for new companies relocating into the area. The proposed site represents a limited extension of the built area within a setting that it in part a legacy of the wartime development of the airfield

Strategic Policy 'SS21: Land South of Airfield Business Park, Elvington' 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.

Village Name:

Elvington Industrial Estate

ELVINGTON INDUSTRIAL ESTATE



Scoping: Strategic Principles: SP5

Character of the Area: The inset area of Elvington Industrial Estate includes the industrial estate itself, to the north of Elvington Lane, and residential development on the opposite side of Elvington Lane, to the south. The industrial estate initially grew up around the Derwent Valley Light Railway and comprises a range of modern industrial and business facilities. It has some frontage to Elvington Lane but is broadly set back from the road behind residential properties. On the remaining 3 sides it opens onto countryside. The site is extensively developed overall. South of Elvington Lane, Elvington Park and The Conifers are small estates of late 20thC/early 21st C housing development, accessed from Elvington Lane. Both estates comprise a mix of houses, with The Conifers planned as short rows of terraces. Property boundaries to the south of Elvington Park have been extended to the south, which blurs the line between open and 'built', but in the main there is a clear distinction between open countryside and the area of denser development. Given the flat landscape, views into and across the area are restricted by development and, in wider views, by heavily planted vegetation.

Village Name:

Elvington Industrial Estate

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Elvington Industrial Estate is therefore inset within the Green Belt.

Criterion 1 Compactness	1.1	No	<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	Yes & 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					

GB Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns</p>	<p>Compactness (Criterion 1) 1.1 Not applicable</p> <p>1.2/1.3 Land needs to be kept permanently open to maintain the scale and identity of Elvington Industrial Estate, its separation from Elvington village to the east and Elvington Airfield Business Park to the west. Boundaries 1 and 4 are particularly important in constraining coalescence between the business park and Elvington village, helping to maintain the historic setting of the village. Boundary 1 acts in constraining coalescence with development to the west.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Elvington Industrial Estate

Density analysis indicates a cluster of higher density within open surroundings, giving rise to further consideration of the area's compactness and openness [Annex 1, evidence 4]. The industrial estate grew alongside the Derwent Valley Light Railway, and is typically characterised by industrial sheds on large hard-surfaced plots. Development is dissected by Elvington Lane, the main approach to Elvington village from York. Before and beyond this point, surrounding land is typical of a rural approach through wooded countryside. Land outwith the boundary on all sides is characteristically open.

East of boundary 4, the gap between the industrial estate and the westerly entrance to Elvington village is only 400m, and is already interrupted by development of a Medical Centre on Elvington Lane's northern frontage (alongside the adjacent sports and social club, although this retains a feeling of openness). There is a risk that, in allowing further expansion east along Elvington Lane (beyond boundary 4), the industrial estate and residential development will coalesce with Elvington village, altering both the scale and identity of Elvington and of the industrial estate. This would also further alter the experience of entering the village through rural landscape, affecting the historic setting of the village.

West of boundary 1, the gap between properties at The Conifers and the eastern edge of Elvington Airfield Business Park is around 400m; there is a single narrow field gap remaining between the detached property west of The Conifers (in green belt) and Brinkworth House and grounds (adjoining the eastern boundary of Elvington Airfield business Park, also in green belt). Boundary 1 is therefore particularly important in preventing development coalescing with the adjacent Airfield business park.

Landmark Monuments (Criterion 2)

Village Name:

Elvington Industrial Estate

2.1/2.2/2.3 Land does not need to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape or any other landmark monuments/village focal points.

Landscape and Setting (Criterion 3)

3.1 Land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact villages (which in this respect relates to the wider setting of Elvington), and particularly as perceived from open approaches.

3.2 Not applicable

The York Landscape Character Appraisal describes the wider landscape around Elvington as Wooded Arable Lowland [Annex 1, Evidence 8]. The open countryside either side of Wheldrake Lane provides expansive separation between the villages of Elvington and Wheldrake (the villages cannot currently be seen in the same view) and the rural setting for Elvington and Wheldrake.

South of boundary 1 (Elvington Park) land is designated as a Site of Importance for Nature Conservation; land helps to maintain a clear distinction between the built up area and the open landscape beyond.

The B1228 Elvington Lane is the main open approach road to the village from York. The wider landscape on this approach is predominately rural, affording views across flat fields. By virtue of being built development within an otherwise open setting, Elvington Industrial Estate {and in particular its frontage to Elvington Lane} has eroded the open approach to Elvington Village, altering the historical relationship of the city to its hinterland; it is the open landscape which provides the city (and its outlying villages) with a rural setting. The relationship of York to its surrounding villages relates not simply to the distance between settlements and their size, but to the fact that they are free-standing and clearly definable. Boundaries 1, 2 and 4 are important to reducing the further erosion of the village's setting. Land outwith these boundaries should remain open in order to aid the understanding of

Village Name:

Elvington Industrial Estate

	the historical relationship of the city to its hinterland (in respect of the setting of Elvington as a free-standing village), and as perceived from this open approach.	
Purpose 1 Checking unrestricted sprawl	<p>(Criterion 4)</p> <p>4.1 Land surrounding the more densely developed business park is at risk of sprawl, in particular to the east, west and south.</p> <p>The industrial estate is a built up area set within an open landscape, and has expanded incrementally beyond the original structures associated with the Derwent Valley Light Railway. For all 4 boundaries land is unconstrained by built development on more than one side.</p> <p>4.2/4.3 The presence of low-density residential and other structures increases the risk of sprawl. Land is unconstrained by development/strong boundaries on more than one side and therefore not contained or enclosed in a way which would prevent sprawl.</p> <p>Land outwith boundary 1 and boundary 4 is at greatest risk of sprawl. To the extent that the houses south of Elvington Park show signs of having extended their gardens beyond their original perimeter and into adjacent land, sprawl is already apparent. The adjacent Scout Hall sits within its own in large open grounds, fronting Wheldrake Lane, offering the possibility for higher density development (there are already 2 properties to the south of this site, also fronting Wheldrake Lane), and, beyond field boundaries, there are no defensible features to constrain sprawl to the south. To the west of boundary 1, the gap between The Conifers and the Airfield Business Park entrance is somewhat compromised by 2 further large houses in their own grounds.</p> <p>East of boundary 1 and boundary 4, there is now a single field gap between the developed edge and the westerly extent of Elvington Village. This area represents the greatest threat of ribbon development or sprawl; the sports/social hall and medical centre on the northern side of Elvington Lane already eat into this sensitive gap, with a number of</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.

Village Name:

Elvington Industrial Estate

	<p>detached houses running along the southern road frontage, risking coalescence with the former ‘poor houses’ at the entrance to the village.</p> <p>Land west of boundary 2 and north of boundary 3 offers less scope for sprawl given the lack of agricultural or other structures close to the developed edge, notwithstanding the outlying farms which sit within the wider countryside. Assessed against question 4.2, there is not an increased risk of sprawl occurring for boundaries 2 and 3.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>(Criterion 5)</p> <p>5.1/5.2/5.3 The land surrounding the industrial estate has an absence of built development, predominantly functions as part of the countryside and contributes to the character of the countryside through openness and views.</p> <p>Predominantly, the land beyond boundaries 2, 3 and 4 remains open, agricultural fields for a significant distance, and the boundary clearly defines the industrial estate’s developed edge.</p> <p>The immediate built edge of this inset is less well defined beyond boundary 1 given adjacent urbanising influences and the obvious incursion of Elvington Airfield Business Park. The overall feel however is of development set within open countryside, pastoral landscape reflective of its agricultural heritage.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>
<p>Local Permanence</p>		
<p>Proposed boundary description and recognisability</p>	<p><u>Boundary 1</u> The southern Green Belt boundary follows the route of Elvington Lane before running along the rear and side boundaries of properties on Elvington Park, turning south for a short time along Wheldrake Lane before crossing the road and following the contiguous recognisable hedgerow that runs along the field boundary to the rear of the Conifers and Jubilee Court and turning north again along the tree belt towards Elvington</p>	<p>The proposed boundary follows the established boundary of</p>

Village Name:

Elvington Industrial Estate

	<p>Lane. The boundary is recognisable as the rear boundaries of properties and the edge of the road carriageway easily determined on OS maps and on the ground.</p> <p>The boundary follows the extent of the original rear gardens south of Elvington Park as the extended gardens are not encompassed by built form and are considered to contribute to openness; to define a consistent line at this point, where the boundary crosses residential gardens it takes the shortest route between 2 points. The alternative, which would see the boundary instead following the southerly extent of gardens, is considered less consistent.</p> <p><u>Boundary 2</u> From Elvington Lane the boundary turns northwards crossing over the road and following the hedgerows that edge the industrial estate on its western boundary. This represents a clear boundary between the built up industrial estate and the open agricultural fields.</p> <p><u>Boundary 3</u> The northerly boundary follows the hedgerows that edge the industrial estate. This represents a clear boundary between the built up industrial estate and the open agricultural fields.</p> <p><u>Boundary 4</u> Turning south the boundary follows hardstanding associated with industrial units as well as the side boundary of the units themselves, to Elvington Lane. The boundary is formed by hedges and trees / undergrowth, creating a defensible boundary between the Industrial Estate and the playing fields immediately to the east of the boundary. The access road to Lindam Business Park is inset as it is associated with the developed industrial estate.</p>	<p>development at the business park. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>
Permanence of proposed boundary	<p><u>Boundary 1</u> The boundary follows established features from mid-late 20th century. Where the boundary crosses residential gardens, it takes the shortest route between 2 points.</p> <p><u>Boundary 2</u> The boundary follows established features from mid-late 20th century.</p> <p><u>Boundary 3</u> The boundary follows established features from mid-late 20th century.</p>	

Village Name:

Elvington Industrial Estate

Boundary 4 The boundary follows established features from mid-late 20th century.

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

The area of Elvington Industrial Estate is of an urbanised built up nature with a lack of openness and therefore offers an opportunity for focusing development towards an urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long term permanence of the York Green Belt. It 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). However, there is no access to services or facilities within 800m to the western half of the identified extent of the urbanised area. However, the industrial estate itself is an established area which could offer potential.

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

In line with the Local Plan Spatial Strategy, opportunities for growth are within the current boundary on infill sites and beyond its current boundaries. Additionally,

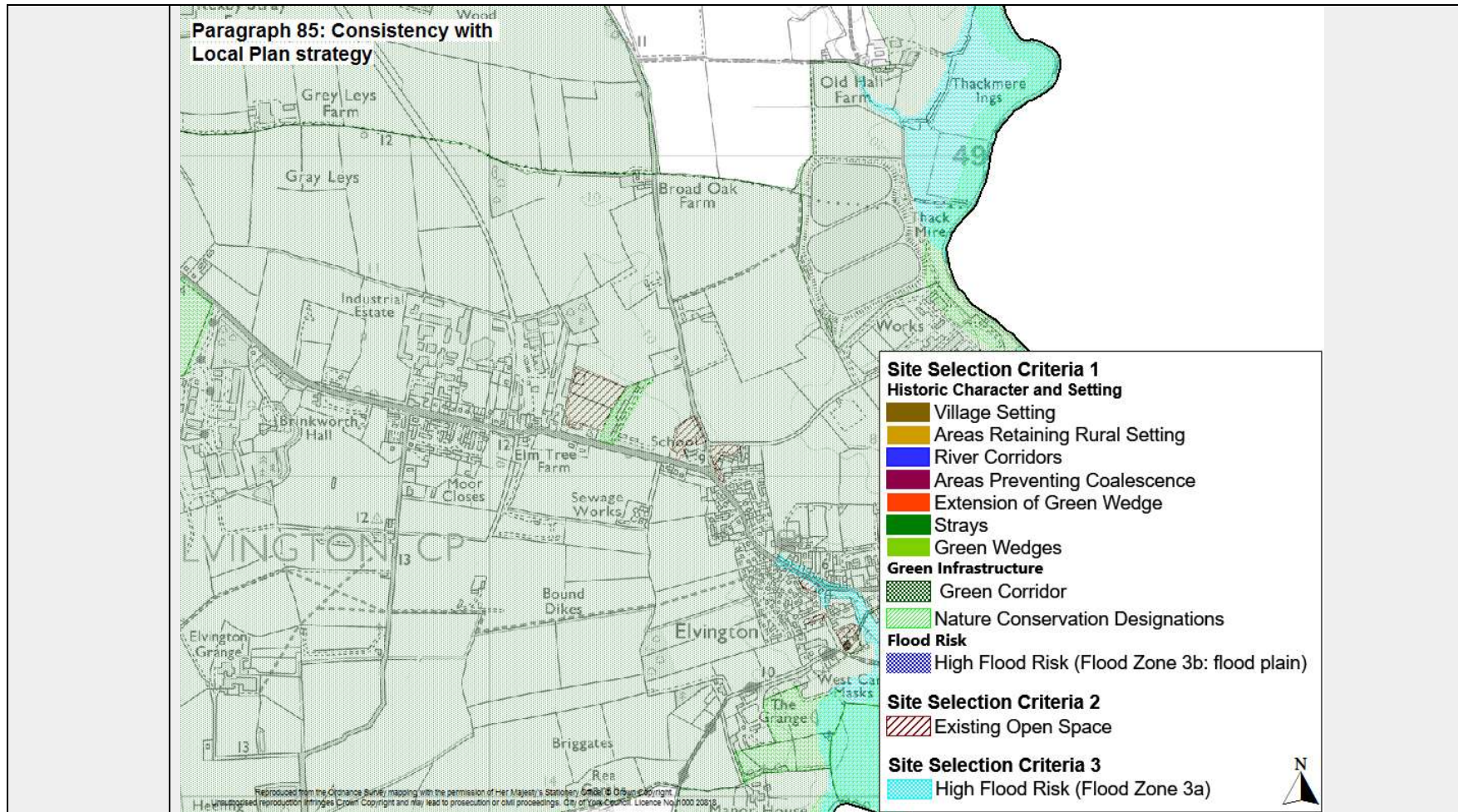
- No land adjacent to the business park is identified in the Historic character and setting appraisal [SD107/108] as being of primary importance to the setting of the historic city. However, the scale and compact form of the area and its wider landscape and setting are important features to maintain.
- There is designated open space on land beyond the boundaries for sports pitches and children's playspace (boundary 4) [SD085];
- There are no areas of high flood risk (Zone 3b and 3a) within or immediately adjacent to the boundaries;
- There are no designated areas for nature conservation adjacent to the boundary; however, beyond boundary 4 and the openspace, there is a site of interest for nature conservation (SINC) (ID175).
- The entirety of the area and the land extending beyond all boundaries is within a District Green Corridor (number 5).

The open **land to the east (boundary 5) does not have potential for development in line with the Local Plan strategy**. In line with the strategy, whilst there are limited constraints identified and therefore **some potential for development**, the compact scale and form of development and its freestanding status away from Elvington village precludes significant development in this location.

Opportunities for employment development have been identified within the inset boundary; allocation E9.

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Village Name:

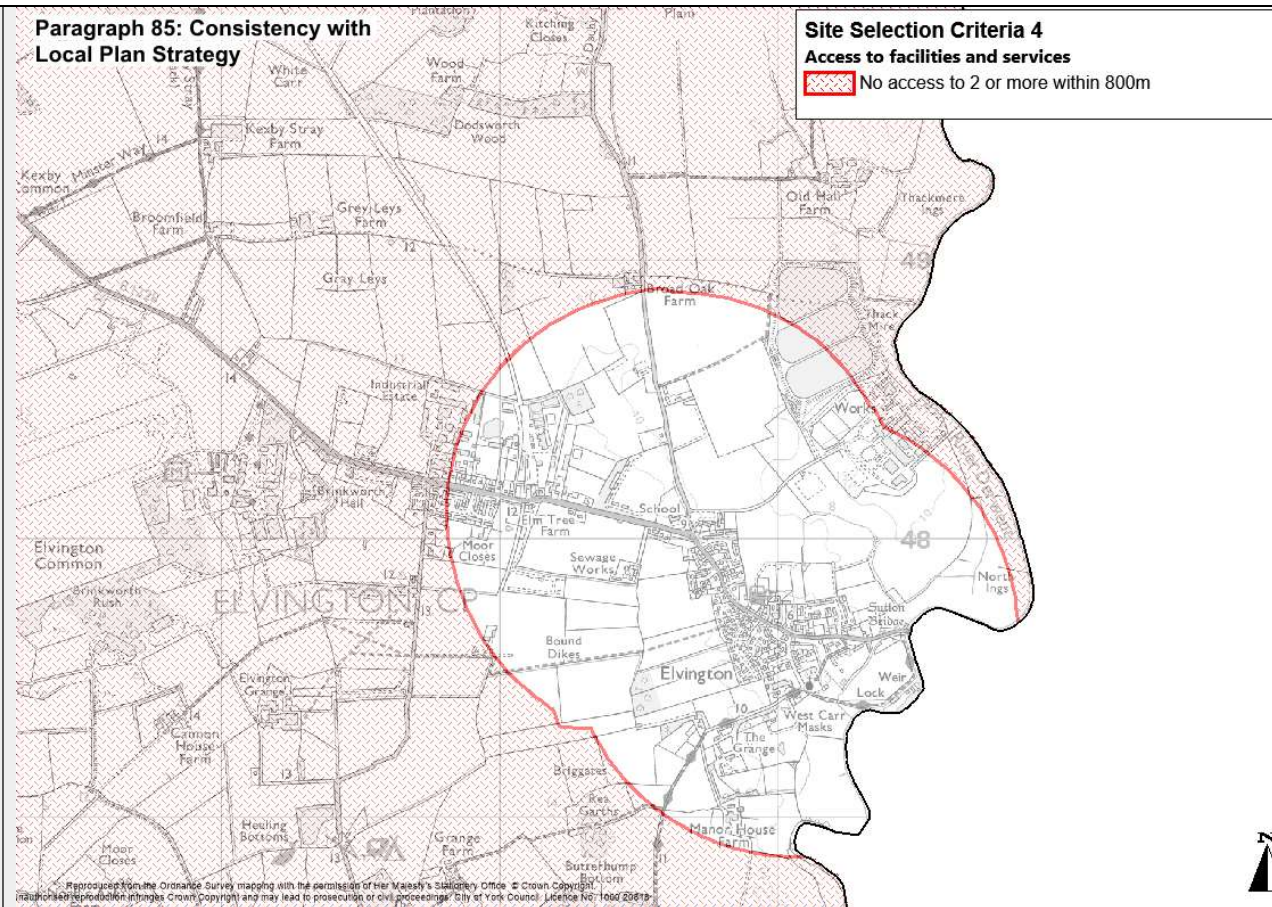
Elvington Industrial Estate

Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration. Only site 602 within the area has been allocated for development (employment use).

Village Name:

Elvington Industrial Estate

Boundary 5

Site 55 Submitted in Call for sites 2012. (Former H26 allocated at halted LDF Publication Draft (2014))



Boundary 1

Site 601 Elvington Park historic site. Not allocated



Boundary 3

Site 864 Extension to Elvington Industrial Estate. Submitted at Preferred Sites consultation. Not allocated.



Boundary 1

Site 747 Elm Tree Farm, Elvington. Submitted at Preferred Options 2013. Not allocated



Boundary 1

Site 941 Submitted at Preferred Sites Consultation. Not allocated



Within boundary:

Site 602 –allocated as E9



Village Name:

Elvington Industrial Estate

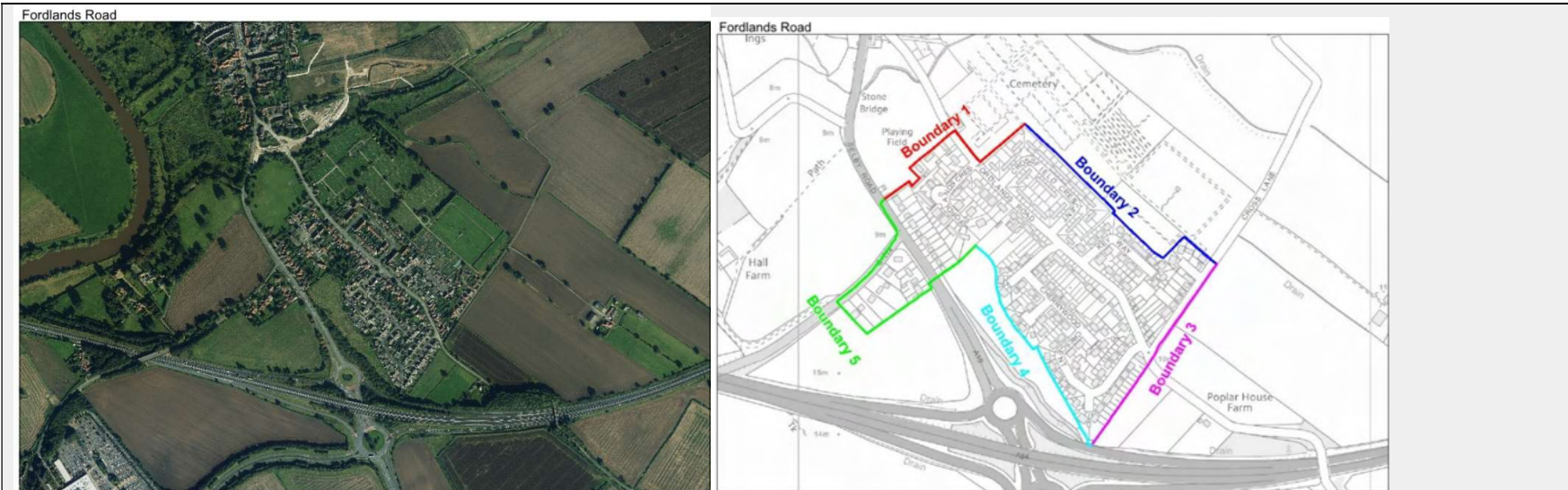
Determining a clear, defensible boundary:

In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for the allocation within Elvington Industrial Estate; there is limited potential due to scale and form to grow beyond boundaries in line with the settlement pattern. This results in the final Green Belt boundary for the Industrial Estate area as follows:



Village Name:

Fordlands Road



Scoping: Strategic Principles: SP5

Character of the Area: The Fordlands Road development has a distinct position in the York hierarchy, as it is one of very few free standing settlements within the York Outer Ring Road. The settlement is part of Fulford and its community, but physically separated from the main urban area of Fulford and York by a small field / open space area (Fulford Parish Council Playing Field), and has a separate and distinct character. The Fordlands Road development appears to originate from a track (Dam Lands Lane), which ran south from Fulford Village, through an area known as 'Dam Lands Field'. During the early 20th Century Fordlands Road developed into a residential community, with houses being built on Fordlands Road (formerly Dam Lands Lane), with roads off it. In 1913, Fulford Parish Council bought land to the north east side of Fordlands Road for a new cemetery, which was opened in 1915, and has been subject to being expanded a number of times since. The cemetery includes 104 graves from the First World War and 115 graves from the Second World War, as well as civilian graves. Land to the north of the Fordlands Road development is currently being built out as the Germany Beck development, and it is important that the Fordlands Road area retains its individual character and separation from Germany Beck and the rest of Fulford.

Village Name: **Fordlands Road**

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Fordlands Road is therefore inset within the Green Belt.

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						
Criterion 2 Landmark Monuments	2.1	Yes			4.3	Yes, Partly		
	2.2	Yes						
	2.3	No						
Criterion 3 Landscape and Setting	3.1	Yes			Criterion 5 - Encroachment	5.1	Yes	Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.
						5.2	Yes	
	3.2	N/A				5.3	Yes	

GB Purpose	Discussion	Outcome
Purpose 4 – Preserving the setting and special character of historic towns	Compactness (Criterion 1) 1.1 / 1.2 / 1.3 All Land around Fordlands Road needs to be kept permanently open to maintain the scale and identity of a compact residential area close to the built up extent of the City and the compact city to the south. The Fordlands Road area is visible from approach roads including the A64 and A19, and maintains a connection to its open and historic setting. Boundary 1 and part of boundary 2 are particularly important in retaining separation and preventing coalescence with Fulford and the built extent of the York urban area to the north, and boundaries 4 and 5 are important in preventing coalescence with the Designer Outlet to the south west.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.

Village Name:

Fordlands Road

The Fordlands Road development lies within the York Outer Ring Road and close to Fulford (a subsumed historic village) and the 21st Century Germany Beck development. Fordlands Road and Selby Road (A19) are historic routes into the city of York as shown on the 1852 OS Map. The 20th Century saw the expansion of the residential development southwards along Fordlands Road (formerly Dam Lands Lane) and Selby Road.

The compactness and separation of the Fordlands Road area is particularly important along boundary 1, and part of boundary 2, due to the proximity of Fulford and Germany Beck. If the gap to the north of boundary 1 is breached and the compactness of the Fordlands Road development is compromised and it would become part of the built up extent of Fulford extending the city outwards and losing the separate identities of both Fulford and the Fordlands Road area. The development of Germany Beck has made this separation more important to avoid coalescence with the main urban area of the city.

The open space to the south of the junction of Fordlands Road and Thornton Road is one of the few areas of public open space in this area. It formerly contained the village pinfold. This junction leads to Fordlands Road, Germany Lane and Selby Road (A19). The rural outgang to the village remains visible in the layout and plan of the development. The rural feel is enhanced by the allotments, playground and Fulford Cemetery, though the residential areas themselves are dense and do not have a rural character.

Landmark Monuments (Criterion 2)

2.1 / 2.2 The land to the south & east (boundaries 2 & 3) needs to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape. Land to the west of boundary 5 needs to be kept permanently open to understand the siting and context of Fulford Hall.

Although views of the Minster from the boundaries around Fordlands Road are obscured by development and trees, there are significant views of the Minster from land beyond boundaries 2 & 3; There are distant views to the Minster from the A64 Outer Ring Road as it passes boundary 3 and also from the area around Lodge Farm. (Annex 1, Evidence 13b). The land needs to be kept open to preserve these important views.

Village Name:

Fordlands Road

There are a number of listed buildings associated with Fulford Hall, to the north of Naburn Lane, close to boundary 5, including Fulford Hall, Cart House, Stables & Wall, Gates & Piers, and Dovecote. Fulford Hall is a large country house of the early - mid 18th century, which enjoys a riverside setting on the south bank of the Ouse. From Selby Road, the Hall is approached via tree lined lanes which skirt open fields. The open landscape conveys a sense of separation from the village of Fulford and rural seclusion which is important to the status and setting of the listed building. Land to the north-west side of boundary 5 is required to be kept open to preserve these aspects of the setting of Fulford Hall landmark monument.

2.3 Not applicable

Landscape and Setting (Criterion 3)

3.1 The land around the Fordlands Road residential area needs to be kept permanently open to understand the historical relationship of the city to its hinterland, and to protect the landscape setting and special character of the city, particularly as perceived from open approaches, including the A19 and A64.

The land around Fordlands Road is an historic enclosure landscape now characterised by modern improved fields (annex1, evidence 19).

The Fordlands Road development lies adjacent to a number of areas of Historic Character & Setting for the City. Land to the immediate north of boundary 1 (between boundary 1 and the southern boundary of Germany Beck) is designated as part of the Green Wedge, protecting the land from encroachment. Additionally, land beyond part of boundary 2 and boundary 3 is designated as 'Area Retaining Rural Setting', in order to protect the rural setting of the area east of Fordlands Road, forming a transition between the open rural landscape to the south of the Ring Road, and the built up part of Fulford, to the north. Land beyond boundaries 4 and 5 is designated as 'Green Wedge',

Village Name:

Fordlands Road

	<p>to give a continuance of protection from the approaches to the south, as the A19 has an open and rural feel as it approaches enter Fulford from the south.</p> <p>There are local views to the north of Fulford as experienced from the open approaches of the A19 and A64.</p> <p>3.2 Not Applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 The land is connected to an area of dense development (i.e. the Fordlands Road area), and therefore relevant for sprawl.</p> <p>The Fordlands Road development has a distinct edge to the built up area in contrast to the open area within which it sits. All boundaries are therefore relevant for the consideration of sprawl.</p> <p>4.2 The land does not have an increased risk of sprawl occurring through the presence of existing buildings/structures.</p> <p>There are some structures (mainly in the form of nearby roads and junctions) in the area around Fordlands Road, but they serve to contain the potential extent of sprawl rather than facilitate it.</p> <p>For boundary 2 the cemetery serves to prevent sprawl. For boundary 1 (the York Urban Area) and for boundaries 3, 4 and 5 (the A64 and A19 roads) there is some potential for sprawl as these nearby features are not immediately adjacent to the boundary, and sprawl could occur into the open land. However the extent of sprawl would be limited by these features which strongly contain the land areas adjacent to the boundary.</p> <p>4.3 The land is constrained by built development on more than one side, for some of the boundaries.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

Village Name:

Fordlands Road

Boundaries 1 to 3 are (apart from minor indentations) relatively straight lines, and are therefore not constrained by built development on more than one side. Boundaries 4 and 5 are at right angles to one another, and therefore constrain the land between them on two sides, but sprawl could still take place into that area.

Boundary 1 – There is an electricity sub-station just beyond the northern extent of the boundary and a small cluster to the northern section associated with the cemetery. The land to the north would be constrained by the A19, Thornton Road and Fordlands Road. Land to the north eastern extent is cemetery which make the risk of sprawl low.

Boundary 2 - Beyond the extent of the built up area of boundary 2, is Fulford Cemetery which helps to prevent sprawl. This is read together with land beyond wherein there are a series of large fields forming an area of open landscape, west of Fulford Golf Course.

Boundary 3 – Beyond the boundary are isolated farms in context of the open fields which extend to the A64. The boundary of Cross Lane has helped to restrict sprawl which would otherwise be constrained by the A64.

Boundary 4 - close to this section of the boundary the main urbanising influence is the A64 dual carriageway which runs immediately south of the start of the boundary, itself creating a robust barrier to sprawl in this location. Additionally, the A19 runs parallel to the boundary wherein in between there are no structure; the A19 is a strong barrier to the extent of sprawl beyond the built up area.

Boundary 5 – there is historical sprawl to the west of the A19, in this location, with a cluster of dwellings fronting on to the A19 and Naburn Lane which are included within the village inset. Beyond that, the landscape is generally open, with the A64 forming a strong barrier to the extent of sprawl to the south. Between the River Ouse and Naburn Lane, Gate Fulford Hall and its associated buildings lie within its own grounds, creating a low density historical asset, appropriate to its countryside setting.

Village Name:

Fordlands Road

**Purpose 3
Safeguarding the
countryside from
encroachment**

(Criterion 5)

5.1 / 5.2 / 5.3 The land is characterised by an absence of built development and urbanising influences, and functions as part of the countryside, contributing to its character through openness, views and accessibility.

The land is generally characterised by an absence of built development, though the A64 and A19 and their grade-separated junction form detracting features of the landscape with some urbanising effects.

With the exception of land to the north of the Fordlands Road development (boundary 1, which is the cemetery and open space) and also boundary 4, which is adjoined by a small area alongside the A19, the land surrounding the settlement predominantly functions as part of the countryside and contributes to the character of the countryside through openness and views.

The surrounding countryside is predominantly rural open land to the east, south and west, with generally a lack of built development beyond the boundaries although the impact of the Germany Beck development and the main built up area of Fulford create an urbanising influence to the north.

Boundary 1 - to the north of the settlement (boundary 1), there is only a narrow gap between the northern edge of the settlement and the Germany Beck development and Fulford, creating an enclosed nature to the land beyond the boundary, which is influenced by the A19 road into York. Although the land immediately north of boundary 1 consists of open space, given its surroundings, it lacks the feeling of openness and the characteristics of the wider countryside, but does connect with it to the west and east.

Boundary 2 – Fulford Cemetery and allotments, adjacent to boundary 2, generally retain their openness due to the lack of buildings (although there is a cemetery office adjacent to boundary 2), and are acceptable uses in the Green Belt and countryside. Beyond, these, to the east, there are a number of large open fields, bordered by the more

**IT IS NECESSARY
TO KEEP LAND
PERMANENTLY
OPEN TO
SAFEGUARD THE
COUNTRYSIDE
FROM
ENCROACHMENT**

Village Name:

Fordlands Road

	<p>'manicured' landscape of Fulford Golf Club and Heslington Common which are acceptable countryside uses.</p> <p>Boundary 3 – there are few urbanising influences to the south of boundary 3, with a few isolated farms, although the A64 does run through the middle of this area. The landscape is generally formed by large open fields between the boundary and the ring road, and also beyond the A64 / A19 intersection. The Minster Way, a historic route between York and Beverley runs south from Fordlands Road beyond the A64 providing direct access to the wider countryside.</p> <p>Boundary 4 – there are no buildings close to boundary 4, although the A19 and A19/A64 intersection adds an urbanising influence. Overall, it lacks the feeling of openness and the characteristics of countryside between the development and road intersection. Beyond that, large open fields separate the area from the York Designer Outlet, a large out of town retail development.</p> <p>Boundary 5 – beyond the boundary, there are limited urbanising influences, the main one being the Designer Outlet, beyond the A64. Fulford Hall and its associated buildings create some built influences, although they are set in their own grounds close to the River Ouse and consequently contribute to the character of the area through openness, and are acceptable uses in the Green Belt.</p>	
Local Permanence		
Proposed boundary description and recognisability	<p>In general, the Green Belt boundary around Fordlands Road follows road and fenced property boundaries, with clear distinctions between built and open.</p> <p>Boundary 1 – The boundary forms the northern edge of the Fordlands Road development, between the A19 and Fordlands Road itself. It follows the rear / side curtilage boundaries of properties on Fordlands Road, Fordlands Crescent and the A19 and a small electricity substation, with an area of open space / playing fields to the north. The open space / playing fields provides a narrow area of separation between the</p>	The proposed boundary has associations with historical features and has been established for a

Village Name:

Fordlands Road

Fordlands Road development and Fulford / Germany Beck. The boundary consists of hedges and fences forming property boundaries. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 2 - The boundary follows a short section of Fordlands Road, then an access road behind properties on Crossfield Crescent and the boundary with Fulford Cemetery. The boundary then follows the rear curtilage boundaries of properties on Key Way, with Fulford Allotments, to the point where it meets up with Cross Lane. The boundary consists of an access road, hedges and fences forming property boundaries. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 3 – The boundary then follows Cross Lane in a south westerly direction, crossing the southern end of Fordlands Road / Forest Lane and the rear of properties on Cherry Wood Crescent, until it meets the slip road to the A64. The boundary consists of an access road, hedges and fences forming property boundaries. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 4 – The boundary then follows the rear property boundaries of properties on Cherry Wood Crescent, parallel with the A19, in a north west direction, before turning south west, to the point where the boundary meets the A19. The boundary consists of hedges and fences forming property boundaries. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 5 – The boundary then crosses the A19, and follows the rear curtilage boundaries of properties on Naburn Lane, before turning north west, then following Naburn Lane to the point where it meets the A19. The boundary then follows the A19 in a north westerly direction, to the point where it meets the open space and electric sub station. The boundary consists of hedges and fences forming property boundaries and the carriageway (Naburn Lane and the A19). The boundary is recognisable and is easily determined on OS maps and on the ground.

significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

Village Name:

Fordlands Road

Permanence of proposed boundary	<p>Boundary 1 – the boundary in this section follows a combination of historic field patterns dating from before the mid 19th Century and more recent 20th Century development. The boundary offers permanence.</p> <p>Boundary 2 – the boundary in this section follows a combination of historic field patterns dating from before the mid 19th Century and more recent 20th Century development. The boundary offers permanence.</p> <p>Boundary 3 – the boundary in this section follows historic field & track boundaries (Cross Lane) from before the mid 19th Century, with some 20th Century development boundaries (between Fordlands Road / Forest Lane and the A64 slip road). The boundary offers permanence.</p> <p>Boundary 4 - the boundary in this section follows the route of a ditch for the most part, but also the boundary of 20th Century housing along its northern edge. The boundary offers permanence.</p> <p>Boundary 5 - the boundary in this section follows early 20th Century development boundaries and the alignment of Naburn Lane and the more recent alignment of the A19. The boundary offers permanence.</p>	
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Strategic Permanence	
Consistency with Local Plan strategy (NPPF Para 85)	<p>Fordland Road is of an urbanised built up nature with a lack of openness and therefore offers an opportunity for focusing development towards an urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long term permanence of the York Green Belt.</p> <p>In line with the Local Plan Spatial Strategy, opportunities for growth of the hamlet would be beyond its current boundaries. Land adjacent to boundaries 1, 5 and partially 2 & 4 has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth; Boundary 3 has no access.</p> <p>However,</p>

Village Name:

Fordlands Road

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

- Land adjacent to the village is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as protecting the rural setting (area F2) to the east (boundary 2), land to the west of the A19 (boundary 5) and to the north (boundary 1) is Green Wedge (area D5) and land beyond boundary 4 beyond the A64 is extended Green Wedge [SD107 / SD108].
- There is designated open space on land beyond boundary 1, which is amenity green space and boundary 2, which is Fordlands Road Cemetery and children’s playspace; there is no open space beyond proposed boundaries 3, 4 &5 [SD085];
- There is an area of high flood risk (Zone 3b and 3a) within and beyond boundaries 1 and 2 associated with Germany Beck. There is also flood risk is 3a adjacent to boundary 4;
- There are no nature conservation designations;
- The A64 is a Local Green Corridor (number 12), which is to the south of boundaries 3/4. To the north of boundary 1 is also partly the River Ouse Regional corridor (no.1).

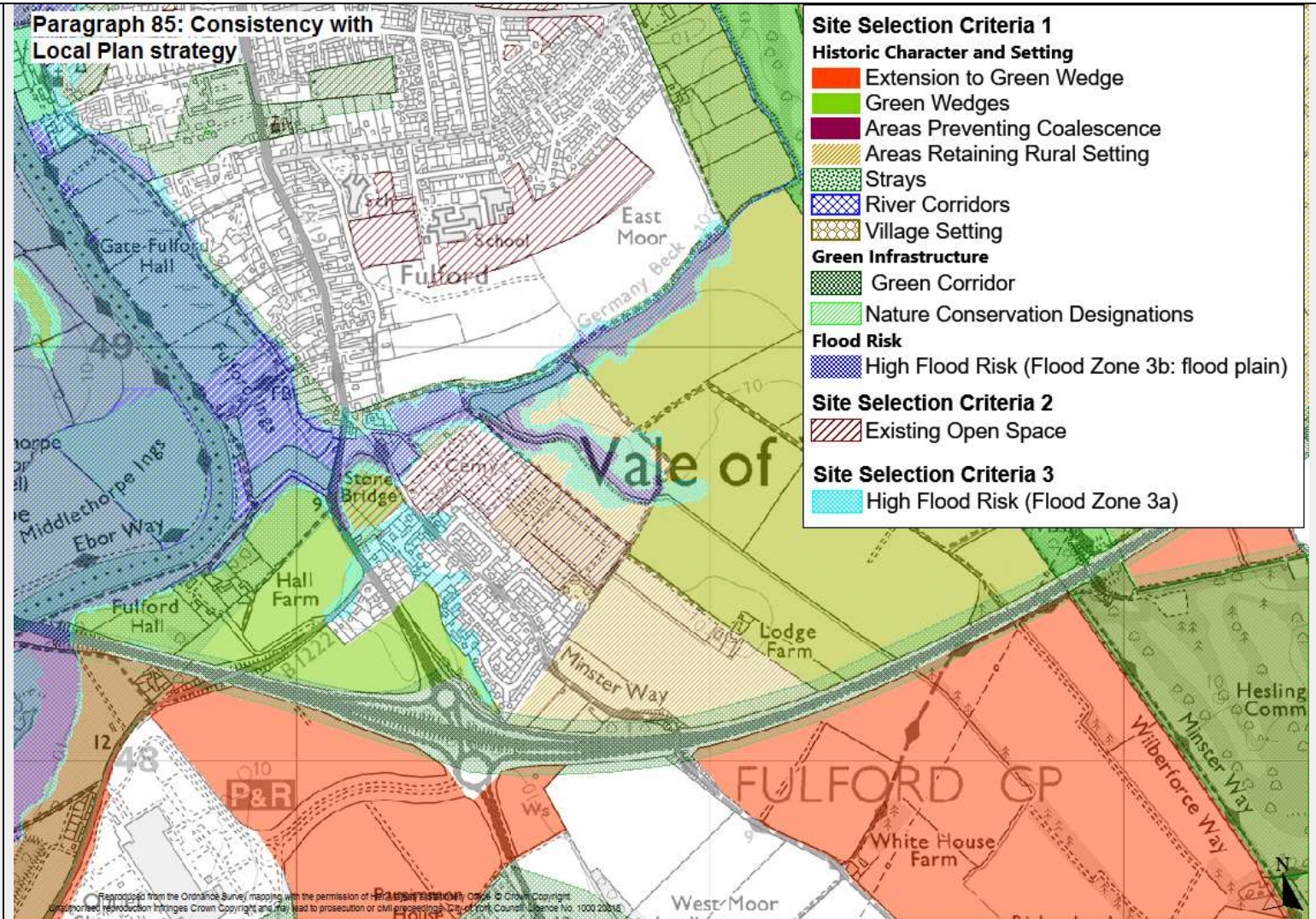
The open land surrounding the village is therefore **not suitable for development in line with the Local Plan strategy.**

Village Name:

Fordlands Road

NPPF Para 85

Paragraph 85: Consistency with Local Plan strategy



Village Name:


Fordlands Road

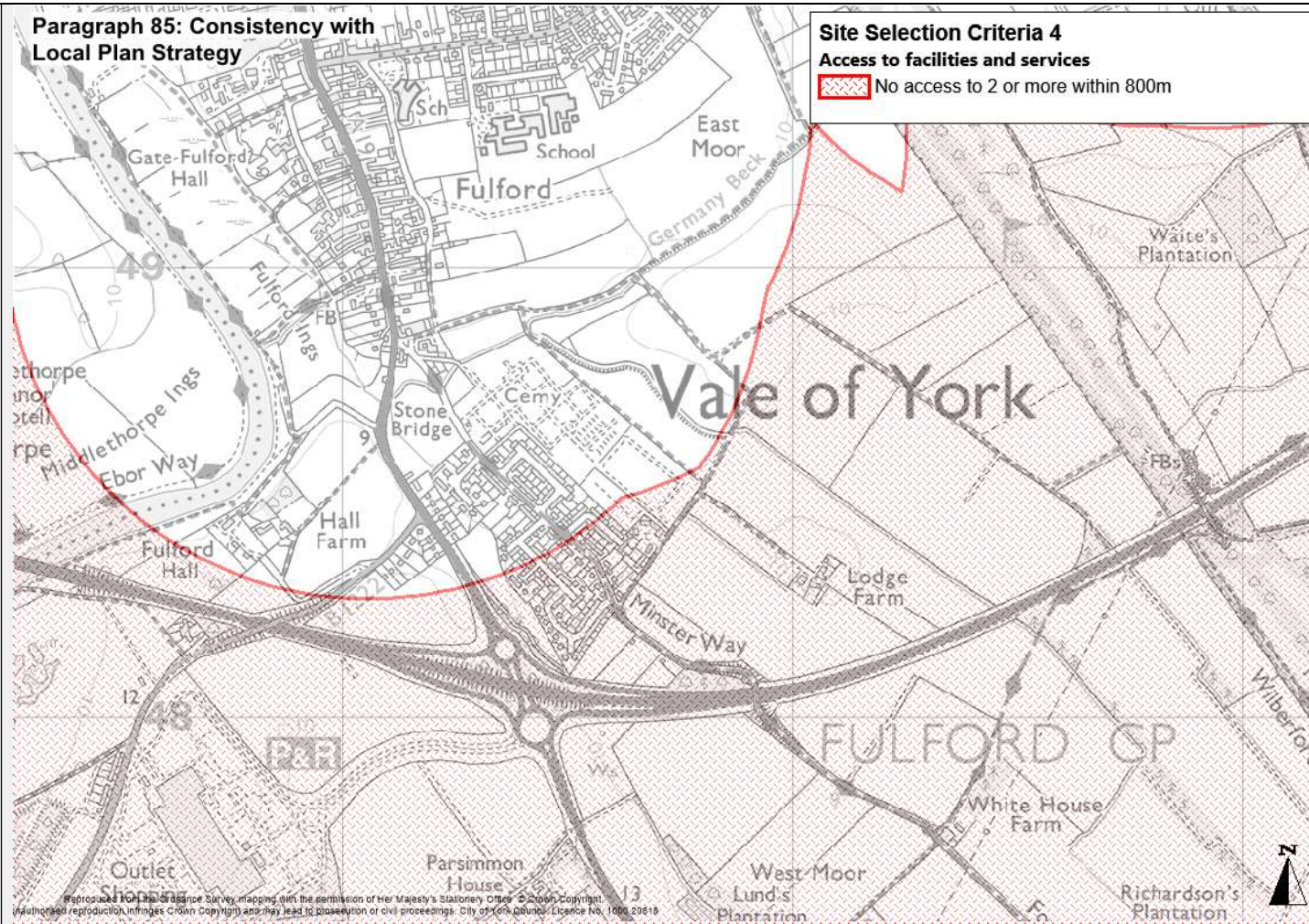
NPPF Para 85

Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m



Land Considered: Land adjacent to this boundary has been proposed for development

Village Name:

Fordlands Road

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; No sites have been taken forward as allocations.

Boundary 1:

Site 458 – Germany Beck. Now with planning permission and being developed out.



Boundary 3

Site 751 submitted at Preferred Options consultation 2013. Not allocated.



Boundary 4:

Site 767 Submitted at Preferred Options Consultation 2013. Not allocated.



Boundary 5:

Site 79 Submitted at call for sites 2012. Not allocated.

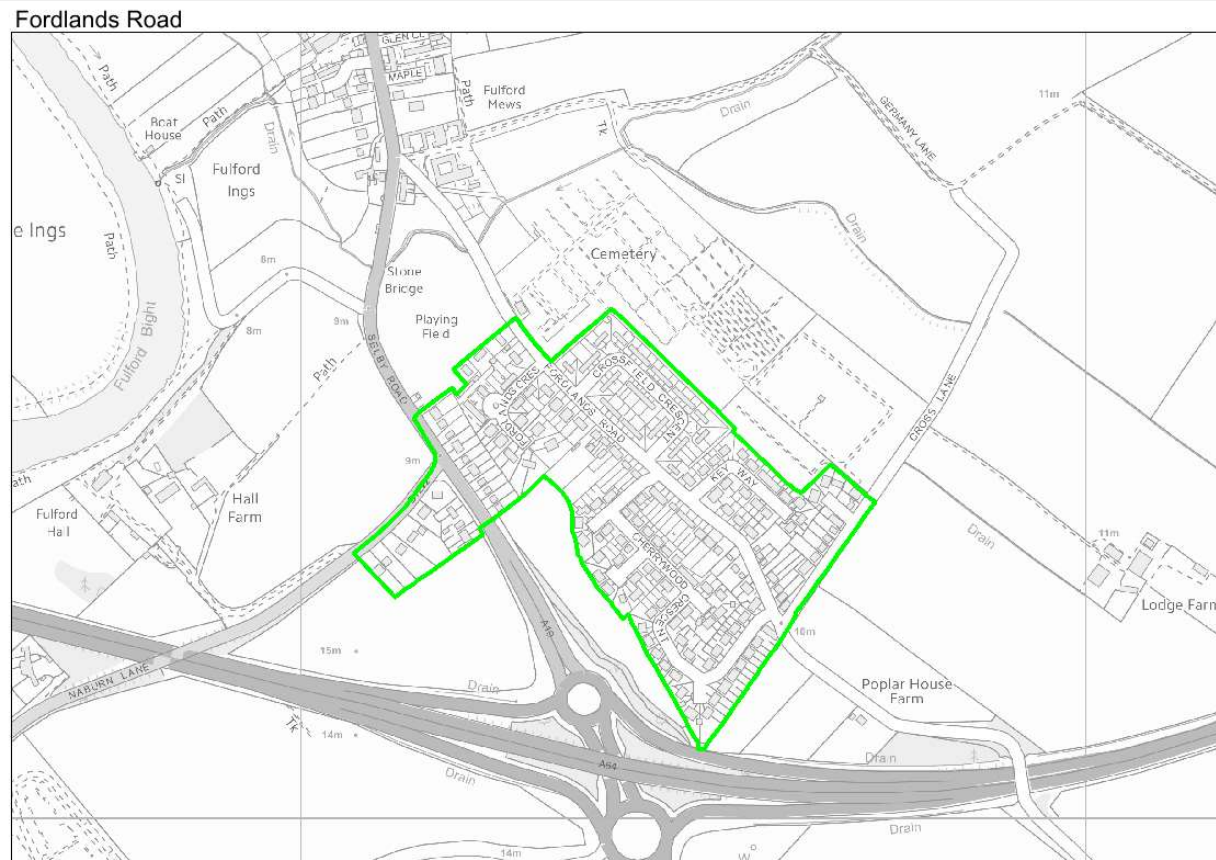


Village Name:

Fordlands Road

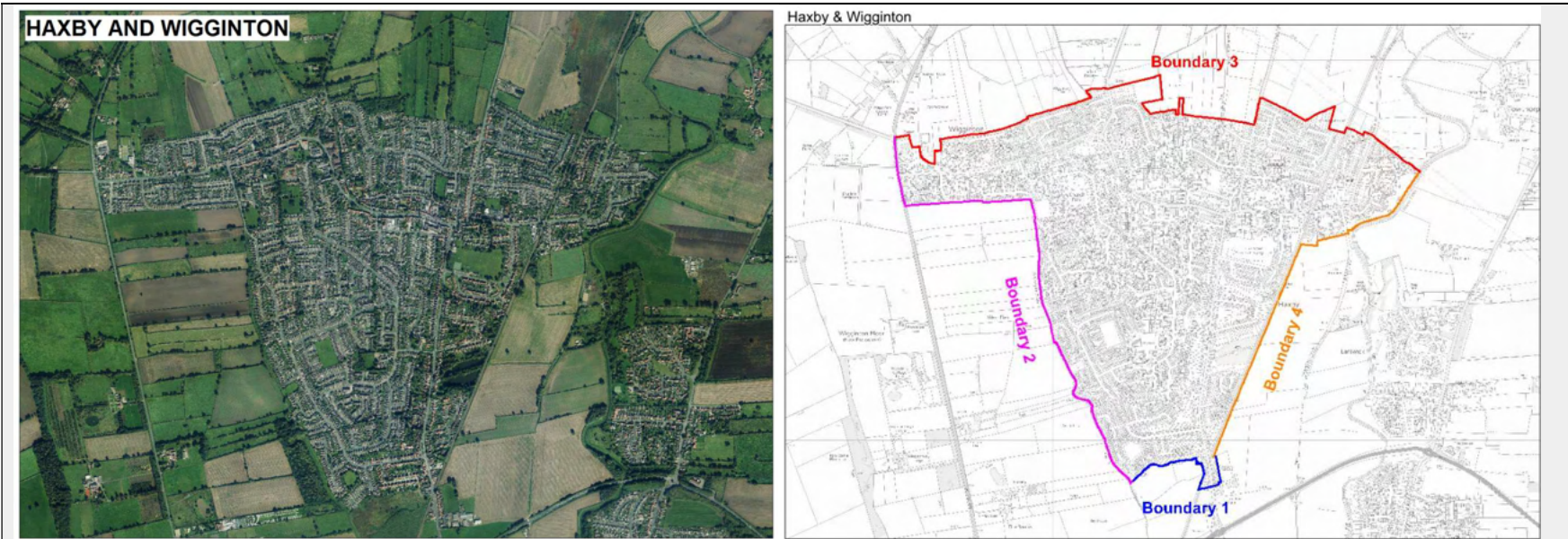
Determining a clear, defensible boundary

In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for the hamlet of Fordland Road to grow within a sustainable pattern of development. This results in the final Green Belt boundary as follows:



Village Name:

Haxby / Wigginton



Scoping: Strategic Principles: SP5

Character of the Area: Haxby and Wigginton are two villages, which as a result of extensive house building in the 1970's and 1980's, have coalesced into one community, with no distinguishable boundary between the two built up areas. Though called The Village, Haxby's main street today has more a market town atmosphere, being the thriving shopping centre for the surrounding population. The basic medieval plan form from which Haxby evolved still survives clearly, with North and South Lanes, but now enclosed completely within mid-late 20th century residential development. The scale of the development in the village is such that it could not be considered open. Because of the flat landscape, views into and through the village are interrupted by housing, and the village predominately presents a developed edge to the fields beyond.

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Haxby and Wigginton is therefore inset it within the Green Belt.

Village Name: **Haxby / Wigginton**

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							
Criterion 2 Landmark Monuments	2.1	Yes		Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 5 - Encroachment	4.3	Partly	Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	
	2.2	Yes				5.1	Yes		
	2.3	No				5.2	Yes		
Criterion 3 Landscape and Setting	3.1	Yes			Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 5 - Encroachment	5.3	Yes	Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.
	3.2	N/A							

GB Purpose	Discussion	Outcome
Purpose 4 – Preserving the setting and special character of historic towns	Compactness (Criterion 1) 1.1/1.2/1.3 <p>Land around Haxby & Wigginton needs to be kept permanently open to maintain the scale and identity of a compact village and to maintain a connection to the open and historic setting. There are views of the village on approach to the village in an open and rural landscape. There is a risk of Haxby & Wigginton coalescing with New Earswick to the south, Earswick to the east and Strensall & Towthorpe to the north east.</p> <p>Haxby & Wigginton has evolved and from a Danish settlement within the Forest of Galtres, about 1000 years ago. Its origins were based around farming, which it has retained well into the 20th Century. Growth originally centred around The Village, which ran in an East – West</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.

Village Name:

Haxby / Wigginton

direction, but from the late 20th Century, growth has been extensive in all direction, particularly off York Road, to the south of The Village.

Haxby & Wigginton expanded significantly in the late 20th Century, impacting on its compactness. Allowing the village to grow significantly beyond its existing boundaries would take it out of proportion with the settlement pattern of York, an important character identified in the Heritage Topic Paper (HTP) and increasing the distance of residential areas away from the village core can cause harm to the compactness of the village. Therefore all 4 boundaries are relevant to this consideration.

Haxby / Wigginton is constrained on 3^{1/2} of its 4 boundaries by the Historic Character and Setting designations (Annex 1 - Evidence 11), constraining development and protecting its compactness. Boundaries 1 & 4 – are bordered by the designation ‘Area Preventing Coalescence’, as these areas are potentially at risk of coalescence with New Earswick and the main urban area of York to the south, Earswick to the east, Huntington to the south east and Strensall / Towthorpe to the north east. Boundary 2 and part of boundary 3 are bordered by the designation ‘Extended Green Wedge’ which follows a wide swathe of land to the west of Haxby / Wigginton, which also extends round the north of Wigginton to the northern edge of the CYC area. This ‘Extended Green Wedge’ forms an extension to the Green Wedge which runs from the City centre, through Bootham Stray, as far as the Outer Ring Road, with views of the Minster. These designations reinforce the important role that the adjacent land plays in contributing to the compactness of the village and the main urban area and in preventing coalescence.

Boundary 1 – this is a short section of boundary at the southern edge of the village, expansion here/loss of open land would have a significant impact on the compactness of the settlement and coalescence. It would increase the risk of Haxby & Wigginton extending southwards to join New Earswick, and becoming adjoined to the main urban area of York - which would significantly affect the form and identity of the settlement. The land lies within an ‘Area Preventing Coalescence’

Village Name:

Haxby / Wigginton

Boundary 2 –The land lies within an ‘Extended Green Wedge’. The B1363 (Wigginton Road) forms an open approach to the City, to the west of Haxby / Wigginton, with views towards the City and distant glimpses of the Minster through the trees from the junction with the Outer Ring Road. Around the junction of the B1363 and Mill Lane, the built extent of Wigginton is immediately apparent, with the settlement boundary coming right up to the B1363. As you travel further down the B1363, there are views across open linear fields towards a strong built edge of the settlement where residential development backs on to Westfield Beck. The open fields between the B1363 and the development edge here emphasises the separation of the settlement from the B1363.

Boundary 3 – expansion beyond this section of the boundary would extend the village northwards along a number of potential field boundaries, resulting in some loss of compactness.

Boundary 4 – This boundary is the most robust as it is formed by the River Foss and Railway line. Beyond the boundary, the land is designated as an ‘Area Preventing Coalescence’. Expansion beyond this boundary would risk coalescence with Earswick to the east, and Strensall to the north east, and significantly impact on compactness.

Landmark Monuments (Criterion 2)

2.1/2.2 The land to the south west (boundaries 1 & 2) needs to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape.

There are views of the Minster from land to the south west of Haxby (Extended Green Wedge) which become more prominent within the Ring Road, due to the topography [Annex 1, evidence 13b].

Haxby’s Conservation Area was designated in 1977 and follows the historic village core, a very compact and distinctive area, surrounded by more modern residential development. There are

Village Name:

Haxby / Wigginton

a number of important buildings within the Conservation Area, including No. 48 The Village, a mid 18th Century house, together with the remains of a 14th or 15th Century cross at St Mary's Churchyard. There is a Grade II listed milepost opposite Villa Farm, on the B1363, close to boundary 2. To the north of boundary 3, Haxby Grange Farmhouse (Crossmoor Lane) is a Grade II farmhouse. Close to boundary 4 (within the built up extent of Haxby) Station House (Station Road) is a Grade II Listed building Land outwith the boundary does not need to be kept open to protect the setting of these historic assets.

2.3 Not applicable

Landscape and Setting (Criterion 3)

3.1 The land needs to be kept permanently open to protect the setting and special character of Haxby & Wigginton and as part of the wider landscape associated with the historic character and setting of York, to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.

The relationship to York and its surrounding settlements, not simply to the distance between the settlements, but also the size of the villages themselves, and the fact they are free-standing and clearly defined, is set out in the Heritage Topic Paper (Annex 1, Evidence 12), as a key feature of the setting and special character of York. A clock face of smaller compact villages is a key attribute of York's character. Haxby / Wigginton's location within the settlement pattern is that of a large village outside the York Outer Ring Road, physically separated from surrounding development clusters. The village is physically close to other urban clusters at Earswick (to the east), Strensall & Towthorpe (to the north east) and New Earswick, Huntington and Clifton Moor (all parts of the main urban area of York, to the south of the A1237).

All the boundaries of Haxby / Wigginton are clear and distinguishable, providing a clear distinction between the built up element of the village and the open countryside beyond. This maintains a strong linkage between the village and the surrounding agricultural heritage.

Village Name:

Haxby / Wigginton

	<p>Particularly to the west and parts of the north of the village, strip field patterns can be identified, especially when viewed from the B1363. To the east, the field patterns are generally larger and more open. The landscape around the village is generally very flat and open, particularly when viewed from open approaches.</p> <p>It is important that the western side of the village remains permanently open when approaching York from the B1363, with views across flat open linear fields towards the built edge of the village, where it borders Westfield Beck – this area forms part of the ‘Extended Green Wedge’. The rural setting of the village, in relation to the City, would be significantly compromised were this land to not be kept permanently open. To the south of the village, it is important that the setting of the village in relation to the City is protected by retaining the open approach when viewed from the A1237, and that development is not allowed to extend the southern aspect of the village towards the A1237. To the east of the village, the main East Coast railway line forms the boundary of the village for most of its eastern extent (except for the north eastern extent). The railway line forms a strong open approach, with open fields to the east (between Haxby / Wigginton and Earswick) – this open approach is very important to the setting of Haxby / Wigginton, in relation to the city, and any development in this area would have a negative impact on the setting of both Haxby / Wigginton, and Earswick - consequently, the land is designated as an ‘Area Preventing Coalescence’. To the north east extremity to the village, the River Foss forms an important open approach, and like the rest of the land to the east, it is important to keep the land beyond the boundary open to protect the setting of the village.</p> <p>3.2 Not applicable</p>	
Purpose 1	<p>(Criterion 4)</p> <p>4.1 The land is connected to an area of dense development, the village, and is therefore relevant to sprawl. All four of the boundaries are connected to an area of dense development and are all therefore at risk of sprawl.</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT

Village Name:

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<p>Checking unrestricted sprawl</p>	<p>4.2/4.3 There is an increased risk of sprawl due to the presence of isolated development outwith boundaries 2 and 3, and scope for ribbon development along Sutton Road, Moor Lane and Usher Lane. There are parts of all the boundaries where small parcels of land are enclosed on two sides, but in the main land is unconstrained by built development and not enclosed.</p> <p><u>Boundary 1</u> –To the south of the village and directly adjacent to the boundary is the site of Crompton Farm; there are a number of farm buildings and sheds on the site, increasing the risk of sprawl. Further south along Haxby Road are 3 detached houses, a single field gap from the southern boundary of Haxby; this increases the possibility of ribbon development to the south of the village. More significant sprawl to the south is constrained by the major infrastructure of the A1237.</p> <p><u>Boundary 2</u> – There are a number of isolated farms and other developments beyond Haxby’s western boundary, in particular to the southwest on Wigginton Road, where former farms have expanded to provide business and commercial uses.</p> <p><u>Boundary 3</u> – Existing development on Sutton Road, Moor Lane and Usher Lane increases the risk of ribbon development along these approaches. Directly adjacent to the northern boundary, Wigginton Tennis Club and land in commercial use north of Usher Park Road are included in the green belt in order to control sprawl beyond the developed edge of the village.</p> <p><u>Boundary 4</u> – Both the River Foss and mainline railway provide significant barriers to sprawl on Haxby’s eastern side.</p>	<p>UNRESTRICTED SPRAWL.</p>
<p>Purpose 3 Safeguarding the countryside from encroachment</p>	<p>5.1/5.2/5.3 The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it, or acceptable uses within it. Land is characteristically open, predominantly without urbanising influences and contributes to the character of the countryside through openness and views.</p> <p>The countryside surrounding Haxby/Wigginton is flat and, in general, free from urbanising influences. The majority of the limited development beyond the current densely built up</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE</p>

Village Name:

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extent of the village consists mainly of farmsteads, isolated dwellings or clusters of dwellings, and rural business / tourism, appropriate to the countryside and reflecting the village's agricultural heritage and being well connected to the wider open landscape. Therefore, the land is generally characterised by an absence of built development or urbanising features, and functions as part of the countryside in terms of relationships, or acceptable uses within it.

Boundary 1 - The fields beyond boundary 1 are open and agricultural in nature. To the east of Haxby Road, immediately south of Crompton Terrace, lies a number of farm buildings / barns which form part of Crompton Farm - these lie immediately adjacent to the boundary and form built development in the Green Belt. These uses however, are acceptable uses within the Green Belt and therefore, do not constitute encroachment into the Green Belt in this location.

Boundary 2 - land beyond the boundary consists of a number of linear fields, running in an east – west direction, bounded by trees and hedges. To the southern end of the boundary, Westfield Wood runs parallel to Westfield Beck, with Willow House Farm, café & caravan park beyond, accessed off the B1363. There are a number of other farms / isolated dwellings beyond the boundary, within the 'Extended Green Wedge', all of which are located adjacent to, and accessed from the B1363, rather than from boundary 2. To the south west, adjacent to the A1237 / B1363 junction, Clifton Gate Business Park forms a compact area of commercial development within the Green Belt. Although creating a degree of 'urbanising influences' close to the B1363 / A1237 junction, the development is a significant distance from boundary 2 and therefore doesn't constitute encroachment. To the northern end of boundary 2, the boundary is formed by existing development at Walmer Carr and Lancar Close, and the B1363 itself. Beyond the boundary, there is limited development, mostly isolated properties / farms to the west of the B1363, which are acceptable uses in the Green Belt.

Boundary 3 – Land beyond the boundary generally consists of a mixture of large & smaller fields, some demonstrating a linear pattern, particularly those to the west of Crooklands Lane. There are a number of isolated properties and farmsteads, particularly along Moor Lane, and a cemetery, acceptable uses in the Green Belt. At the western edge of the boundary, the

**FROM
ENCROACHMENT.**

Village Name:

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recreational and open uses of Wigginton Petanque Club, Wigginton Tennis Club and Wigginton Squash & Social Club (pitches and buildings) are all located in the Green Belt, adjacent to the boundary.

Boundary 4 – Land beyond the boundary generally consists of large, flat, open fields, to the east of the River Foss and East Coast Main Railway Line. The River Foss and the East Coast Main Railway Line form robust barriers to encroachment along the eastern boundary of the settlement, forming a distinct separation between the densely built up part of the village and the flat, open countryside beyond. Within the area to the east of the boundary, there are few buildings which adversely affect the openness and risk encroachment. There are several isolated properties off Landing Lane, a single track lane running between the River Foss and the railway line. These properties / buildings are acceptable uses in the Green Belt.

Local Permanence

Proposed boundary description and recognisability

The Green Belt boundary around Haxby / Wigginton generally follows the easily identifiable boundaries of roads, the railway line, the River Foss and property boundaries.

Boundary 1: Starting at the entrance to the village to the south at Haxby Road, the boundary follows the rear property boundaries of Crompton Terrace. Whilst the properties off Crompton Terrace are excluded from the Green Belt, the farm buildings to the east are included. The curtilage of these farm buildings is extensive, with an agricultural feel close to the village entrance. As such, the Green Belt designation helps to retain this land as part of the open countryside, itself part of the setting of the village. Moving west, the Green Belt boundary follows rear property boundaries until it reaches Westfield Beck and Westfield Lane. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 2: The boundary then follows Westfield Beck and Westfield Lane (a track for the most part, then road) which provides a recognisable and defensible feature for the western boundary of the village. The Green Belt boundary then follows the rear of properties on

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

Village Name:

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	<p>Walmer Carr, Walmer Carr itself and well established hedgerow before following the B1363 northwards to the north western corner of Windmill Industrial Estate. The boundary in this section consists of a combination of Westfield Beck, the carriageway and hedges, trees, fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 3: The boundary then follows the northern and eastern edges of Windmill Industrial Estate (including it within the village), before including Wigginton Petanque Club, Wigginton Tennis Club and Wigginton Squash & Social Club (pitches and buildings) in the Green Belt. To the north of the village, the Green Belt boundary follows rear property boundaries along Windsor Drive, around the boundary of the cemetery, briefly along the route of Usher Lane northwards, and then east along the rear boundaries of Usher Park Road. The boundary continues along the rear property boundaries, crossing over the railway line until it reaches the rear boundaries of Netherwindings and the River Foss. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties) and the carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 4: The boundary then follows the recognisable boundary of the River Foss until it reaches Landing Lane. The Green Belt boundary then follows the rear property boundaries until it reaches the railway line, which forms a recognisable boundary southwards until it reaches the main village entrance to the south, where it joins Crompton Terrace. The boundary in this section follows the River Foss, property boundaries and the railway line. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>	<p>more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>
<p>Permanence of proposed boundary</p>	<p>Boundary 1: The boundary follows rural field boundaries dating from before the Mid-19th Century, although the residential development adjacent to the boundary only dated from the late 20th Century. The boundary offers permanence.</p> <p>Boundary 2: The boundary follows rural field boundaries / Westfield Beck & the alignment of the carriageway (currently the B1363) dating from before the Mid-19th Century, although the</p>	

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residential development adjacent to the boundary only dated from the late 20th Century. As Wigginton Primary School's playing fields adjoin the boundary, an alternative boundary could include only land within the footprint of the school in the inset village, including the playing fields in the green belt. In this instance, the more permanent and consistent boundary is considered to continue to follow Westfield Lane. The boundary offers permanence.

Boundary 3: Parts of the boundary follow rural field boundaries dating from before the mid-19th Century (although the residential development adjacent to the boundary only dated from the late 20th Century). However parts of the current boundary are from more recent field or development boundaries (where long linear fields have been divided - for example, to the west of Crooklands Lane). The boundary offers permanence.

Boundary 4: The boundary follows the alignment of the River Foss and the railway line and rural field boundaries (south of current development at Linley Avenue & The Landings), dating from before the Mid-19th Century, although the residential development adjacent to the boundary only dated from the late 20th Century. The boundary offers permanence.

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

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

In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Haxby & Wiggnton has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth.

Scoping/ Strategic Principles set out in:

However,

- Land adjacent to the village is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city by preventing coalescence to the south and east (area G1) (boundaries 1 and 4) and to

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SP10, SP11, SP12

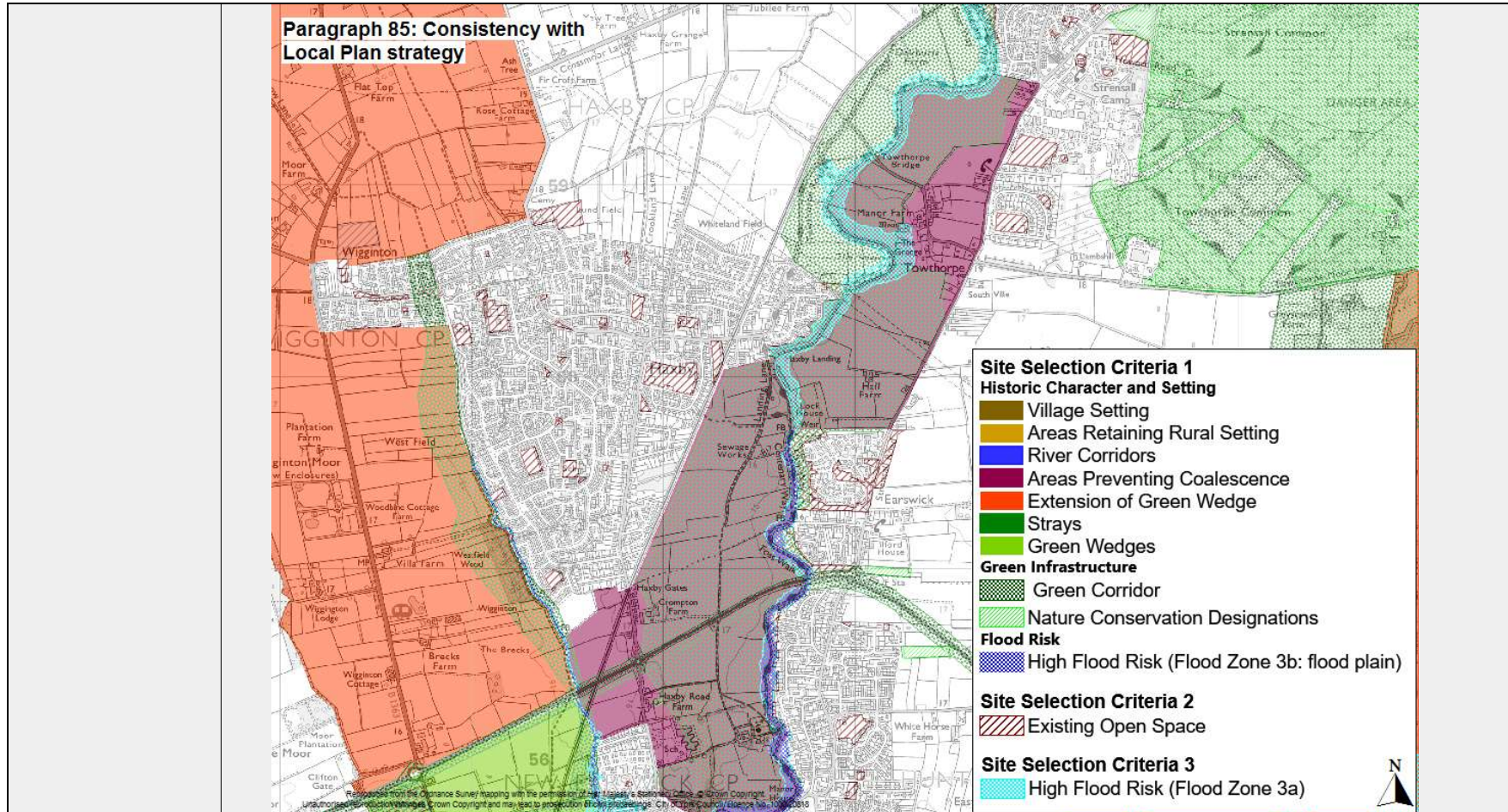
the west / north (boundary 2 and 3)) is an extended Green Wedge (area D1) [SD107]. Additionally, the scale and compact form of the area and its wider landscape and setting are important features to maintain [SD108]

- There is designated open space on land beyond boundary 2, which is natural/semi natural, boundary 3 including sports pitches and a cemetery and amenity space beyond boundary 4; there is also open space immediately within the proposed boundaries, including school playing field adjacent to boundary 2 [SD085];
- There is a linear area of high flood risk (Zone 3b and 3a) immediately adjacent to the village to the north on boundary 4 associated with the River Foss and on boundary 2 associated with West Field Beck;
- There are no nature conservation designations;
- The River Foss is a Regional Green Corridor to the north and east (boundaries 3 & 4). Additionally there are two local green corridors: the A1237 is a Local Green Corridor (number 12), which is to the south of boundary 1 and Wigginton Green Corridor (number 21) to the west of boundary 2.

The open land beyond **boundaries 1, 2 and 5 is not suitable for development in line with the Local Plan strategy.** However, whilst part of boundary 3 is designated as part of an extended green wedge, **beyond the north eastern section of boundary 3 there is some potential for development in line with the Local Plan strategy.**

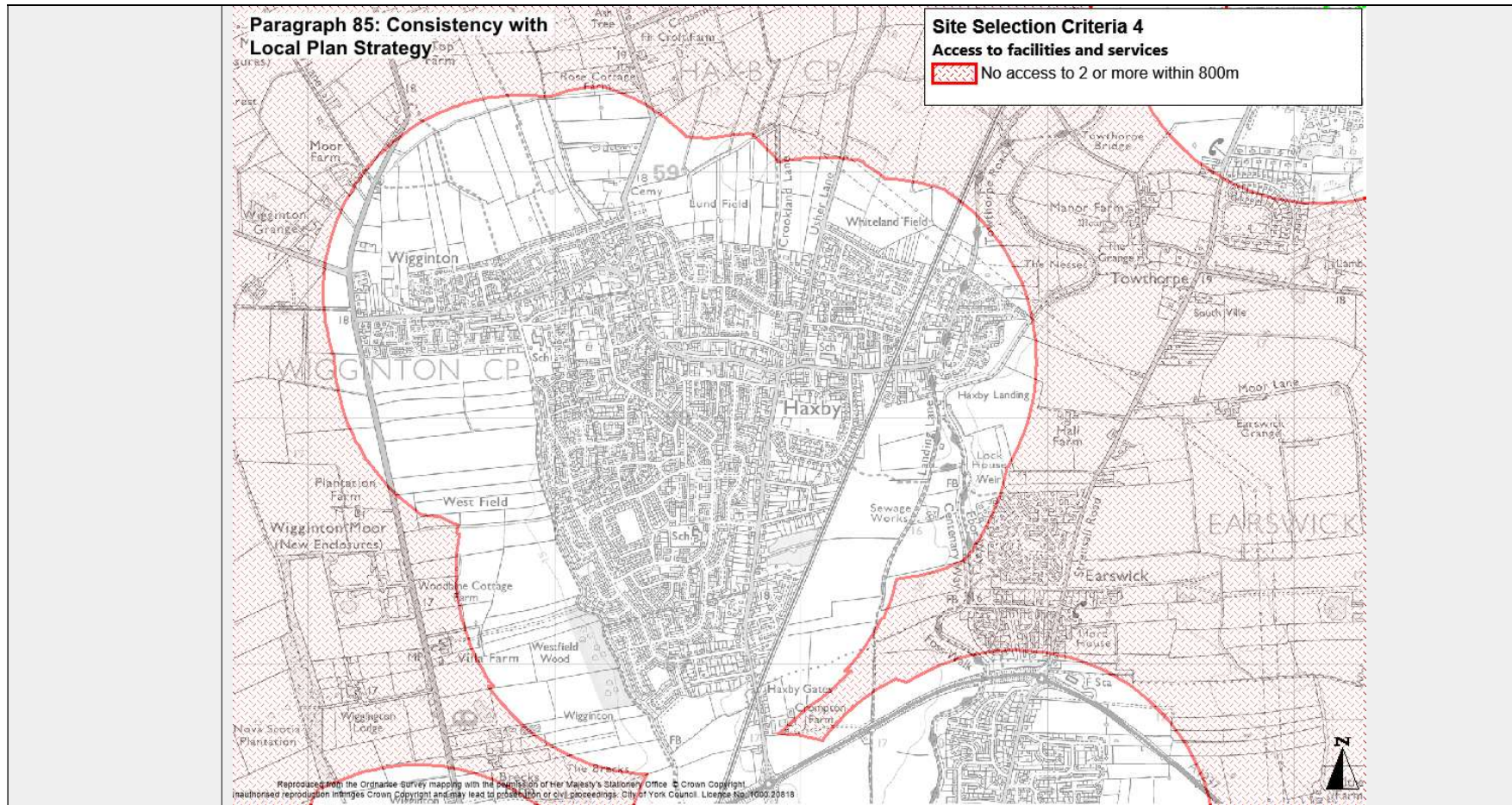
Village Name:

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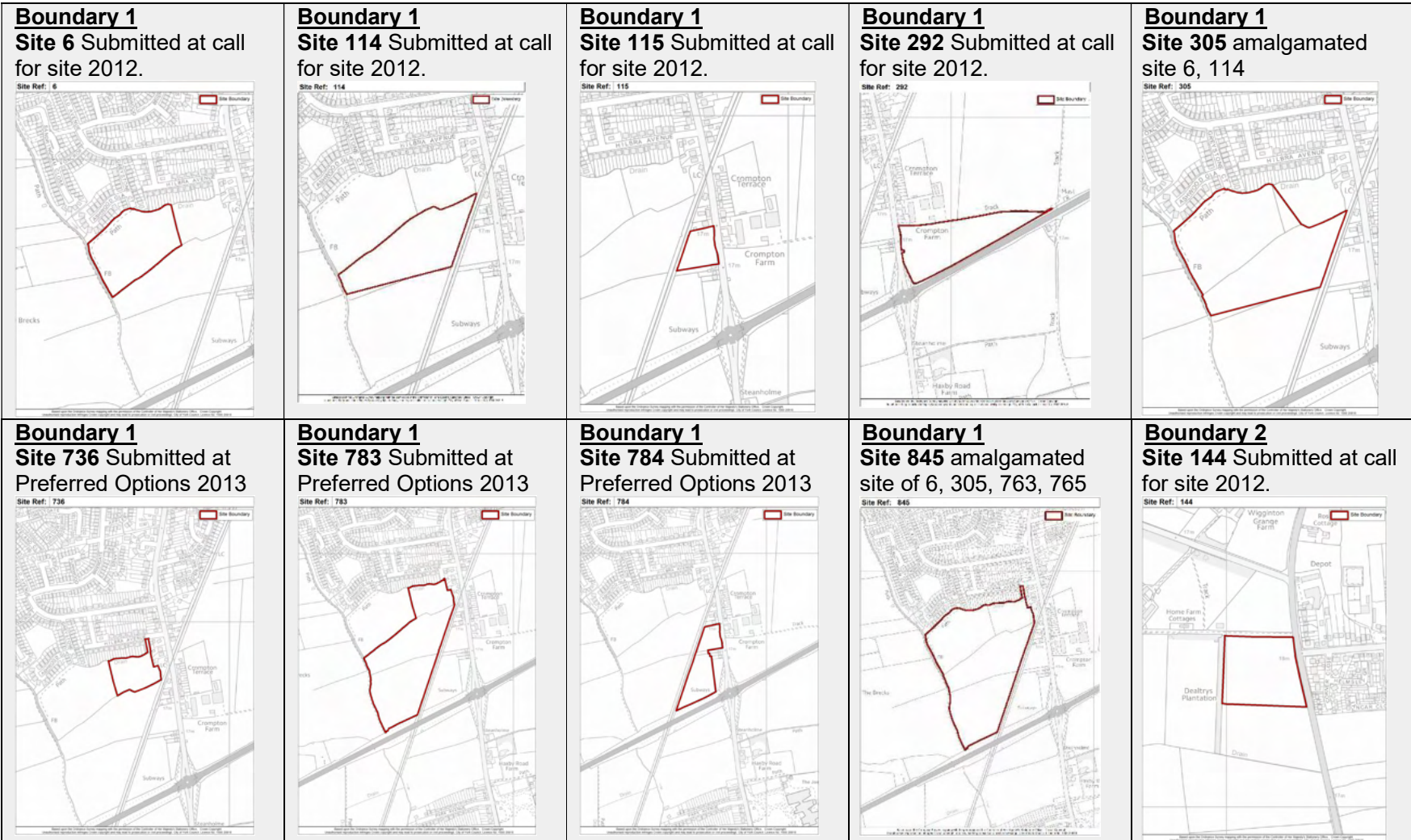


Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; Only site 823 has been taken forward as an allocation.

Village Name:

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Boundary 2

Site 147 Submitted at call for site 2012.



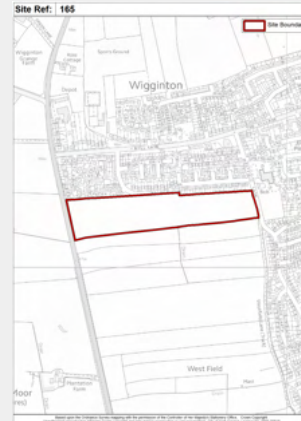
Boundary 2

Site 158 Submitted at call for site 2012.



Boundary 2

Site 165 Submitted at call for site 2012.



Boundary 2

Site 788 Submitted at Preferred Options 2013



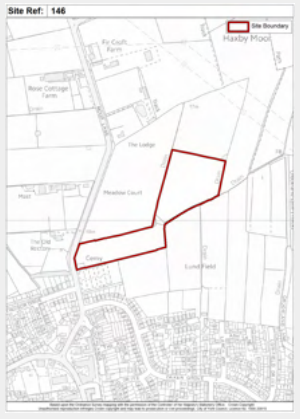
Boundary 3

Site 26 Submitted at call for site 2012.



Boundary 3

Site 145 Submitted at call for site 2012.



Boundary 3

Site 146 Submitted at call for site 2012.



Boundary 3

Site 164 Submitted at call for site 2012.



Boundary 3

Site 179 Submitted at call for site 2012.













Boundary 3

Site 236 Submitted at call for site 2012.




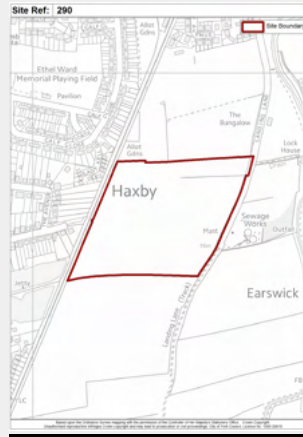

Village Name:

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<p>Boundary 3 Site 261 Submitted at call for site 2012.</p> <p>Site Ref: 261</p> 	<p>Boundary 3 Site 568 Historic Site</p> <p>Site Ref: 568</p> 	<p>Boundary 3 Site 690 Amalgamated site</p> <p>Site Ref: 690</p> 	<p>Boundary 3 Site 739 Preferred options 2013.</p> <p>Site Ref: 739</p> 	<p>Boundary 3 Site 814 Former SF4</p> <p>Site Ref: 814</p> 
<p>Boundary 3 Site 823 Submitted at Further Sites Consultation 2014 – allocated as ST9</p> <p>Site Ref: 823</p> 	<p>Boundary 3 Site 841 Preferred Options Consultation 2013</p> <p>Site Ref: 841</p> 	<p>Boundary 3 Site 846 Preferred Options Consultation 2013</p> <p>Site Ref: 846</p> 	<p>Boundary 3 Site 960 Pre-Publication Consultation 2017</p> <p>Site Ref: 960</p> 	<p>Boundary 3 Site 980 Pre-Publication Consultation 2017</p> <p>Site Ref: 980</p> 

Village Name:

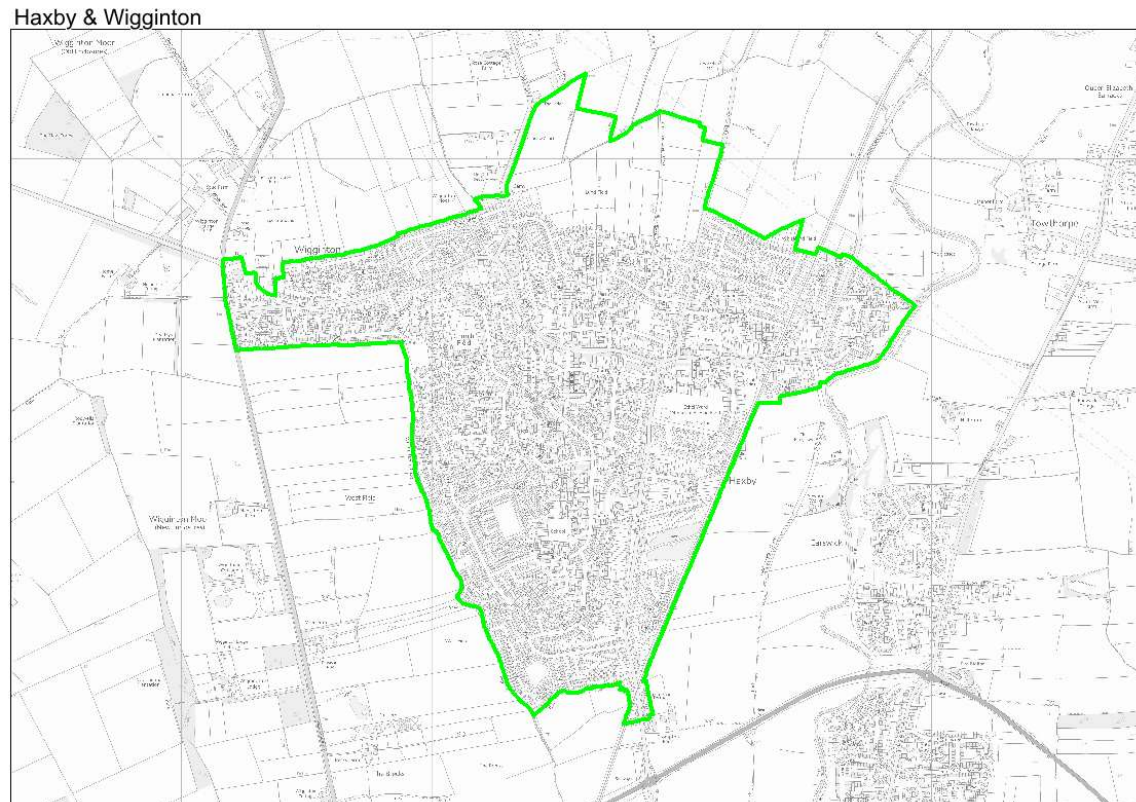
Haxby / Wigginton

<p>Boundary 4 Site 19 Submitted at call for site 2012</p> 	<p>Boundary 4 Site 290 Submitted at call for site 2012.</p> 	<p>Boundary 4 Site 897 Preferred Sites Consultation 2016</p> 		
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<p><u>Determining a clear, defensible boundary</u></p>	
<p>Site specific considerations from GB purpose analysis</p>	<p>Opportunities for growth need to consider the following:</p> <ul style="list-style-type: none"> • Must consider compactness of the standalone urbanised area avoiding perception of coalescence; • Must consider the perception of the development from open approaches; • Must consider potential to resist future encroachment and sprawl.
<p>In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for an expansion of the Haxby and Wigginton the north of boundary 3 in line with the settlement pattern. This results in the final Green Belt boundary for the village of Haxby and Wigginton as follows:</p>	

Village Name:

Haxby / Wigginton



Proposed boundary description and recognisability

Boundary 1: - No change- Starting at the entrance to the village to the south at Haxby Road, the boundary follows the rear property boundaries of Crompton Terrace. Whilst the properties off Crompton Terrace are excluded from the Green Belt, the farm buildings to the east are included. The curtilage of these farm buildings is extensive, with an agricultural feel close to the village entrance. As such, the Green Belt designation helps to retain this land as part of the open countryside, itself part of the setting of the village. Moving west, the Green Belt boundary follows rear

Village Name:

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	<p>property boundaries until it reaches Westfield Beck and Westfield Lane. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 2: No Change - The boundary then follows Westfield Beck and Westfield Lane (a track for the most part, then road) which provides a recognisable and defensible feature for the western boundary of the village. The Green Belt boundary then follows the rear of properties on Walmer Carr, Walmer Carr itself and well established hedgerow before following the B1363 northwards to the north western corner of Windmill Industrial Estate. The boundary in this section consists of a combination of Westfield Beck, the carriageway and hedges, trees, fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 3: The boundary then follows the northern and eastern edges of Windmill Industrial Estate (including it within the village), before including Wigginton Petanque Club, Wigginton Tennis Club and Wigginton Squash & Social Club (pitches and buildings) in the Green Belt. To the north of the village, the Green Belt boundary follows rear property boundaries along Windsor Drive, turning north up Moor Lane before going east following field boundary to Usher lane. The boundary then follow the rear curtilage of properties of Usher Park Road. The boundary continues along the rear property boundaries, crossing over the railway line until it reaches the rear boundaries of Netherwindings and the River Foss. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties) and the carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 4: No Change - The boundary then follows the recognisable boundary of the River Foss until it reaches Landing Lane. The Green Belt boundary then follows the rear property boundaries until it reaches the railway line, which forms a recognisable boundary southwards until it reaches the main village entrance to the south, where it joins Crompton Terrace. The boundary in this section follows the River Foss, property boundaries and the railway line. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>
Permanence of proposed boundary	<p>Boundary 1: No change The boundary follows rural field boundaries dating from before the Mid-19th Century, although the residential development adjacent to the boundary only dated from the late 20th Century. The boundary offers permanence.</p>

Village Name:

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Boundary 2: No change The boundary follows rural field boundaries / Westfield Beck & the alignment of the carriageway (currently the B1363) dating from before the Mid-19th Century, although the residential development adjacent to the boundary only dated from the late 20th Century. The boundary offers permanence.

Boundary 3: Parts of the boundary follow rural field boundaries dating from before the mid-19th Century (although the residential development adjacent to the boundary only dates from the late 20th Century). Parts of the revised boundary around the allocation follow historic field boundaries present on 19th Century mapping. The boundary offers permanence to the rear of current 20th development.

Recommendation

In defining a clear and defensible boundary for land to the north of Haxby, it is recommended that the existing boundaries are strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a single boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.

Boundary 4: No change The boundary follows the alignment of the River Foss and the railway line and rural field boundaries (south of current development at Linley Avenue & The Landings), dating from before the Mid-19th Century, although the residential development adjacent to the boundary only dated from the late 20th Century. The boundary offers permanence.

Summary

Drawing on the assessment of Green Belt purposes, in order to mitigate the potential harm to the Green Belt the development :

- Is located to the north boundary 3 outside of areas identified as important for historic character and setting and not in areas important to the perception of compactness of the village and historic city overall in a rural setting .
- The remaining Green Belt to the west and north (beyond the proposed extension) will have an increased importance to remain permanently open.

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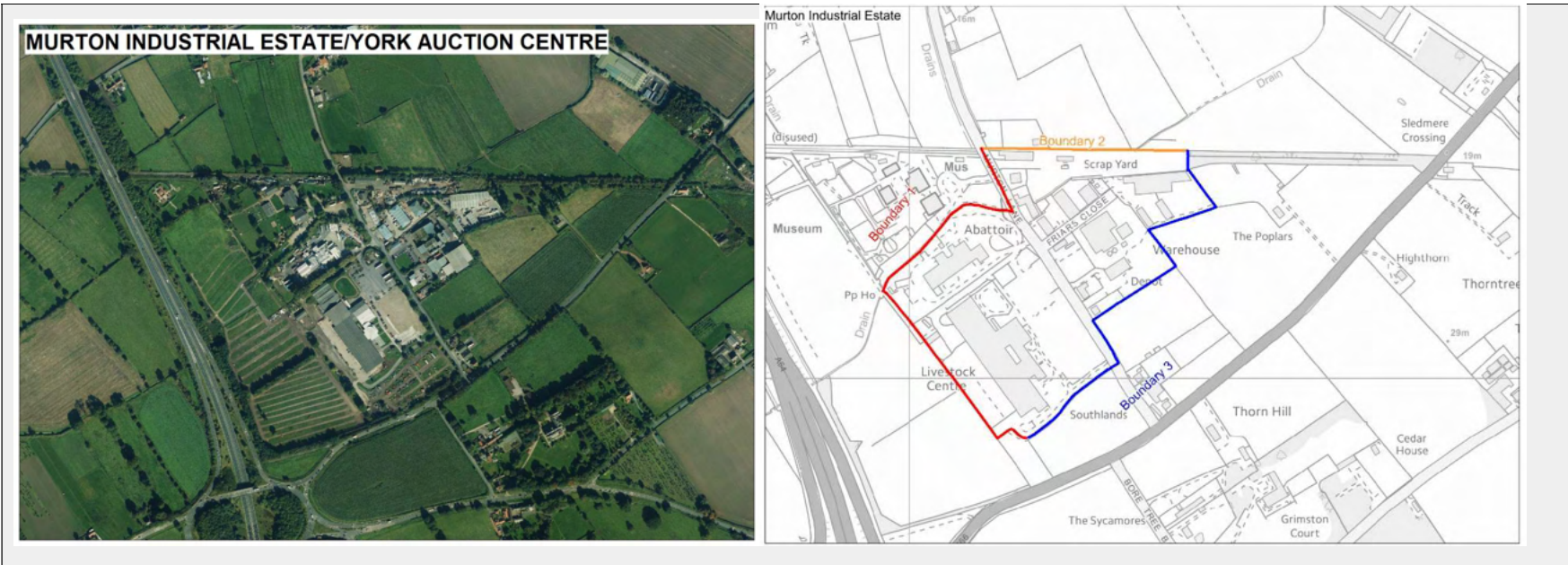
Haxby / Wigginton

In defining a clear and defensible boundary, it is recommended that the existing boundaries are strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a holistic boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.

Strategic Policy 'SS11: Land north of Haxby' 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.

Village Name:

Murton Industrial Estate



Scoping: Strategic Principles: SP5

Character of the Area:

Murton Lane Industrial Estate is a well-established commercial location to the south of the village. Many of the businesses are agriculturally related, including the York Auction Centre, the abattoir, and Thompson's Feed Mill. Adjacent to the inset area is the Yorkshire Museum of Farming. The area has a defined development envelope. **This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Murton Industrial Estate is therefore inset it within the Green Belt.**

Village Name:

Murton Industrial Estate

Criterion 1 Compactness	1.1	No	<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	No		<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	Criterion 5 - Encroachment	5.1	Yes	<p>Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>
	2.2	No				5.2	Yes	
	2.3	No				5.3	Yes	
Criterion 3 Landscape and Setting	3.1	Yes			<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>	<p>Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY</p>
	3.2	N/A						

Purpose	Discussion	Outcome/mitigation
<p>Purpose 4 – Preserving the setting and special character of historic towns</p>	<p>Compactness (Criterion 1) 1.1 Not Applicable</p> <p>1.2 / 1.3 Land needs to be kept permanently open to maintain the scale and identity of Murton Industrial Estate, and its separation from Murton village to the north, Osbaldwick to the west and Dunnington to the east. Boundaries 1 & 2 are particularly important in constraining coalescence between the Industrial Estate and Murton village, helping to maintain the historic setting of the village. Boundary 1 also helps to constrain coalescence with Osbaldwick to the west, and boundary 3 helps to constrain coalescence with Dunnington to the east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Murton Industrial Estate

Murton Industrial Estate is an established, free standing compact industrial estate, physically separated from the main urban area (which lies to the west) and Murton village (which lies to the north).

The Heritage Topic Paper identifies that a feature of the compact main urban area is that it is contained within the outer ring road and therefore the proximity of the industrial area to the ring road in this location heightens the vulnerability of breaching this barrier. The land beyond the northern boundary of the Industrial Estate functions to prevent coalescence with Murton Village. The industrial area is of a very different density, scale, composition and role. Allowing them to merge would be detrimental to the character of the village. As a result, the land between Murton village and the former DVL railway line (to the north of the Yorkshire Museum of Farming and west of Murton Lane) along with the land immediately to the west of the York Auction Centre buildings yard and the Yorkshire Museum of Farming are designated as an 'Area Preventing Coalescence' – Area G2. This is in order to keep the land permanently open and prevent coalescence between the Industrial Estate and Murton Village, and also with Osbaldwick, to the west of the A64.

Landmark Monuments (Criterion 2)

2.1/2.2/2.3 Land does not need to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape or any other landmark monuments/village focal points

There are no specified landmark monuments within or adjacent to Murton Industrial Estate.

Landscape and Setting (Criterion 3)

3.1 The land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face

Village Name:

Murton Industrial Estate

of smaller compact villages (which in this respect relates to the wider setting of Murton), and particularly as perceived from open approaches.

The relationship of York to its surrounding settlements, not simply to the distance between settlements, but also the size of the villages themselves, and the fact that they are freestanding and clearly defined, is identified by the Heritage Topic Paper as a key feature of the setting and special character of York. A clock face of smaller, compact villages is a key attribute of York's character.

The Industrial Estate is a built up area, surrounded by open land primarily in agricultural use, with a number of sporadic farms and dwellings nearby, and the Yorkshire Museum of Farming. The focus of development is around the auction centre and abattoir which have strong links to their agricultural setting. It is important that this rural agricultural setting is maintained both spatially and visually and is not allowed to coalesce with the surrounding settlements, main urban area or Outer ring road.

The outer ring road, the A64 and the A166 are all considered open approaches for experiencing the compact city and its settlement pattern in its rural context. These approaches are on higher ground and it is necessary to keep land permanently open which maintains this sense of openness and contributes to understanding the setting of York and connections to agricultural features. It is therefore important the land is around Murton Industrial Estate is constrained to prevent encroachment in to these areas.

It is physically close to, but separate from, other more densely developed clusters such as Murton (to the north) and Dunnington (to the east). Land beyond the boundaries should remain open in order to aid the understanding of the historical relationship of the city to its hinterland (in respect of the setting of Murton as a free-standing village in the Green Belt), and as perceived from open approaches.

3.2 Not applicable

Village Name:

Murton Industrial Estate

<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 land surrounding the more densely developed industrial estate is at risk of sprawl.</p> <p>All three of the boundaries are connected to an area of development and are all therefore at risk of sprawl. The main built up area on the whole, has a distinct urban edge, in contrast to the open area in which it sits and the density of development.</p> <p>4.2 The presence of low density buildings adjacent to boundaries 1 & 3 increases the risk of sprawl. Boundary 2 is at a small risk of ribbon development as there is one property adjacent to the boundary, to the east of Murton Lane.</p> <p>Beyond boundary 1, the land to the north and west of Murton Lane comprises buildings and structures associated with the Yorkshire Museum of Farming and the former Derwent Valley Light Railway. The Museum of Farming consists of several agricultural type buildings and outdoor displays, collectively creating a risk of sprawl. Additionally, adjacent to boundary 1, the land immediately to the west of York Auction Centre (between the Auction Centre buildings and the A64), whilst not containing any significant built structures, is used on sales days. This gives the scope for potential sprawl up to the A64. However, the A64 does form a good barrier to contain any further sprawl westwards towards the City.</p> <p>Adjacent to boundary 2 to the north east of Murton Lane, the alignment of the former Derwent Valley Light Railway forms a very strong boundary. There is a single property immediately north of boundary 2 on Murton Lane, creating a small/limited risk of ribbon development.</p> <p>On the land adjoining Boundary 3, to the south, along Murton Lane, a small cluster of buildings where Murton Lane meets the A166 increases the risk of sprawl– this consists of a farm house and a group of farm buildings, currently used as a second hand furniture warehouse and an electrical contractors store.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>
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Village Name:

Murton Industrial Estate

	<p>4.3 Land is unconstrained by built development on more than one side for all 3 boundaries.</p> <p>With the exception of the Yorkshire Museum of Farming, the land surrounding the industrial estate is not contained and doesn't border development on more than one side.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>5.1 / 5.2 /5.3 The land surrounding the industrial estate generally has an absence of built development, predominantly functions as part of the countryside in terms of its relationship with it, or acceptable uses within it, and contributes to the character of the countryside through openness and views.</p> <p>Beyond the boundaries of the Industrial Estate, the land is generally flat, although the land rises towards the A166, beyond boundary 3 and to the A64 & slip road, beyond boundary 1. The land surrounding the Industrial Estate is generally open and has a countryside function and character, typical for the rural hinterland of York and its boundaries, through its openness and views, particularly from the A166 towards boundary 3 and A64 towards boundary 1.</p> <p>The surrounding countryside is predominantly rural open land, with some pockets of development, close to the boundaries of the industrial estate – such as the farm on the junction of the A166 and Murton Lane, and some isolated buildings to the south of the A166.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>

Village Name:

Murton Industrial Estate

Local Permanence

Proposed boundary description and recognisability

Boundary 1: The western boundary is drawn along the hedge between the edge of the hardstanding to the rear of the Auction Centre and the open 'sales fields' beyond, and follows along the western and northern boundary of the abattoir curtilage, to the point where it meets Murton Lane, then it runs north along Murton Lane to the point where it meet the disused Derwent Valley Light Railway. The open 'sales fields' associated with the Auction Centre remain in the Green Belt, as does the development associated with the Yorkshire Museum of Farming and Derwent Valley Light Railway, which are noticeably more open in nature when compared to the built up industrial estate. The boundary in this section consists of a combination of hedges, trees, fences and carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 2: The boundary then runs along the route of the disused railway, to the north of Clancey's Scrap Yard. The boundary in this section consists of a combination of hedges, trees, fences and a wall. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 3: The eastern and south eastern Green Belt boundary follows the hedgerows and trees that form the side and rear boundaries of the industrial units to the point where it crosses Murton Lane, then follows the edge of the tarmac access road leading to the rear of York Auction Centre Yard, with the sales field, to the immediate south. The boundary in this section consists of a combination of hedges, trees, fences and carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.

The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

Permanence of proposed boundary

Boundary 1:
The boundary offers permanence. The boundary dates from the late 20th Century, in association with the development and growth of the York Auction Centre.

Village Name:

Murton Industrial Estate

Boundary 2:

The boundary offers permanence. The boundary dates from the late 19th Century / early 20th Century when the Derwent Valley Light Railway line was constructed.

Boundary 3:

The boundary offers permanence. The boundary dates from the late 19th Century or early 20th Century, following field patterns established in the area.

Strategic Permanence

NPPF Para 85

Murton Industrial Estate is of an urbanised built up nature with a lack of openness and therefore offers an opportunity for focusing development towards an urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long term permanence of the York Green Belt. Opportunities to maximise the development of any existing industrial land were therefore explored and a vacant plot within the existing industrial estate was identified (Site 622, South of Murton Industrial Estate). Other opportunities for growth of the industrial estate would be beyond its current boundaries.

Murton Industrial Estate and the land beyond does not have access to two or more services within 800m, and therefore is not a sustainable location for growth. Additionally,

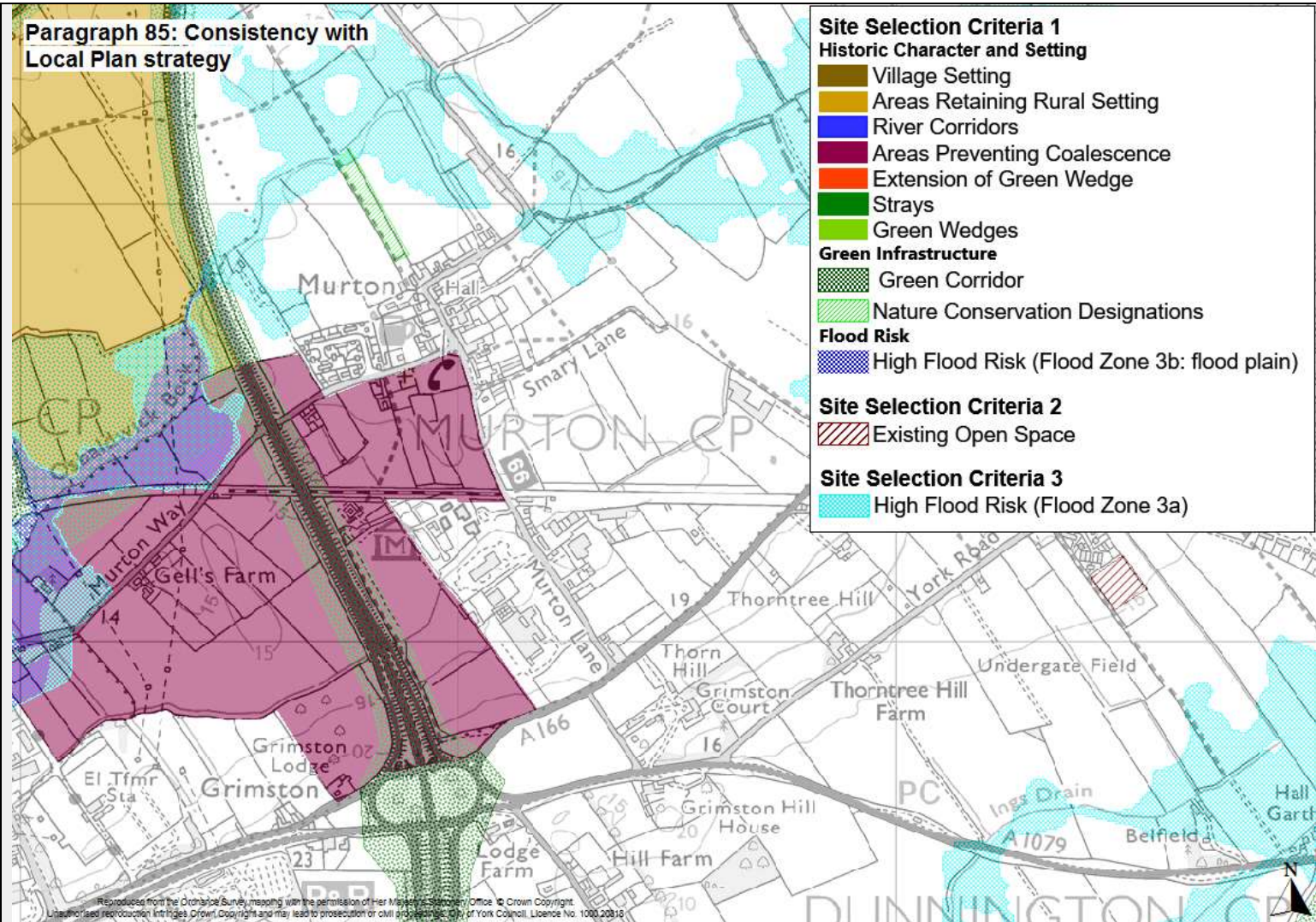
- Land adjacent to the west and beyond the museum of farming to the north is identified as being of primary importance to the setting of the historic city by preventing coalescence with the village of Murton and the perception of separation with the main urban area of York when viewed from the ring road.
- There is no designated open space on land beyond the boundaries [SD085];
- There are no areas of high flood risk (Zone 3b and 3a) within or immediately adjacent to the village.
- There are no nature conservation designations.
- The A1237 is a Local Green Corridor (number 12), which is to the south of boundary 1.

The open land surrounding the village is therefore **not suitable for development in line with the Local Plan strategy.**

Village Name:

Murton Industrial Estate

Paragraph 85: Consistency with Local Plan strategy




Village Name:

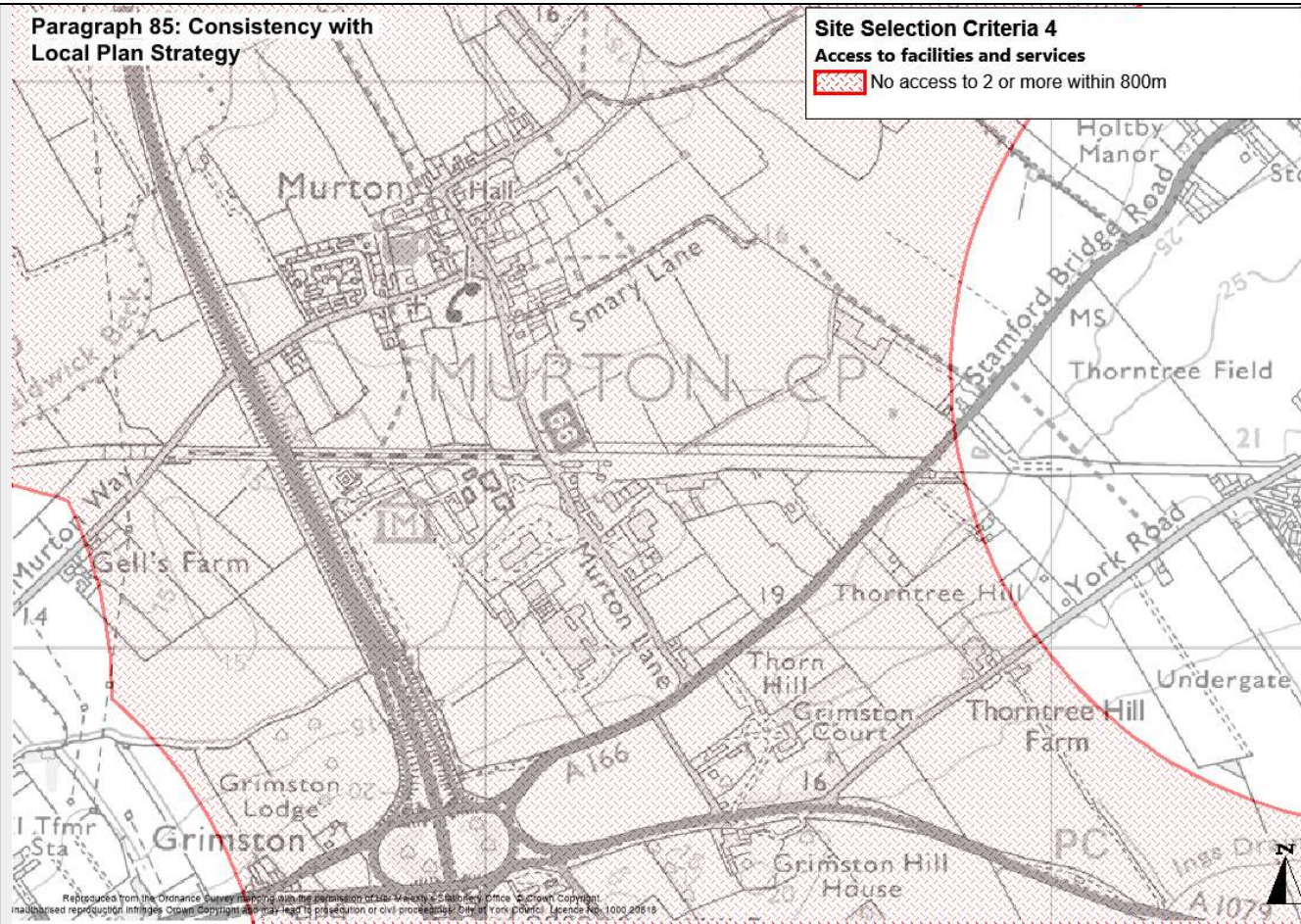
Murton Industrial Estate

Paragraph 85: Consistency with
Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; No sites have been taken forward as allocations.

Village Name:

Murton Industrial Estate

Boundary 3 Site 161 Land at Murton Lane Industrial Estate

Submitted at call for sites 2012. Not allocated.



Boundary 3 Site 795 Greenacres

Sites submitted at Further Sites Consultation 214. Not allocated

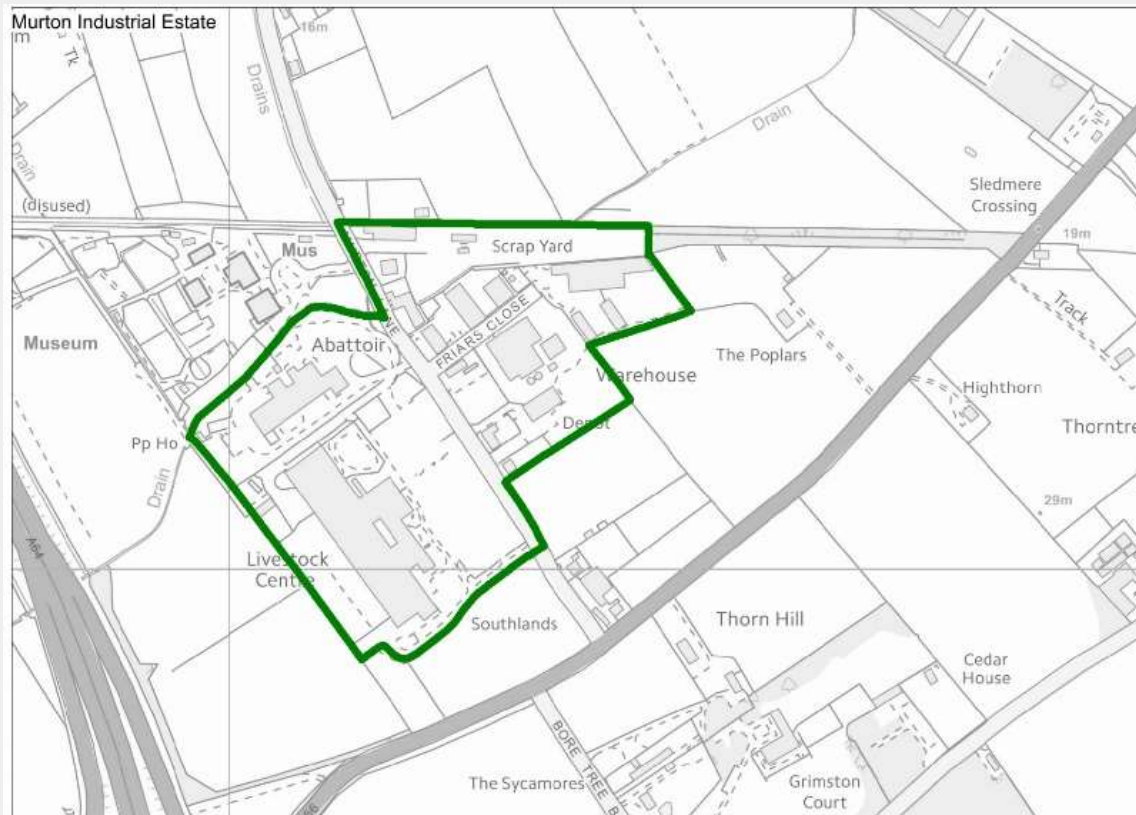


Village Name:

Murton Industrial Estate

Determining a clear, defensible boundary

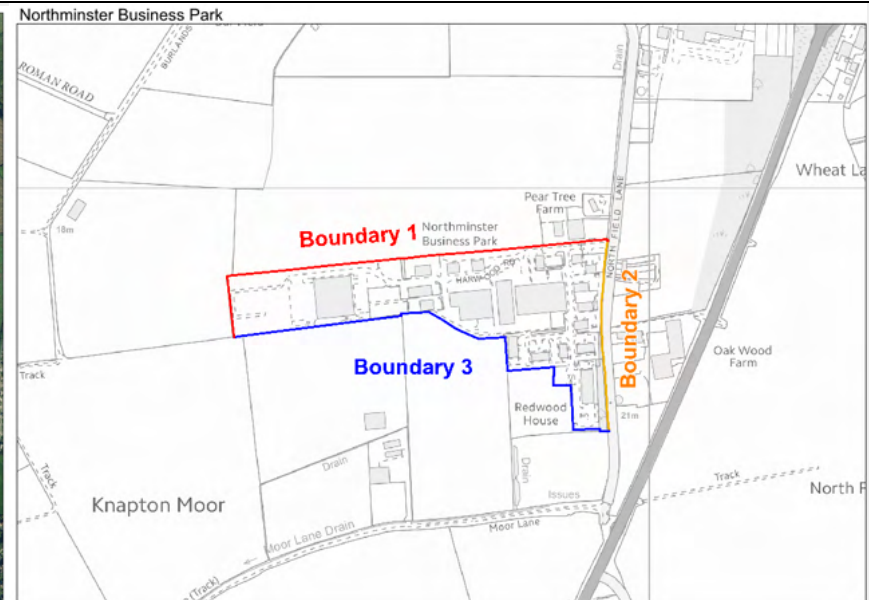
In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for the village of Skelton to grow within a sustainable pattern of development. This results in the final Green Belt boundary for the village as follows:



Village Name:

Northminster Business Park

NORTHMINSTER BUSINESS PARK



Scoping: Strategic Principles: SP5

Character of the Area: Northminster Business Park is a gated business park, comprising of large industrial units.

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Northminster Business Park is therefore inset within the Green Belt.

Village Name:	Northminster Business Park
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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 NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.	
	1.1	Yes			4.2	Partly		
	1.3	Yes			4.3	Partly		
Criterion 2 Landmark Monuments	2.1	No		Criterion 5 - Encroachment	5.1	Partly	Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	
	2.2	No			5.2	Partly		
	2.3	No			5.3	Partly		
Criterion 3 Landscape and Setting	3.1	Yes						
	3.2	No						

GB Purpose	Discussion	Outcome
Purpose 4 – Preserving the setting and special character of historic towns	Compactness (Criterion 1) 1.1 Not applicable 1.2/1.3 Land needs to be kept permanently open to maintain the scale and identity of Northminster Business Park and prevent coalescence with Poppleton to north (boundary 1) and Knapton (boundary 2/3). Northminster Business Park is a modern business park, established in 1995, originating from the nurseries which supported Challis Garden Centre (now Dobbies Garden Centre). The site was developed as a nurseries during the 1960's or 1970's. The existing boundaries of the business park follow clearly defined fenced & hedged/tree-lined boundaries, resulting in a compact and contained development. The A59 (A1 & Harrogate areas) and York-Harrogate railway line form important approaches to the City from the west - Northminster Business Park is screened by a significant tree belt, emphasising it's containment and compactness, when viewed from these flat, open approaches. Another important open approach is the A1237 -	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.

Village Name:

Northminster Business Park

however, the topography / embankment adjacent to the A1237, obscures any views of Northminster Business Park from this viewpoint

The A1237 forms a physical separation from Knapton village, which lies a short distance away to the south east. It is important that any expansion of Northminster Business Park (boundary 3) does not have a perceived impact on compactness and setting of either Northminster Business Park or Knapton village.

Additionally:

Boundary 1 – Expansion beyond boundary 1 would impact significantly on the compactness of the business park creating a very significant risk of Northminster Business Park combining with Poppleton Bar Park & Ride and other uses / built development south of the A59. This would in effect would join Poppleton with Northminster Business Park, creating a continuous swathe of development detrimental to both freestanding areas. Boundary 1 seeks to retain the existing compact form to avoid potential for coalescence.

Boundary 2 – Northfield Lane forms the boundary of the business park. Beyond the boundary there is a row of attached dwellings and to the south east, a smaller business park, partly extended by an outdoor caravan storage yard. Whilst the dwellings are of a different scale, the smaller BP is read separately to the main Northminster Business Park on the ground; this would represent a significant increase in the compact nature of the business park across Northfield Lane. On the ground, the single storey units on this land and the storage use is not perceptible due to significant screening along the A1237 and Northfield Lane in comparison to the perception on aerial photography showing use between northfield lane and the A1237; It is currently perceived in conjunction with the open land to the east from the A1237. An alternative boundary could include this development but there is a risk of significant effects overall as a result of a future change in nature of any development on the site, e.g taller buildings. Additionally, the caravan storage is on open ground (not concrete or hard surface)

Village Name:

Northminster Business Park

and contain limited permanent structures. On balance, the proposed boundary seeks to limit this potential for future harm.

Boundary 3 – There are 3 agricultural sheds located remotely to the south of the boundary; these do not directly impact on compactness of the existing boundary.

Landmark Monuments (Criterion 2)

2.1/2.2/2.3 Land does not need to be kept permanently open to understand the original siting and context of historic focal points, nor as part of its tranquillity, remoteness or wildness.

Landscape and Setting (Criterion 3)

3.1/3.2 Land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact urban areas/villages, particularly as perceived from open approaches.

The relationship to York and its surrounding settlements, not simply to the distance between the settlements, but also the size of the villages themselves, and the fact they are free-standing and clearly defined, is set out in the Heritage Topic Paper (Annex 1, Evidence 12), as a key feature of the setting and special character of York. A clock face of smaller compact urban areas/ villages is a key attribute of York's character.

Northminster Business Park is located just beyond the York Outer Ring Road, within a generally flat, open landscape, characterised by large, open fields, with low hedge boundaries, particularly to the north of the business park, giving the impression of openness. The land is post medieval planned enclosure in agricultural use (annex 1- evidence 19). Some ridge & furrow field patterns exist in the undeveloped areas close to the A59 although this is of partial legibility (evidence 19e).

There are long distance views from the A59, one of the main open approaches to the City from the west and represents part of a key view into the city (Evidence 13) as well as closer range

Village Name:

Northminster Business Park

	<p>general views towards the set-back business park and its tree-lined boundary. To the south of the Business Park, the flat landscape becomes less open, with fields becoming more enclosed by taller hedges, restricting the open views. The A1237 forms a physical separation from Knapton village, which lies a short distance away to the south east and there is currently existing dense screening adjacent to the carriageway restricting views between the two areas.</p> <p>Boundary 1 seeks to retain the existing extent of the business recognising that this is important for the rural setting and perception of the freestanding business park and village of Poppleton; expansion beyond the boundary would diminish the rural setting of the City as viewed from the A59 approach.</p> <p>Boundary 2 seeks to retain the perception of countryside and character between the A59 and Knapton.</p> <p>Currently, there is limited perception of the business park when travelling north on the A1237 (boundary 2 and 3); limited views are interspersed between breaks in the hedge line. However, the rural countryside is experienced by a right of way along Moor Lane (to the south of boundary 3) extending into the countryside. Expansion to the south (boundary 3) with low rise development is likely perceptible from this route but less so from the A1237 and not as significantly in comparison to expansion along boundary 1 from the A59.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>Urban Sprawl (Criterion 4)</p> <p>4.1 The land is connected to an area of dense development, the Business Park, and therefore, relevant to sprawl.</p> <p>All three boundaries are connected to an area of dense development and are all therefore at risk of sprawl. The main built up area on the whole has a distinct urban edge in contrast to the open area in which it sits and the density of development.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

Village Name:

Northminster Business Park

	<p>4.2/4.3 There is a significant risk of sprawl from boundary 2 and a lower risk of sprawl from the presence of low density buildings on boundary 1. Land would be constrained for boundaries 1 and 3 although at some distance from the boundaries. All boundaries at risk of ribbon development along North Lane.</p> <p>Boundary 1 – land adjacent to this boundary includes a large, open field, separating the Business Park from Poppleton Bar Park & Ride, which lies further to the north, itself a significant urbanising influence, between the Business Park and Poppleton; the park and ride however is an acceptable use within the green belt. However, immediately adjacent to the north there is a bungalow, farm buildings / agricultural sheds creating a risk of sprawl along Northfield Lane. On the ground there is a sense of openness associated within the property extending to the countryside beyond. The agricultural shed is in the rural context of the open land. Land beyond the boundary to the west is unconstrained open countryside with limited structures.</p> <p>Boundary 2 - There is risk of sprawl through the presence of a group of 6 terraced properties and a group of industrial sheds (Oakwood Business Park) which lie to the east of Northfield Lane. The land beyond the boundary is constrained by both Northfield Lane and the A1237 (so 2 sides to that adjacent land) but unconstrained to the north towards commercial development adjacent to the A59/ Northfield Lane representing a significant risk to sprawl along Northfield Lane.</p> <p>Boundary 3 - There are large, open fields beyond the boundary with an absence of buildings/structures with the exception of agricultural buildings which relate to the rural context. Land would be contained by Moor Lane to the south. Some evidence of sprawl already occurred through planning permission extending development to the south along Northfield Lane (09/02291/OUTM)</p>	
Purpose 3	5.1/5.2/5.3 The land immediately beyond boundaries 1 & 3 predominantly functions as part of the countryside in terms of its relationship with it or acceptable uses within it. Land is characteristically open, predominantly without urbanising influences and contributes to the	IT IS NECESSARY TO KEEP LAND PERMANENTLY

Village Name:

Northminster Business Park

Safeguarding the countryside from encroachment

character of the countryside through openness and views. Boundary 2 has urbanising influences, part of which does not function as part of the countryside.

The land adjacent to the boundaries and surrounding the business park to the north (boundary 1) and south (boundary 3) is characterised by flat open fields (more enclosed by hedges to the south). To the east (boundary 2) there is some built development on Northfield Lane which provides an urbanising influence.

Boundary 1 – land adjacent to this boundary to the north includes a large, open field, separating the Business Park from Poppleton Bar Park & Ride, which lies further to the north. This is a significant urbanising influence between the Business Park and Poppleton; the park and ride however is an acceptable use within the green belt. However, immediately adjacent to Boundary 1 there is Pear Tree Farm consisting of a bungalow, farm buildings / agricultural sheds. On the ground there is a sense of openness associated with Pear Tree Farm extending to the countryside beyond. The agricultural shed is in the rural context of the open land. The remaining open land beyond boundary 1 functions as part of and networks with the wider countryside particularly to the west, in terms of relationships within it or acceptable uses within it. The openness, views and accessibility contributes positively to the character of the countryside.

Boundary 2 – Boundary 2 is Northfield Lane. Beyond this, to the north, there is a network of fields which connect with the wider countryside to the north/west of boundary 1. The southern extent is a small business park which includes caravan storage use. Whilst this is generally perceived with the countryside and you travel along Northfield Lane and the A1237, it does not have a countryside function.

Boundary 3 – land beyond boundary 3 is characterised by an absence of built development and urbanising influences, although there are 3 agricultural sheds located close to the boundary. The land functions as part of the countryside, in terms of relationships within it or acceptable

OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.

Village Name:	Northminster Business Park
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	uses within it. The openness, views and accessibility contributes positively to the character of the countryside.	
Local Permanence		
Proposed boundary description and recognisability	<p>The Green Belt boundary around Northminster Business Park follows the easily identifiable boundaries of security fencing & mature hedgerow & tree planting and Northfield Lane which ensure a recognisable boundary that clearly delineates between built and open.</p> <p>Boundary 1 – From the south western corner of the Business Park, the Green Belt boundary runs along the western boundary of the Business Park, then along the northern boundary to the point where it meets Northfield Lane. The boundary in this section consists of security fencing, mature hedgerows, and tree planting, forming the curtilage boundaries of the Business Park. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>An alternative boundary would be to include the bungalow and agricultural buildings. However, these are clearly distinct the business park and relate well to the wider open setting which should be protected from future changes which would impact on key views from the A59 open approach; the proposed boundary seeks to retain the current character.</p> <p>Boundary 2 – the boundary then follows Northfield Lane in a southerly direction to the southern end of the car park at Redwood House. The boundary in this section consists of security fencing, mature hedgerows, and tree planting and Northfield Lane, forming the curtilage boundaries of the Business Park. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Alternative boundaries would be to include the commercial use beyond Northfield Lane. In the interests of preventing future sprawl and maintaining the compactness of the area, the need to define the recognisable and permanent boundary along the Lane has taken precedence in this instance.</p>	<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built</p>

Village Name:

Northminster Business Park

	<p>Boundary 3 – From the point where Northfield Lane meets the southern edge of the car park at Redwood House, the boundary follows the car park boundary of Redwood House and the southern boundaries of other commercial properties, Glaisdale Road, and the southern boundary of the commercial properties, on the Business Park. The boundary in this section consists of security fencing, mature hedgerows and tree planting forming the curtilage boundaries of the Business Park. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>There is potential for some development to the south of the business which would have limited impact on purpose 4 and would be contained by Moor Lane. Any development would need to ensure the retention or creation of appropriate landscaping wherein views towards the business park would not be detrimental as experienced from the A1237.</p>	<p>and natural features offers strength and resilience to change.</p>
<p>Permanence of proposed boundary</p>	<p>Northminster Business Park is a modern business park, established in 1995, originating from the nurseries which supported Challis Garden Centre (now Dobbies Garden Centre). The site was developed as a nurseries during the 1960's or 1970's.</p> <p>Boundary 1: The northern extent of the boundary follows historic field boundaries continuing the extent to the western edge which follows a late 20th Century extension to the business park. The boundary offers permanence.</p> <p>Boundary 2: The boundary follows the alignment of Northfield Lane, pre-dating the mid 19th Century. The boundary offers permanence.</p> <p>Boundary 3: Some parts of the boundary appear to follow historic field boundaries, whilst other parts of the boundary appears to follow a late 20th Century / early 21st Century extension to the business park. The boundary offers permanence.</p>	

Village Name:

Northminster Business Park

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

The area of Northminster Business park is of an urbanised built up nature with a lack of openness and therefore offers an opportunity for focusing development towards an urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long term permanence of the York Green Belt. However, there is no access to services or facilities within 800m of the identified extent of the urbanised area. However, the Business Park itself is an established area which could offer potential for expansion. To the north of the Business Park, albeit outside of 800m is the Poppleton Park & Ride contributing to transport access.

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

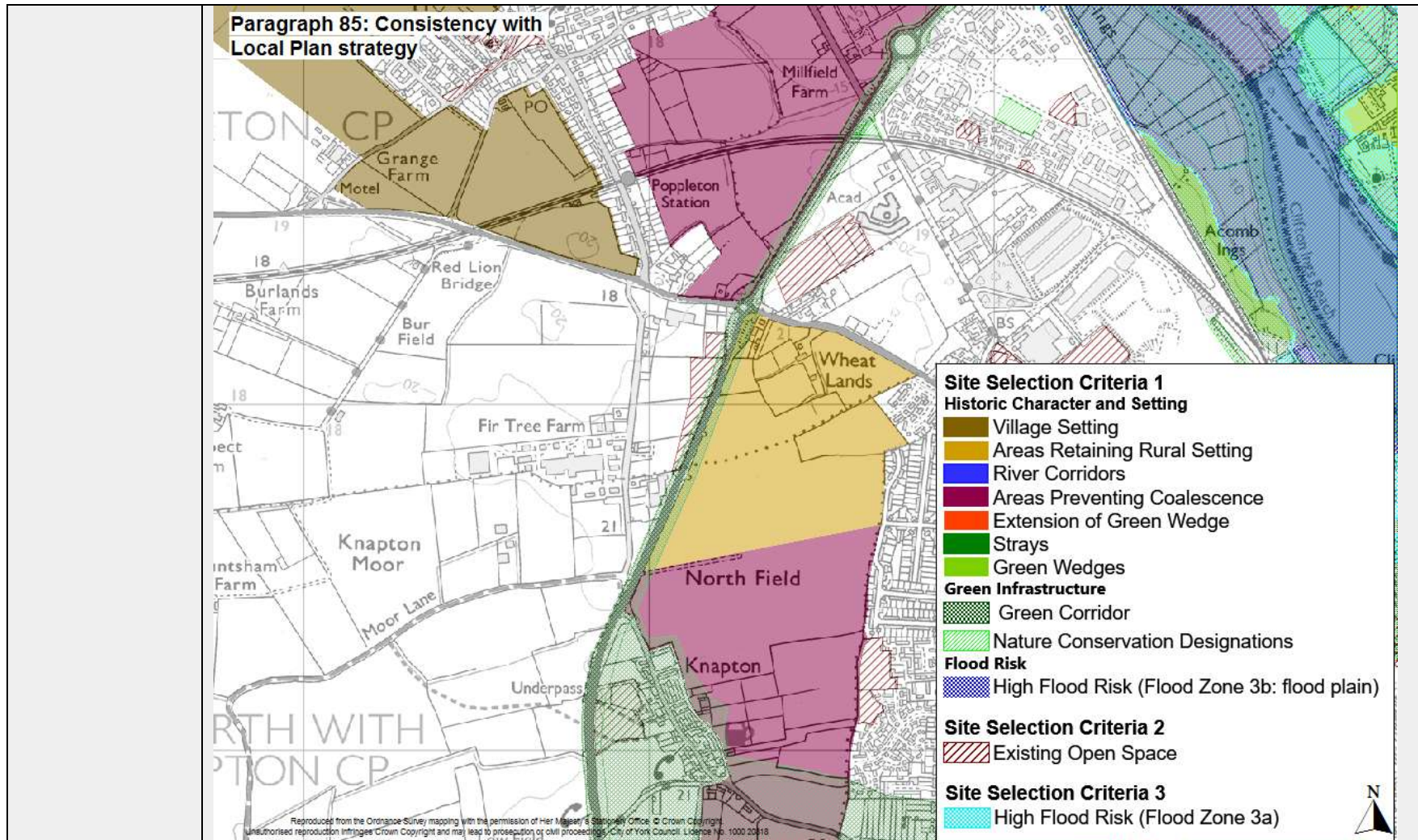
In line with the Local Plan Spatial Strategy, opportunities for growth are beyond its current boundaries.

- No land adjacent to the business park is 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, particularly to the northern boundary (boundary 1).
- There is no designated open space on land immediately beyond the boundaries [SD085];
- There are no areas of high flood risk (Zone 3b and 3a) within or immediately adjacent to the boundaries;
- There are no designated areas for nature conservation adjacent to the boundary.
- None of the land extending beyond the boundaries is identified within green corridors.

The open land beyond the boundaries has **potential for development in line with the Local Plan strategy.** In line with the strategy, whilst there are limited constraints identified, the compact scale and form of development and its freestanding status from Poppleton village precludes significant development to the northern boundary. Opportunities for employment development have been identified to the south of boundary 3; allocation ST19.

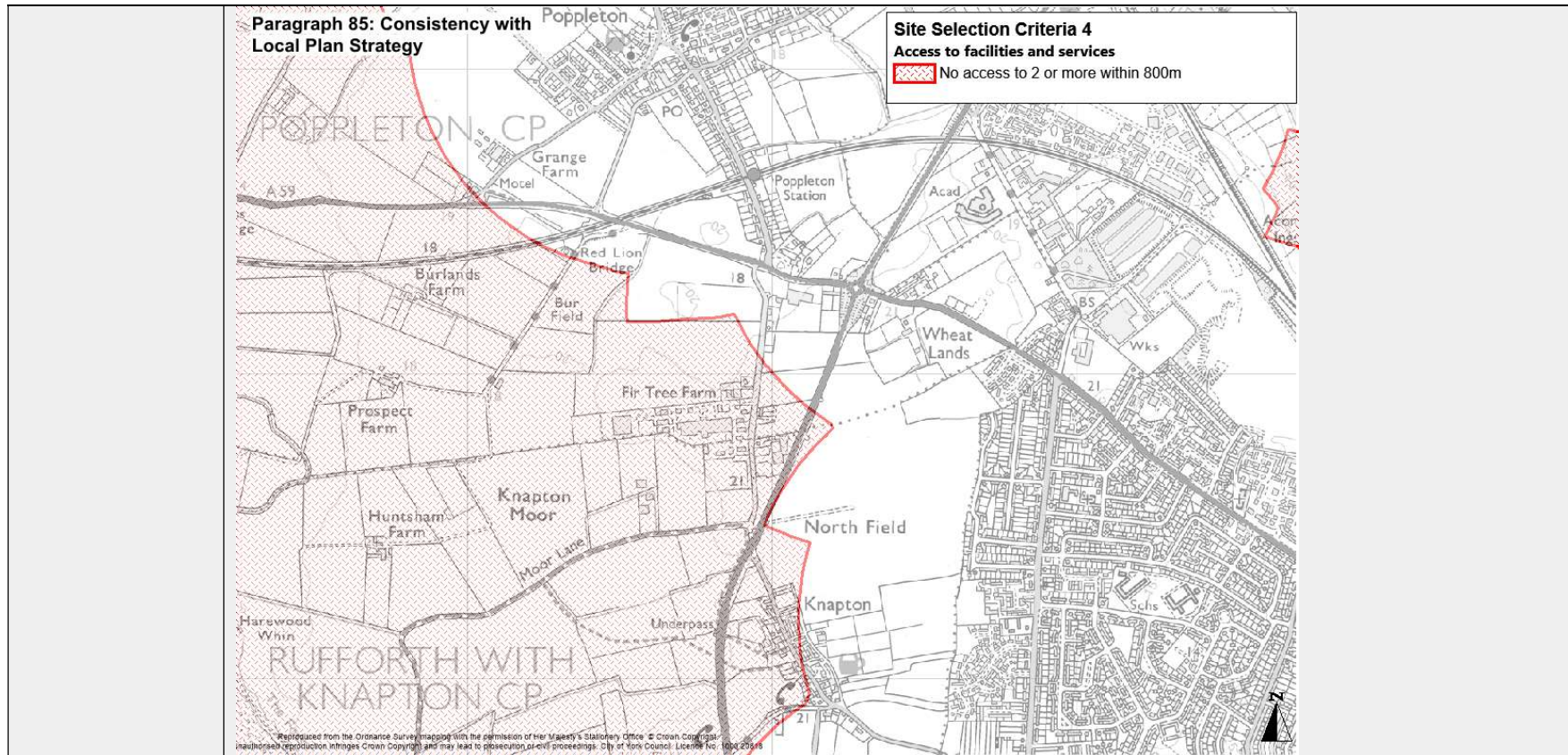
Village Name:

Northminster Business Park



Village Name:

Northminster Business Park




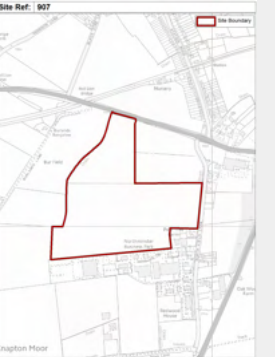



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration. Only site 857 has been allocated for development (employment use).





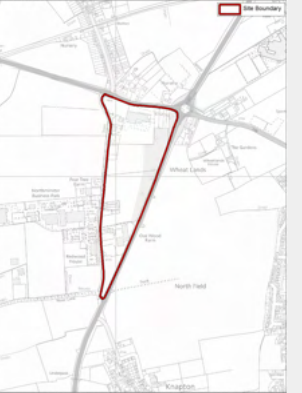



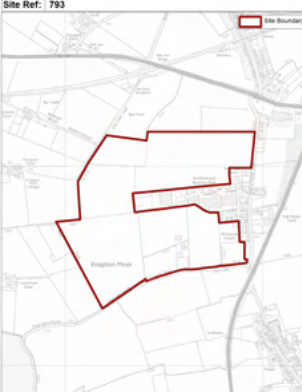
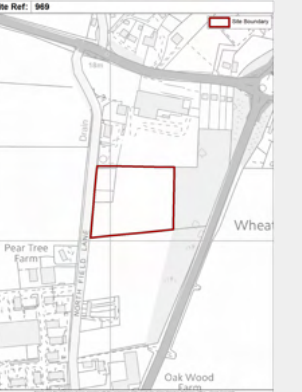
Village Name:

Northminster Business Park

<p>Boundary 1 Site 24 Submitted at call for sites 2012. Not allocated.</p> 	<p>Boundary 1 Site 584 Historic site. Not allocated.</p> 	<p>Boundary 1 Site 586 Historic site. Not allocated.</p> 	<p>Boundary 1 Site 907 Submitted at Preferred Site Consultation 2016. Not allocated</p> 	<p>Boundary 1 Site 952 Post Preferred Sites Consultation.</p> 
<p>Boundary 2 Site 585 Submitted at call for sites 2012. Not allocated.</p>	<p>Boundary 2 Site 687 historic site. Not allocated.</p>	<p>Boundary 2 Site 726 Submitted at call for sites 2012. Not allocated.</p>	<p>Boundary 2 Site 886 Submitted at Preferred Site Consultation 2016. Not allocated</p>	<p>Boundary 2 Site 887 Submitted at Preferred Site Consultation 2016. Not allocated</p>

Village Name:

Northminster Business Park

<p>Site Ref: 585</p> 	<p>Site Ref: 687</p> 	<p>Site Ref: 726</p> 	<p>Site Ref: 886</p> 	<p>Site Ref: 987</p> 
<p>Boundary 1/3 Site 582 Historic Site, Not allocated.</p> <p>Site Ref: 582</p> 	<p>Boundary 1/3 Site 689 amalgamated site comprising 24, 582, and 584.</p> <p>Site Ref: 689</p> 	<p>Boundary 1/3 Site 764 Submitted at Preferred Options 2013. Not allocated</p> <p>Site Ref: 764</p> 	<p>Boundary 1/3 Site 793 Submitted at Preferred Options 2013.</p> <p>Site Ref: 793</p> 	<p>Boundary 2 Site 969 Submitted at Pre Publication Consultation 2017. Not allocated</p> <p>Site Ref: 969</p> 

Village Name:

Northminster Business Park

Boundary 3

Site 91 Submitted at Call for sites 2012. See site 857



Boundary 3

Site 249 Submitted at Call for sites 2012. See site 857



Boundary 3

Site 583 Historic Site. See 857.



Boundary 3

Site 857 Officer discussion. Allocated as ST19.



Determining a clear, defensible boundary

Site specific considerations from GB purpose analysis

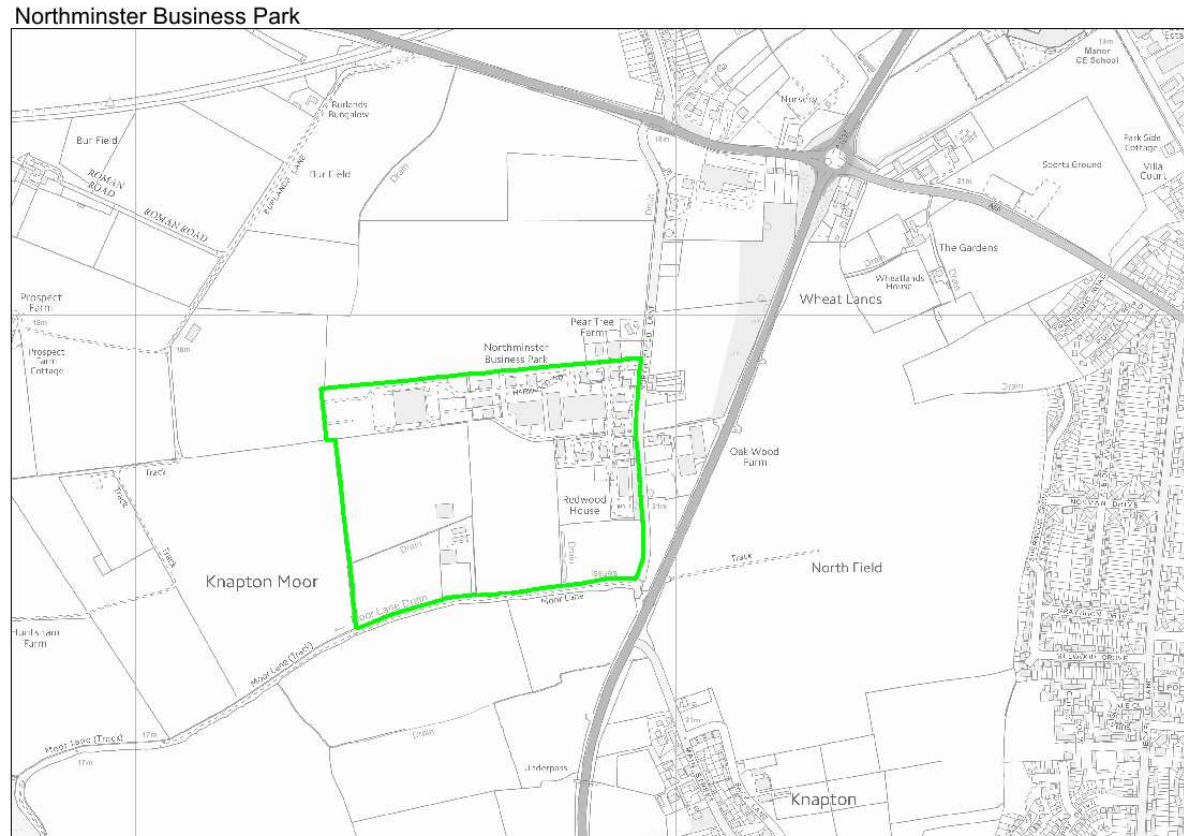
Opportunities for growth need to consider the following:

- Must consider compactness of the standalone urbanised area avoiding perception of coalescence;
- Must consider the perception of the development from open approaches.

Village Name:

Northminster Business Park

In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for an expansion of the business park to the south of boundary 3 in line with the settlement pattern. This results in the final Green Belt boundary for the Northminster Business Park area as follows:



Proposed boundary description and recognisability

Boundary 1 (northern extent) - the northern boundary runs along the northern edge of the business park to the point where it meets Northfield Lane. The boundary in this section consists of security fencing, mature

Village Name:

Northminster Business Park

	<p>hedgerows, and tree planting, forming the curtilage boundaries of the Business Park. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p><u>Boundary 1 (western extent)</u> - The eastern extent of boundary 1 elongates southwards to Moor Lane starting from the north west corner of the Business Park and then along defined field boundaries. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p><u>Boundary 2</u> - This expansion elongates the western boundary along North Field Lane to the junction with Moor Lane (track) which is a clearly recognisable and is easily determined on OS maps and on the ground.</p> <p><u>Boundary 3</u> - The southern boundary now runs along the boundary of Moor lane (track/bridleway), which is predominantly bordered by hedges interspersed with trees. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p><u>Recommendation</u></p> <p>In defining a clear and defensible boundary for Northminster Business park to the east, it is recommended that the existing boundaries are strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a single boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.</p>
Permanence of proposed boundary	<p><u>Boundary 1 - north:</u> The northern extent of the boundary follows historic field boundaries continuing to the extent to the western edge which follows a late 20th Century extension to the business park. The boundary offers permanence.</p> <p><u>Boundary 1 – west:</u> The western extend of the boundary follows the extent of the C20 development before following historic field boundaries to Moor Lane shown on early 19th mapping. The boundary offers permanence.</p> <p><u>Boundary 2:</u> The boundary follows the alignment of Northfield Lane, pre-dating the mid 19th Century. The boundary offers permanence.</p> <p><u>Boundary 3:</u> The southern boundary follow Moor Lane, an historic lane and now track shown on 19th century mapping. The boundary offers permanence.</p>

Village Name:

Northminster Business Park

Summary

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

- Is located to the south of the existing business park to retain the setting of York to the north and interrelationship between the business park and village of Poppleton as perceived when travelling along the A59; important to the perception of compactness of the village and historic city overall in a rural setting (boundary 1).
- The remaining Green Belt to the west and south (beyond the proposed extension) will have an increased importance to remain permanently open.

In defining a clear and defensible boundary, it is recommended that the eastern boundary 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 acts as a defined and recognisable urban edge which will be permanent in the long term.

Strategic Policy 'SS23: Land at Northminster Business Park' 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.

Village Name:	Rufforth
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Criterion 1 Compactness	1.1	Yes	Purpose 4 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY	Criterion 4 - Sprawl	4.1	Yes	Purpose 1 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.
	1.2	Yes			4.2	Yes	
	1.3	Yes					
Criterion 2 Landmark Monuments					4.3	Yes	Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.
	2.1	No		Criterion 5 - Encroachment	5.1	Yes	
	2.2	No			5.2	Yes	
	2.3	No					
Criterion 3 Landscape and Setting					5.3	Yes	
	3.1	Yes					
	3.2	N/A					
GB Purpose	Discussion					Outcome	
Purpose 4 – Preserving the setting and special character of historic towns	<p>Compactness (Criterion 1) 1.1 / 1.2 / 1.3 The land needs to be kept permanently open to maintain the scale/ identity of the compact village in a rural landscape, and to maintain a connection to open and historic setting. There are views of the village on approach across an open and rural landscape.</p> <p>Rufforth is a linear village, sited around the B1224 Wetherby Road which runs through its centre linking York with Wetherby and beyond. While not a Conservation village, the form of the village clearly demonstrates its historic origins. The village has only seen limited growth beyond its historic core, characteristically based on small clusters of dwellings / cul-de-sacs off the B1224 along its length, and retains much of its original form. The Heritage Topic Paper [Annex 1, Evidence 12] notes that York’s</p>					<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>	

Village Name:

Rufforth

planned rural villages are typically of such curving linear form, showing a main street with burgage plots running to historic back lanes, broad planted verges and views out to open countryside. The B1224 Wetherby Road passes through the village and forms an important open approach to the City through flat, open fields. Distant views are broken by trees & tree belts. In spite of the much changed wider landscape to the east and south of the village (as a result of Harewood Whin and Rufforth Airfield) views across the agricultural landscape from all approaches still tell the story of the original small rural settlement; a village in a rural landscape. The village maintains a connection to its historic setting.

Boundaries 1 and 3 are quite irregular, in part due to residential expansion into adjacent strip fields, and undefined boundaries between field and garden; boundary 2 is more clearly defined as the edge of residential gardens developed as a single modern estate. South of boundary 3, development as extended along Bradley Lane. There is a risk that, in allowing further growth the village could expand such that it loses its compact scale. There is little risk of coalescence given the remoteness of neighbouring development. All 3 boundaries have a role in maintaining compactness and preserving the scale and identity of the village.

Landmark Monuments (Criterion 2)

2.1/2.2/2.3 Land does not need to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape, or any other landmark monuments/village focal points.

Within Rufforth village, there are 4 listed buildings (all Grade II), the village pump & trough, Church of All Saints, Pear Tree Farmhouse and The Pinfold, adding character to the village, however no single building is dominant or prominent in views, nor does land need to be kept open to preserve their siting or context.

Village Name:

Rufforth

Landscape and Setting (Criterion 3)

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

3.2 Not applicable

The relationship of York to its surrounding settlements, not simply to the distance between settlements but also the size of the villages themselves, and the fact that they are free-standing and clearly defined, is identified by the Heritage Topic Paper as a key feature of the setting and special character of York. A clock face of smaller, compact villages is a key attribute of York's character.

The B1224 is an open approach to York through rural landscape [Annex 1, evidence 6]; land in this part of York is characteristically flat open arable farmland [Annex 1, evidence 8]. The wider landscape on this approach is predominately rural, affording views across flat fields creating physical and visual separation with York. Land to the north and west of the village retains the characteristics of medieval landscape [Annex 1, evidence 19d]. The linear field patterns contribute to the landscape setting and character of the village

In close vicinity to Rufforth village are 2 areas of significantly different landscape character; the former Rufforth Airfield lies to the south of the village (adjacent to boundary 2). The airfield is no longer operational, but is still used for gliding and microlight flights. Its runways generally remain intact, but the land beyond the tarmac runways has been returned to agriculture. There are a number of buildings associated with the Airfield and these generally are used for agricultural and commercial uses (eg: a bus storage depot). To the east of the village is the Harewood

Village Name:

Rufforth

	<p>Whin waste transfer station (a former landfill site), which is well screened by bunds and tree planting. The site is commercialised, but integrated into the agricultural landscape outside the village, with natural screening. Both sites remain characteristically open in the wider landscape, and do not detract from the predominately rural setting of the City from its western approach.</p>	
<p>Purpose 1 Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 Land is connected to an area of dense development, the village, and therefore relevant for sprawl.</p> <p>Rufforth is a linear village following the alignment of Wetherby Road, with a combination of frontage development and clusters of small developments and cul-de-sacs, which generally respect the historical form of the village. The boundary follows curtilage boundaries, which form a distinction between the built up part of the village and the flat, open countryside beyond.</p> <p>4.2 Land has an increased risk of sprawl through the possibility of creating ribbon development, and though the presence of low density residential buildings with a strong sense of openness.</p> <p>There is evidence of ribbon development along both Wetherby Road and Bradley Lane, and an increased risk of further sprawl along these roads given the presence of isolated buildings (both residential and agricultural) in proximity to boundary 2 and the north of boundary 3.</p> <p>The built edge of boundaries 1 and 3 has seen incremental sprawl due to the conversion of isolated buildings and infill on larger plots. A number of properties have extended gardens to provide paddocks, with associated outbuildings. The boundary has been drawn tightly around the built edge of the village, dissecting gardens in some places, in order to prevent sprawl to the west and east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

Village Name:	Rufforth
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	4.3 For all 3 boundaries land is unconstrained by built development on more than one side.	
Purpose 3 Safeguarding the countryside from encroachment	<p>5.1 / 5.2 / 5.3 The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it or acceptable uses within it. In spite of the urbanising influences of Harewood Whin and Rufforth Airfield, land is characteristically open, and contributes to the character of the countryside through openness and views.</p> <p>Rufforth remains a rural village in a countryside setting. Land adjoining the built up edge of the village is mainly agricultural or rural in character, noting the arable fields and paddocks and extended gardens.</p> <p>Harewood Whin Waste Transfer Station is situated to the east of boundary 1, separated by a field gap and heavily screened with bunds and tree planting, which helps to maintain the countryside setting of the village. Land adjacent to boundary 2 has some degree of built and urbanising influences, including a small cemetery, Rufforth Playing Fields and, most significantly, Rufforth Airfield, together with a number of employment / commercial and agricultural uses. Rufforth Airfield is now mostly returned to agriculture, and overall the land retains a countryside feel. West of the village, to boundary 3, land is characterised by an absence of built development or urbanising influences, apart from a few agricultural buildings close to the boundary.</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed boundary description and recognisability	<p><u>Boundary 1</u> – the northern boundary follows the side and rear property boundaries within the main built up area to the south of the former allotments. The former allotments and an isolated property are included in the Green Belt as they have a higher degree of openness. The boundary then continues around the curtilage of Woodlands (including adjacent woodland to the rear in GB) to follow property boundaries of Middlewood Close. Rufforth Primary School is included within the village boundary, with the adjacent playing fields an acceptable use in the GB. The</p>	The proposed boundary has associations with historical features and has been established for a significant period of time.

Village Name:

Rufforth

boundary continues south east to follow property boundaries of Yew Tree Close, the Ridings, Milestone Avenue, the Tankard Public House and the properties at the entrance to the village from the B1224. Where some properties appear to have very long back gardens, the boundary has been drawn close to the dwelling boundary, so the garden is in the Green Belt – for example, at The Ridings.

Boundary 2 - The Green Belt boundary then crosses over the road and continues south east along property rear boundaries turning west along the south of the village boundary to follow the hedgerows and trees that bound properties on Southfield Close. The boundary in this section consists of a combination of hedges, trees & fences, forming the curtilage boundaries of properties. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 3 – crossing over Bradley Lane and turning north the Green Belt boundary follows rear boundaries of residential properties on Bradley Lane. Isolated farm buildings here are included in the Green Belt, given their more open character. Continuing north, the boundary follows the rear curtilages of properties on Bradley Crescent, Gable Park, Victoria Farm Close all the way to the main built up area at the northern entrance to the village on the B1224. Extended gardens and paddocks sit outwith the boundary as appropriate uses in the Green Belt, and maintain an open character. At the northern end of boundary 3, the farm building in close proximity to residential properties on Wetherby Road is inset. The boundary in this section consists of a combination of hedges, trees & fences, forming the curtilage boundaries of properties. The boundary is recognisable and is easily determined on OS maps and on the ground.

This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

Village Name:	Rufforth
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Permanence of proposed boundary	<p>Boundary 1 – the boundary follows a combination of historic field boundaries and more recent 20th Century development boundaries of properties off Wetherby Road, or small groups of properties & cul-de-sacs. The boundary offers permanence.</p> <p>Boundary 2 – the boundary follows 20th Century development boundaries (Southfield Close) to the south of the village, between Wetherby Road and Bradley Lane. The boundary offers permanence.</p> <p>Boundary 3 – the boundary follows a combination of historic field boundaries and more recent 20th Century development boundaries of properties off Wetherby Road & Bradley Lane, or small groups of properties & cul-de-sacs. The boundary offers permanence.</p>	
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Strategic Permanence	
Consistency with Local Plan strategy (NPPF Para 85)	<p>Rufforth is of an urbanised built up nature with a lack of openness and therefore offers an opportunity for focusing development towards an urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long term permanence of the York Green Belt.</p>
Scoping/ Strategic Principles set out in: SP10, SP11, SP12	<p>In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Rufforth has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth. Additionally,</p> <ul style="list-style-type: none"> • No land adjacent or beyond the boundaries is 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. • There is designated open space on land beyond the boundaries for allotments and sports/children’s provision associated with the school (boundary 1) and sports provision beyond boundary 2 [SD085]; • There are no areas of high flood risk (Zone 3b and 3a) within or immediately adjacent to the boundaries; • There are no designated areas for nature conservation adjacent to the boundary; • None of the adjacent land is within a Green Corridor.

Village Name:

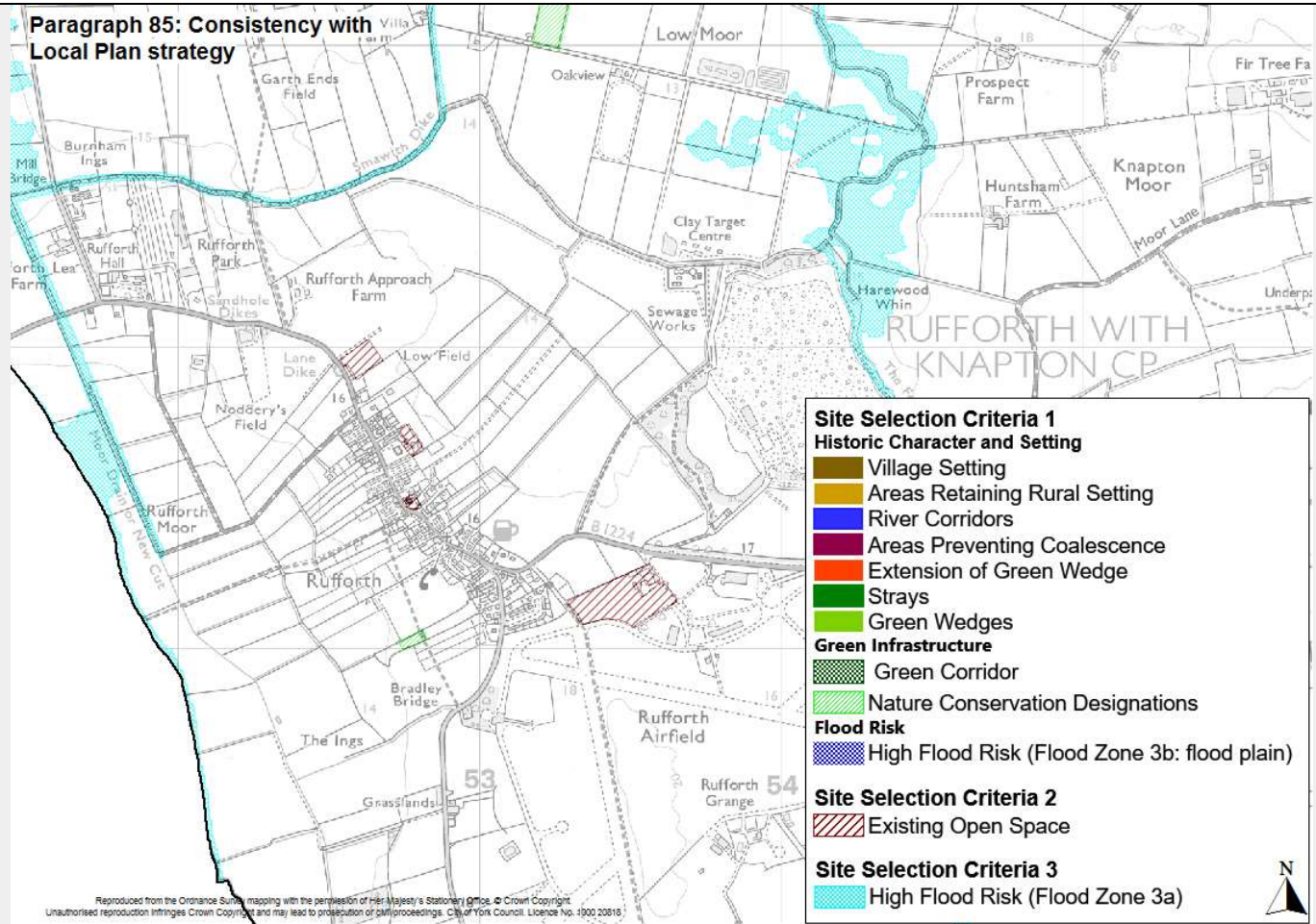
Rufforth

The open land surrounding the village is therefore **suitable for development in line with the Local Plan strategy.** In line with the strategy, whilst there are limited constraints identified and therefore some potential for development, the compact scale and form of development precludes significant development in this location.

Village Name:

Rufforth

Paragraph 85: Consistency with Local Plan strategy



Village Name:

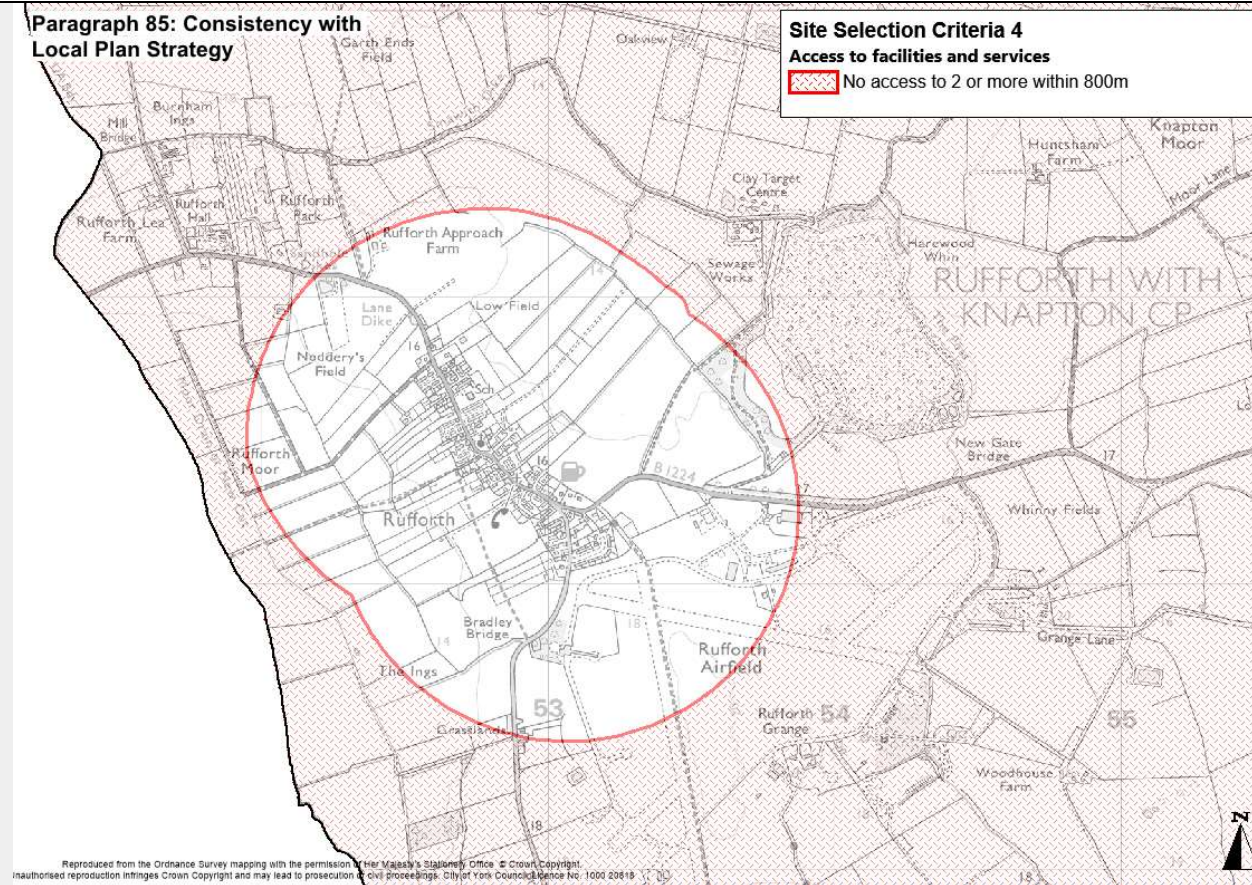
Rufforth

Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; No sites have been taken forward as allocations.

Village Name:

Rufforth

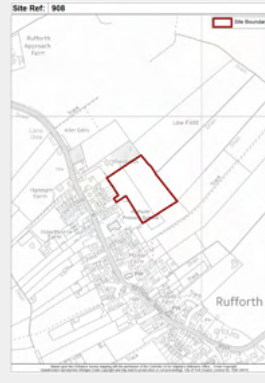
Boundary 1
Site 677 Historic site.
Allocated



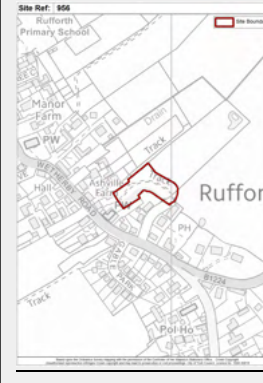
Boundary 1
Site 753 Submitted at
Preferred Option
Consultation 2013.



Boundary 1 Site 908
Submitted at Preferred
Sites Consultation 2016.
Part Allocated – see 677.



Boundary 1 Site 956
Submitted at Pre
Publication Consultation.
Not Allocated.



Boundary 1 Site 879
Submitted at Preferred
Sites Consultation 2016.
Not allocated.



Boundary 2
Site 676 Historic site. Not
allocated



Boundary 2 Site 965
Submitted at Pre
Publication Consultation.
Not Allocated.



Boundary 3
Site 734 Submitted at
Preferred Option
Consultation 2013.



Boundary 3 Site 878
Submitted at Preferred
Sites Consultation 2016.
Not allocated.



Village Name:

Rufforth

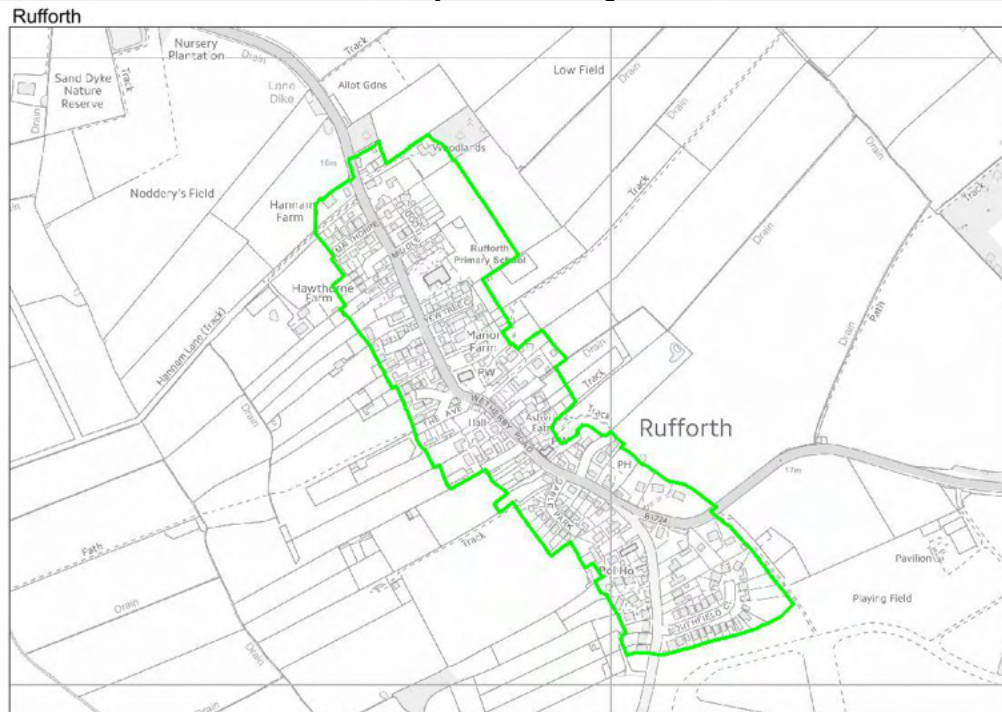
Determining a clear, defensible boundary

Site specific considerations from GB purpose analysis

Opportunities for growth need to consider the following:

- Must consider compactness of the standalone urbanised area avoiding perception of coalescence;
- Must consider the perception of the development from open approaches;
- Must consider the historic linear form of the village and connection to the countryside;
- Must consider potential to resist future encroachment and sprawl.

In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for a modest expansion to the village of Rufforth consistent within a sustainable pattern of development to the north of boundary 1 beyond the primary school. This results in the final Green Belt boundary for the village as follows:



Village Name:

Rufforth

Proposed boundary description and recognisability	<p>Boundary 1 – the northern boundary follows the side and rear property boundaries within the main built up area to the south of the former allotments. The former allotments and an isolated property are included in the Green Belt as they have a higher degree of openness. The boundary then continues around the curtilage of Woodlands (including adjacent woodland to the rear in GB) to follow the field boundary to the rear of property boundaries of Middlewood Close, in setting the field. The boundary follows the hedge boundary to the rear of the field southeast crossing a track and then turning southwest to follow property boundaries of Yew Tree Close, the Ridings, Milestone Avenue, the Tankard Public House and the properties at the entrance to the village from the B1224. Where some properties appear to have very long back gardens, the boundary has been drawn close to the dwelling boundary, so the garden is in the Green Belt – for example, at The Ridings.</p> <p>Boundary 2 – No change - The Green Belt boundary then crosses over the road and continues south east along property rear boundaries turning west along the south of the village boundary to follow the hedgerows and trees that bound properties on Southfield Close. The boundary in this section consists of a combination of hedges, trees & fences, forming the curtilage boundaries of properties. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 3 – No change – crossing over Bradley Lane and turning north the Green Belt boundary follows rear boundaries of residential properties on Bradley Lane. Isolated farm buildings here are included in the Green Belt, given their more open character. Continuing north, the boundary follows the rear curtilages of properties on Bradley Crescent, Gable Park, Victoria Farm Close all the way to the main built up area at the northern entrance to the village on the B1224. Extended gardens and paddocks sit beyond the boundary as appropriate uses in the Green Belt, and maintain an open character. At the northern end of boundary 3, the farm building in close proximity to residential properties on Wetherby Road is inset. The boundary in this section consists of a combination of hedges, trees & fences, forming the curtilage boundaries of properties. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>
Permanence of proposed boundary	<p>Boundary 1 – the boundary follows a combination of historic field boundaries and more recent 20th Century development boundaries of properties off Wetherby Road, or small groups of properties & cul-de-sacs. The boundary offers permanence.</p>

Village Name:

Rufforth

Boundary 2 No change – the boundary follows 20th Century development boundaries (Southfield Close) to the south of the village, between Wetherby Road and Bradley Lane. The boundary offers permanence.

Boundary 3 No change – the boundary follows a combination of historic field boundaries and more recent 20th Century development boundaries of properties off Wetherby Road & Bradley Lane, or small groups of properties & cul-de-sacs. The boundary offers permanence.

Summary

Drawing on the assessment of Green belt purposes, in order to mitigate the potential harm to the Green Belt the development :

- Is located to the north side of the village minimising the perception of development from open approaches;
- The remaining Green Belt to the east will have an increased importance to remain permanently open to retain the setting of the village and interrelationship between the villages as perceived when travelling along the B1226; important to the perception of compactness of the village and historic city overall in a rural setting.

In defining a clear and defensible boundary, it is recommended that the existing boundaries are strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.

The site allocation identified in Policy H1 ‘Housing Allocations’ is H38 ‘Land RO Rufforth School’. Development proposals will take consideration for 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.

Village Name:

Skelton



Scoping: Strategic Principles: SP5

Character of the Area: A combination of interesting topography and street pattern, varied building forms and a well-treed setting gives Skelton its attractive, distinctly rural character. The route of the A19 divides the historic, larger and mainly residential side of the village on the east from the mainly commercial development along its western edge. Since the 1950's the population has expanded rapidly, through the Brecksfield estate, built along a new circular road, which doubled the size of the village and was followed by smaller developments and the old Grange Estate. The line of bungalows and houses along Moorlands Road retain the best features and stand as good examples of housing development in the mid 1900's, well set back from the road and with long back gardens which merge into the football field, making a valuable contribution to the environment in this part of the village. The newer village beyond has, to an extent, maintained the traditional village harmony and sense of scale. Across the A19, on its western edge, there are isolated dwellings, but the predominant features are the commercial undertakings established during the second part of last century. On three sides and to the west of the A19 the village looks out to the agriculture and countryside. Long vistas, unfold on all sides from the relative high ground and stretch for many miles across fields and copses, including to the south to a key view of York Minster.

Village Name:	Skelton
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This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Skelton is therefore inset within the Green Belt.

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					
Criterion 2 Landmark Monuments	2.1	Yes			4.3	Yes - partly	Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.
	2.2	No		Criterion 5 - Encroachment	5.1	Yes - partly	
	2.3	No			5.2	Yes	
3.1	Yes						
Criterion 3 Landscape and Setting	3.2	N/a			5.3	Yes	

GB Purpose	Discussion	Outcome
Purpose 4 – Preserving the setting and special character of historic towns	<p>Compactness (Criterion 1) 1.1 / 1.2 / 1.3</p> <p>Skelton has expanded significantly in the late 20th Century, impacting on its compactness. The land around Skelton needs to be kept permanently open to maintain the scale and identity of a compact village and to maintain a connection to open and historic setting. There are views of the village on the approaches to the village, particularly from the south, in an open and rural landscape. There is a risk of coalescing with Clifton Moor / York, from the south and Poppleton from the south west.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Skelton

Skelton identity as a freestanding settlement is recognised as special and to be protected (in line with evidence 12). The village is surrounded on all sides by Historic Character & Setting designations (evidence 11) identified as of importance to help protect the identity of the village, its compactness, and consequently, to provide a constraint to development beyond the existing edge of the village. Land to the east/south east of boundaries 1 & 2 is identified as an 'Area Preventing Coalescence' (area G6) between Clifton Moor / York and Skelton. To the north & east (boundaries 3 and 4), the land is designated as 'Area Protecting Village Setting' (area E3) intended to protect the character of the adjacent historic core of the village, particularly the Village Green and surrounding buildings, such as Skelton Hall and St Giles Church. To the west of the A19 (boundary 5), the land is designated as 'Extended Green Wedge' (area D5) (including the former Del Monte factory site) wherein to the south, there is a key view of York Minster. The designation to the west of Skelton also assists in preventing coalescence between Skelton and Poppleton.

Skelton's origins are believed to originate in the ancient Forest of Galtres. Its medieval pattern of 'toft & croft' agriculture can still be traced in the long, narrow plot boundaries extending back from The Green (evidence 19). The village remained a mainly farming community well into the 20th Century and has grown significantly as commuter settlement in the late 20th Century. This rapid growth of the village impacted significantly on its compactness, with the core of its growth being around the Brecksfield estate / Burtree Avenue / Fairfields Drive, to the south of its historical core around The Village, The Green & Church Lane (with only very limited expansion to the north).

The C20 expansion of Skelton towards York has impacted on its historic compactness. The village remains freestanding and further growth needs to be prevented to avoid the village growing significantly out of proportion with the settlement pattern of York, and increasing the distance of residential areas away from the village core and to prevent coalescence with Clifton Moor/Poppleton. All boundaries are relevant to this consideration.

Village Name:

Skelton

Landmark Monuments (Criterion 2)

2.1 / 2.2

The land to the north, south & east needs to be kept permanently open to understand the siting and context of village focal points. Land to the South needs to be kept permanently open to retain visual dominance and context of York Minster.

Skelton has an unusual street pattern which gives it an interesting character, with buildings clustering around The Green and Orchard Field with a number of historic roads leading off and much later estate development to the west and south. Skelton Conservation Area was designated in 1973, encompassing the historic extent of the village. Both the edges and historic core of the village are well tree'd, producing a restful, rural and secluded character and reducing the visual prominence of any individual building from both within and in views towards the village.

The principal listed buildings within the village are around or accessed from The Green at the northern edge of the village: the Church of St Giles is a Grade I listed building, dating from c.1240; Skelton Manor is a Grade II* listed building, with origins in the mid-16th century; and Skelton Hall is Grade II listed, dating from the late 18th century. Landscaped grounds and a parkland for the Hall were laid out reputedly by a student of Capability Brown. The former park lies to the east of the Hall's grounds beyond boundary 3. This cluster of important buildings within the Conservation Area contrast strongly with the predominantly 20th Century residential development, which forms the bulk of the village lying to the south. The fields to the north of Skelton Hall, St Giles Church and properties north of Church Lane are smaller and more enclosed by taller hedges / trees, giving a sense of rural seclusion and intimacy. Development of these fields and the former parkland to the east would impact on the setting / character of the village core and on the setting of Skelton Hall by eroding its visual connection with the historic park.

Village Name:

Skelton

Consequently, it is important that land beyond boundaries 3 & 4 in particular, remains permanently open, to preserve the historical relationship with the village and individual listed buildings.

There are a number of Grade II listed buildings adjacent to the Green Belt boundary, on the A19 (close to boundary 5); Toll Bar cottage, a milepost opposite Fairfield Manor, and an ice house, approximately 100m south of Fairfield Manor. These buildings are principally associated either with the A19 or the grounds of the Manor and therefore have less sensitivity in terms of wider landscape setting.

Consequently it is considered necessary for the land to the north and east of Skelton to be kept permanently open to understand the context of listed buildings including Skelton Hall and Skelton Manor in relation to considerations within 2.1 and to a lesser extent 2.2; and to protect the setting of the Skelton conservation area in relation to considerations within 2.1 and 2.3. Additionally, land to the south of Skelton should be kept permanently open to protect distant views of York Minster in relation to considerations within 2.3.

2.3 Not applicable

Landscape and Setting (Criterion 3)

3.1 The land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact villages, particularly as perceived from open approaches.

The relationship to York and its surrounding freestanding settlements, not simply to the distance between the settlements, but also the size of the villages themselves, and the fact that they are free-standing and clearly defined, is set out in the Heritage Topic Paper

Village Name:

Skelton

(Annex 1, Evidence 12), as a key feature of the setting and special character of York. A clock face of smaller compact villages is a key attribute of York's character. Skelton's location within the settlement pattern is that of a large village outside the York Outer Ring Road, physically separated from surrounding development clusters. The village is physically close to Clifton Moor and the main urban edge of the City (to the south) and Poppleton (to the south west).

The topography surrounding Skelton is generally flat and open, with distant view across fields towards remote farmsteads / properties and settlements, broken by field boundaries and clusters of trees, giving a strong impression of a flat, rural landscape, particularly when viewed from surrounding roads and open approaches. There are distant glimpses of the distant North York Moors, to the north of Skelton, from the A19. Within Skelton itself, the topography is also generally flat, but rising slightly around the Village Green, which is characterised by undulating grass mounds with mature trees.

The boundaries around Skelton generally offer a clear and distinct boundary between the built and open landscape beyond the village. All boundaries predominantly follow a distinct edge between built up area and open countryside beyond. It is still important that the surrounding land is kept permanently open to continue the village's relationship with the rural landscape and retain the setting of the village within a rural settlement pattern, as per also criterion 1. Any development in this location would impact on the setting of the village, its field patterns and historic landscape features of the village.

The A19 forms an important open approach to the City, with open fields to the north of Skelton (boundary 4) providing a rural setting the city's main urban area beyond when travelling southbound. On approach to the village, there is a landscaped edge which prevents a sense of the size of the village as you pass it on the A19, as most of the built up extent is hidden from view. There is limited development on the western side of the A19 (boundary 5) with the majority of the village is set to the east of the A19. Travelling

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	<p>northbound, there is a clear distinction beyond the ring-road (A1237) wherein the landscape is open and rural with the village set back from the city.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 The land is connected to an area of dense development, the village, and therefore relevant to sprawl</p> <p>All five of the boundaries are connected to an area of dense development and are all therefore at risk of sprawl. The main built up area on the whole, has a distinct urban edge, in contrast to the open area in which it sits and the density of development.</p> <p>4.2/4.3 There is increased risk of sprawl close to boundary 5 (where there are a number of buildings set within areas without strong boundaries. The redevelopment of the former Del Monte factory for residential uses adds to the urbanised nature of the area, but generally is constrained by the existing site boundaries) and limited risk of sprawl close to boundary 1 & 2 where there are isolated buildings close to the boundary. Boundary 3 has development on 2 of its sides.</p> <p>Generally, the built up part of Skelton has a distinct urban edge in contrast to the open area surrounding the village, particularly to the south and east (boundaries 1 & 2), providing less risk of sprawl. To the north and west (boundaries 4 & 5), the boundaries offer less distinct edge to the built up area of Skelton, due to lower density development within the village (boundary 4) and limited development beyond the boundary (boundary 5).</p> <p>Boundary 1 – There are only several dwellings beyond the boundary, between the boundary and the A1237. The distinct, uniform boundary between the densely built up extent of the village and the large, flat, open fields beyond creates a very distinct boundary, and strong sense of openness. There are no buildings close beyond the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

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boundary presenting a low risk of sprawl. The large field format also means that the boundary prevents extensive sprawl to the south.

Boundary 2 – Beyond the boundary, the landscape is formed by large, open fields, to the east, giving a strong sense of openness. There are limited isolated dwellings / farmsteads beyond the boundary, located off Moorlands Road / Moor Lane. Burtree Dam, to the east, forms a robust boundary, reducing the risk of unrestricted sprawl to the east.

Boundary 3 – There is more risk of some sprawl to the north of Moorlands Lane as the land is contained on 2 sides, but this is minimised by the proposed boundary which considers the existing tree / landscape belt, large open field patterns and the potential likely impact on the adjacent Conservation Area.

Boundary 4 - The fields to the north of Skelton Hall, St Giles Church and properties north of Church Lane are smaller and more enclosed by taller hedges / trees, giving a more sense of enclosure, and consequently a greater risk of sprawl beyond the existing boundary as infill development. However, this space is important under purpose 4. Beyond the field boundary, land is unconstrained agricultural field open to the north and west to the A19. The boundary as proposed seeks to minimise potential for sprawl by containing development and seeking to retain the open enclosures within the Green belt.

Boundary 5 – the northern section of boundary 5 follows the A19, which represents the built up edge of Skelton and which is resilient to sprawl. However, development has breached the A19 to the southern end of the boundary wherein a new residential development (former Del Monte Factory) is included in the village inset as it is closely linked to the main built up elements of Skelton, in terms of its land use, form and density.

There is risk of sprawl through ribbon development to the north and south of this built up part of the village west of the A19. To the north there are a number of low density properties, commercial uses (Skelton garden centre, small touring caravan park) and

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	<p>recreational uses (foot golf) and to the south there are a number of buildings, including a Yorkshire Ambulance Service site and the Mercure Fairfield Manor Hotel. Together the presence of these low density buildings provide some risk of sprawl within the Green Belt, away and along the A19 and beyond the boundaries of the former Del Monte factory.</p> <p>Beyond this lower density development lies the main York to Newcastle Railway line, which would represent a significant sprawl from the main village core. Boundary 5 therefore seeks to resist future potential for sprawl along the A19 and beyond the current inset boundary.</p>	
<p>Purpose 3 Safeguarding the countryside from encroachment</p>	<p>5.1 / 5.2 /5.3</p> <p>The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it, or acceptable uses within it. Land is characteristically open, predominantly without urbanising influences and contributes to the character of the countryside through openness and views with the exception of boundary 5 adjoining the A19.</p> <p>In summary, the land adjacent to boundaries 1-4 is generally characterised by an absence of built development/urban influences and should be protected from future potential encroachment. There are a number of buildings/urbanising influences beyond parts of boundary 5 wherein there is a risk to encroachment.</p> <p>Whilst Skelton is clearly urbanised in nature, the surrounding countryside is predominantly rural open land. The limited development beyond the current densely built up extent of the village is mainly farmsteads and isolated or very small clusters of dwellings, which reflect the openness and agricultural heritage of the area. There is more development to the west of the A19, including the redevelopment of the former</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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Del Monte factory for residential purposes which forms part of the built up extent of the village.

For boundaries 1-4 the adjacent land functions as part of the countryside, in terms of relationships within it or acceptable uses within it. The openness, views and accessibility contributes positively to the character of the countryside.

Boundary 1 – land adjacent to boundary 1 is characterised by an absence of built development (except for a dwelling & outbuildings adjacent to the A19) or urbanising influences, being characterised by large open fields forming a strong contrast to the built extent of Skelton, to the north.

Boundary 2 - land adjacent to boundary 2 is characterised by an absence of built development (except for a number of isolated dwellings / farmsteads & outbuildings and a small cemetery off Moorlands Road / Moor Lane) or urbanising influences, being characterised by large open fields forming a strong contrast to the built extent of Skelton, to the west.

Boundary 3 - land adjacent to boundary 3 is characterised by an absence of built development or urbanising influences, being characterised by large open fields to the east and smaller, more enclosed fields to the north, forming a strong contrast to the built extent of Skelton, to the west & south.

Boundary 4 – the land adjacent to boundary 4 is characterised by an absence of built development and urbanising influences, being characterised by a series of smaller fields adjacent to the boundary, with larger & linear fields further north of the boundary.

These form a strong contrast to the built extent of Skelton, which lies to the south. The landscape to the north of Skelton complements the rural aspect of the setting of Skelton Hall and St Giles Church. **Boundary 5** - land adjacent to the northern part of boundary 5 (north of Stripe Lane) is characterised by an absence of built development or urbanising influences, being characterised by open fields, forming a strong contrast to the built extent of Skelton, to the east. The land functions as part of the countryside, in terms of

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	<p>relationships within it or acceptable uses within it. However, to the south of Stripe Lane, there are a number of buildings and structures, including a small touring caravan site, small garden centre, footgolf facility (buildings and outdoors putting greens, parking) which add urbanising influences. The buildings themselves are relatively low density, set in grounds with landscaping and some tree cover and uses acceptable in the countryside.</p>	
Local Permanence		
<p>Proposed boundary description and recognisability</p>	<p>The Green Belt boundary around Skelton follows easily identifiable boundaries of roads and property boundaries which ensure a recognisable boundary that clearly delineates between built and open: much of the development in the village faces out on to open agricultural land.</p> <p><u>Boundary 1:</u> From the southern entrance to the village on Shipton Road, the Green Belt boundary moves to the east, following the hedgerows of the field boundaries of properties on Park Close, The Rowans, Burtree Avenue, Sycamore Close and Brecksfield, as far as Burtree Dam.-The boundary in this section consists of a combination of hedges, trees & fences, forming the curtilage boundaries of properties. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p><u>Boundary 2:</u> The eastern boundary follows the hedgerows and trees along Burtree Dam, up to Moorlands Road. The boundary in this section consists of a combination of hedges, trees & fences forming the curtilage boundaries of properties & Burtree Dam. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p><u>Boundary 3:</u> The boundary follows the east – west alignment of Moorlands Road, then follows the rear and side property boundaries off The Village and The Ryde, until the dense tree planting at the northern most extent of the village. The boundary in this section consists of a combination of the highway, hedges, trees & fences forming the curtilage boundaries of properties. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>	<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary</p>

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	<p>Boundary 4: The boundary turns west following rear boundaries of properties along The Green and Church Lane until it reaches the A19. The boundary in this section consists of a combination of the highway, hedges, trees & fences forming the curtilage boundaries of properties. However, the boundary cuts diagonally across a section of field between the western most properties on the northern side of Church Lane and the A19. With the exception of this last section of the boundary immediately to the east of the A19, the boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 5: The boundary then follows the A19 southbound along the western extent of Skelton. The boundary then runs around the former Del Monte factory site which has been given recent planning approval for residential development (and current build-out of the scheme),. The boundary in this section consists of a combination of the carriageway and hedges, trees & fences forming the curtilage boundaries of properties. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>As an alternative, boundary 5 could include the lower density development present to the east of the A19 to the north and south of the former factory site. However, this is lower density and more perceived within the wider rural landscape and uses appropriate to the countryside. Consequently, it is considered that to prevent future sprawl which may arise as a result of the alternative boundary, the boundary as proposed should be retained.</p>	<p>features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>
<p>Permanence of proposed boundary</p>	<p>Boundary 1: The boundary follows historic field boundaries, pre-dating the mid 19th Century, with more modern 20th Century housing built up to the boundary. The boundary offers permanence.</p> <p>Boundary 2: The boundary follows historic field boundaries and Burtree Dam, pre-dating the mid 19th Century, with more modern 20th Century housing built up to the boundary. As Skelton Primary School's playing fields adjoin the boundary, an alternative boundary could include only land within the footprint of the school in the inset village, including the playing fields in the green belt. In this instance, the more permanent and consistent</p>	

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boundary is considered to continue to follow Westfield Lane. The boundary offers permanence.

Boundary 3: The boundary follows the alignment of Moorlands Road and historic field boundaries around Skelton Hall and Manor House, pre-dating the mid 19th Century. The boundary offers permanence.

Boundary 4: The boundary follows the curtilage boundaries of properties, dating from the 20th Century, on the northern side of Church Lane. The boundary offers permanence.

Boundary 5: For the most part, the boundary follows the route of the A19 (Shipton Road) pre-dating the mid 19th Century (but follows the later 20th Century alignment which straightens out several small bends). The southern end of this section of the boundary follows the former Del Monte factory site and a small cluster of cottages on the A19. The boundary in this location appears to follow the more recent 20th Century boundary of the factory site. The boundary offers permanence.

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

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

In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Skelton has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth.

However,

- Land adjacent to the village is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city by preventing coalescence (boundaries 1 and 2), as part of retaining the rural setting of the village (E3) (boundaries 3 and 4) and land to the west of the A19 (boundary 5) is an extended Green Wedge (area D5) [SD107].

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SP10, SP11, SP12

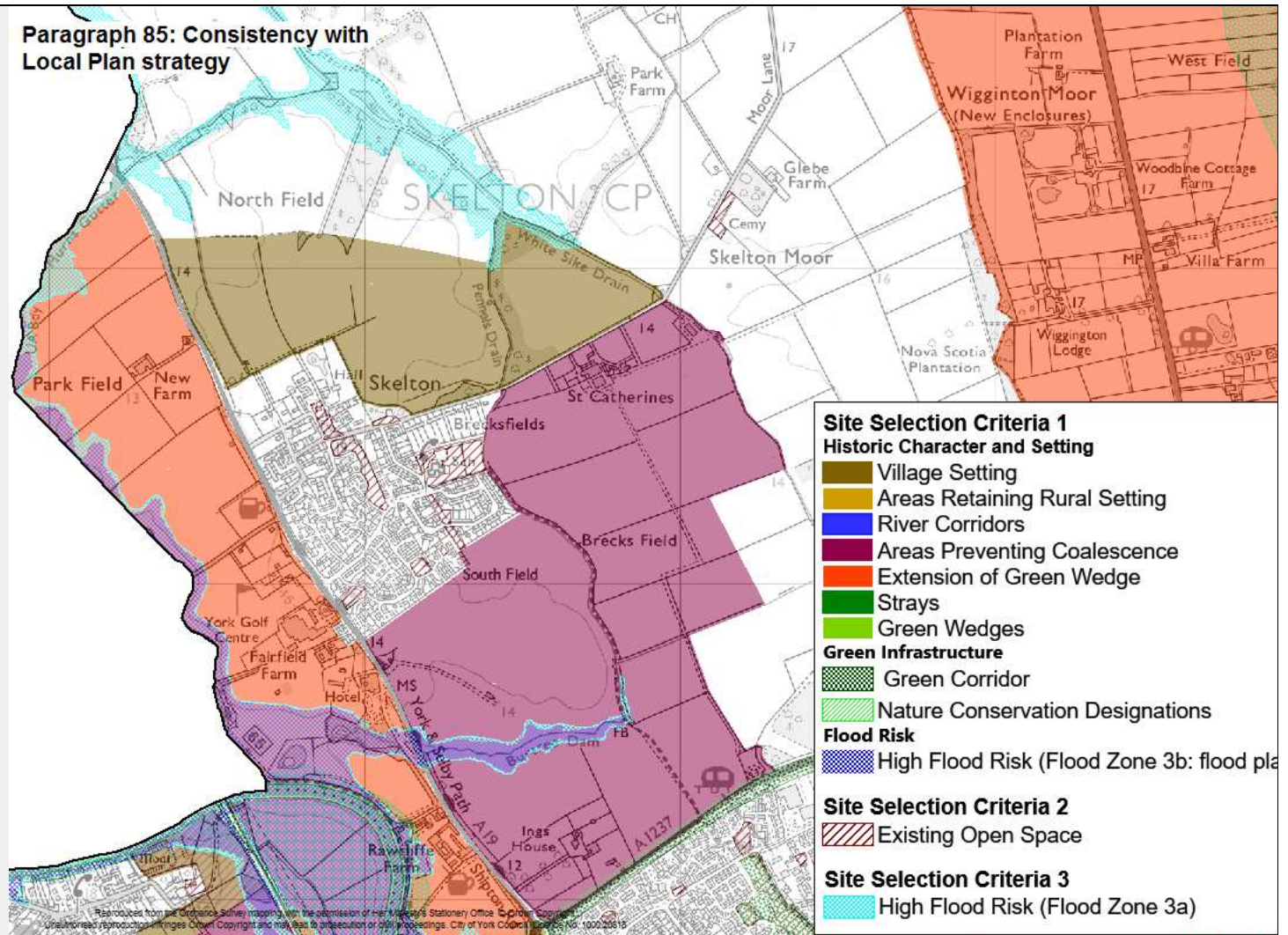
- There is no designated open space on land beyond the boundaries; there is open space within the proposed boundaries, including school playing field adjacent to boundary 2 [SD085];
- There are no areas of high flood risk (Zone 3b and 3a) within or immediately adjacent to the village. To the south of boundary 1 and to west of boundary 5 there is flood risk (zone 3b) associated with River Ouse; there is also flood risk is 3a to the north of boundary 3/4;
- There are no nature conservation designations;
- The A1237 is a Local Green Corridor (number 12), which is to the south of boundary 1.

The open land surrounding the village is therefore **not suitable for development in line with the Local Plan strategy.** Planning permission was granted at the former Del Monte Factory, which, whilst located within the extended green wedge was a brownfield site and is inset from the green belt.

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Paragraph 85: Consistency with Local Plan strategy



Village Name:

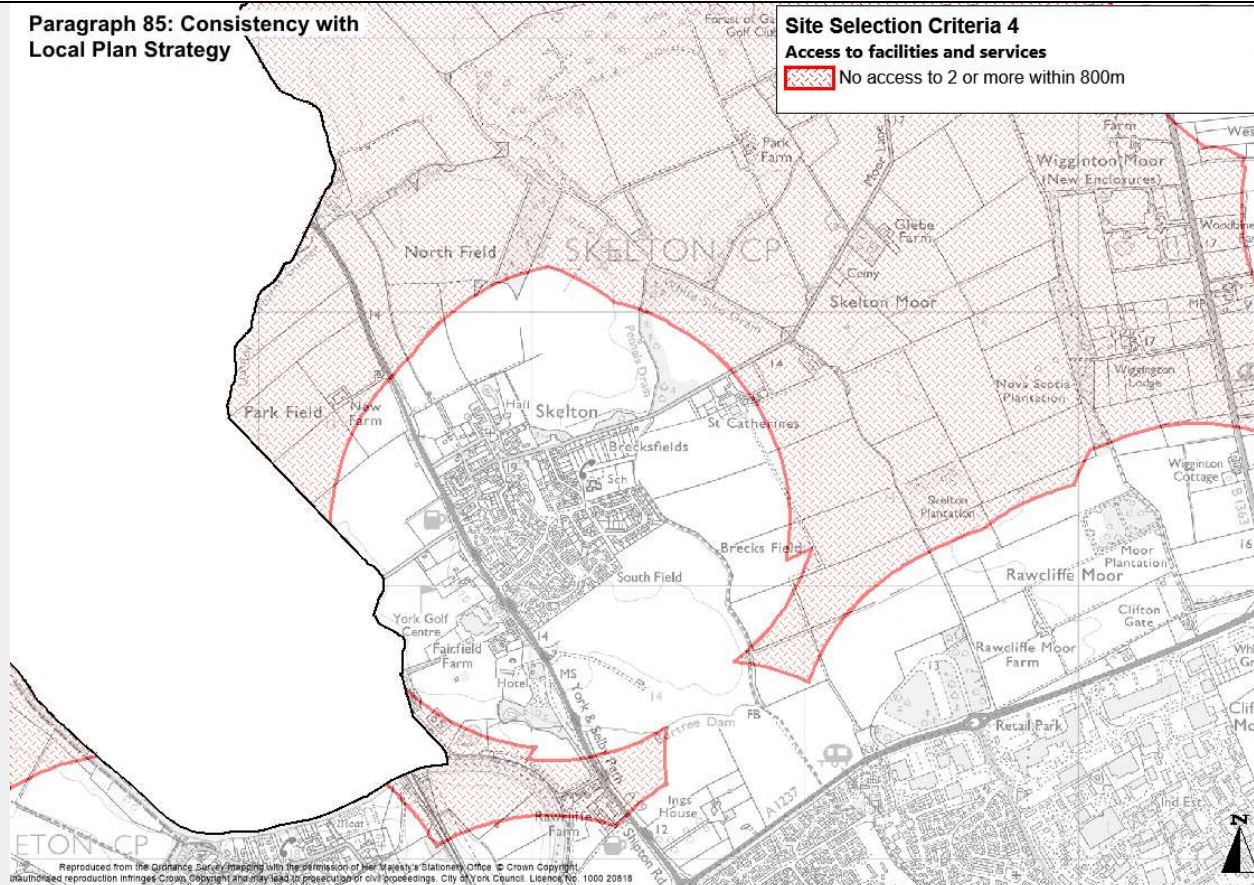
Skelton

Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; No sites have been taken forward as allocations.

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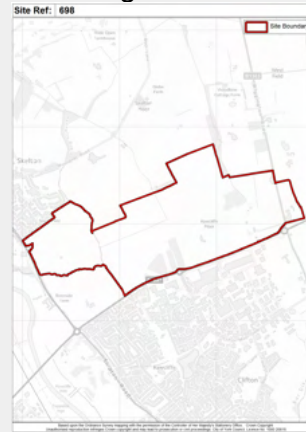
Boundary 1:

Site 216 submitted at Call for Sites 2012



Boundary 1:

Site 698. Amalgamated site



Boundary 3/4:

Site 773 Submitted at preferred Sites Consultation 2013.



Boundary 4:

Site 8 submitted at Call for Sites 2012



Boundary 4:

Site 495 planning application in 2012



Boundary 4:

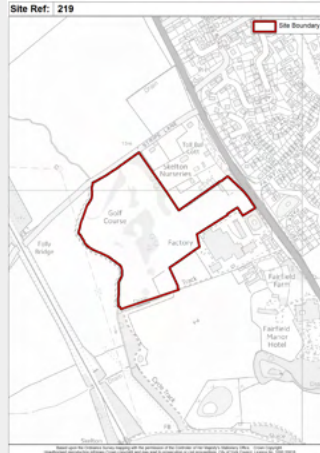
Site 903 submitted at Preferred Sites Consultation 2016



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Boundary 5
Site 219 submitted at
Call for sites 2012



Boundary 5
Site 238 submitted at
Call for sites 2012



Boundary 5
Site 239 submitted at
Call for sites 2012



Boundary 5
Site 538 application in
2012



Boundary 5
Site 833 submitted at
Further Sites
Consultation 2014

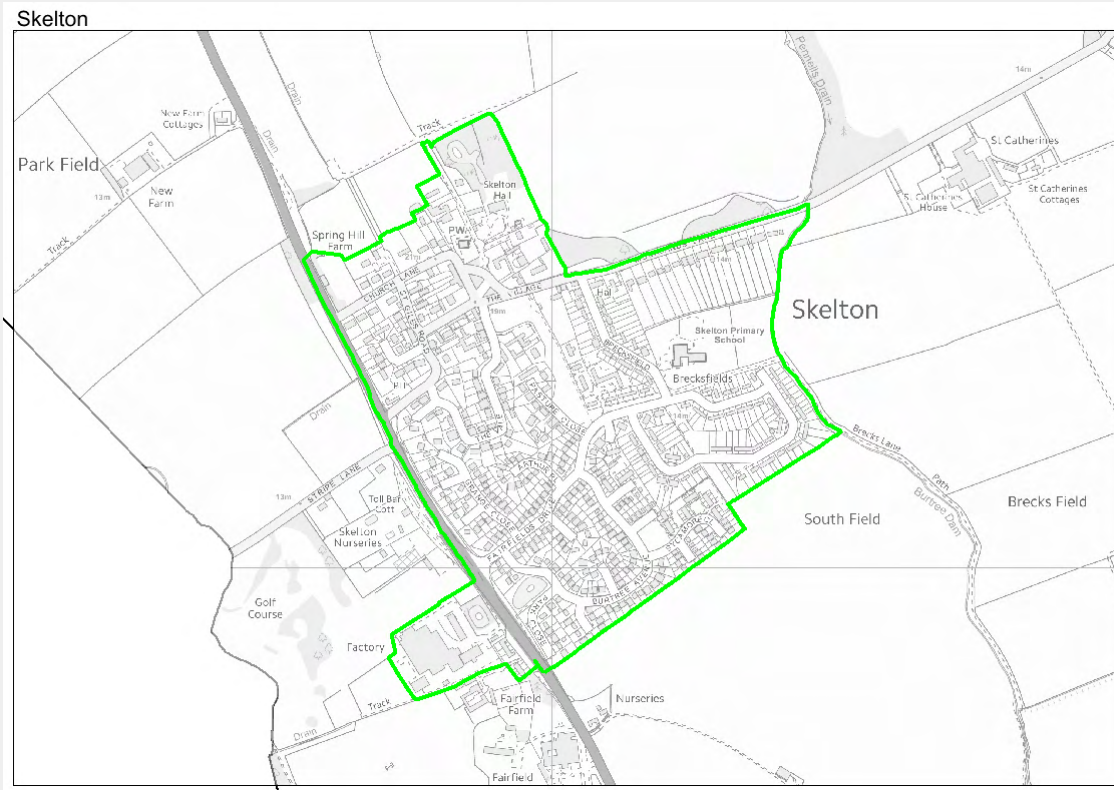


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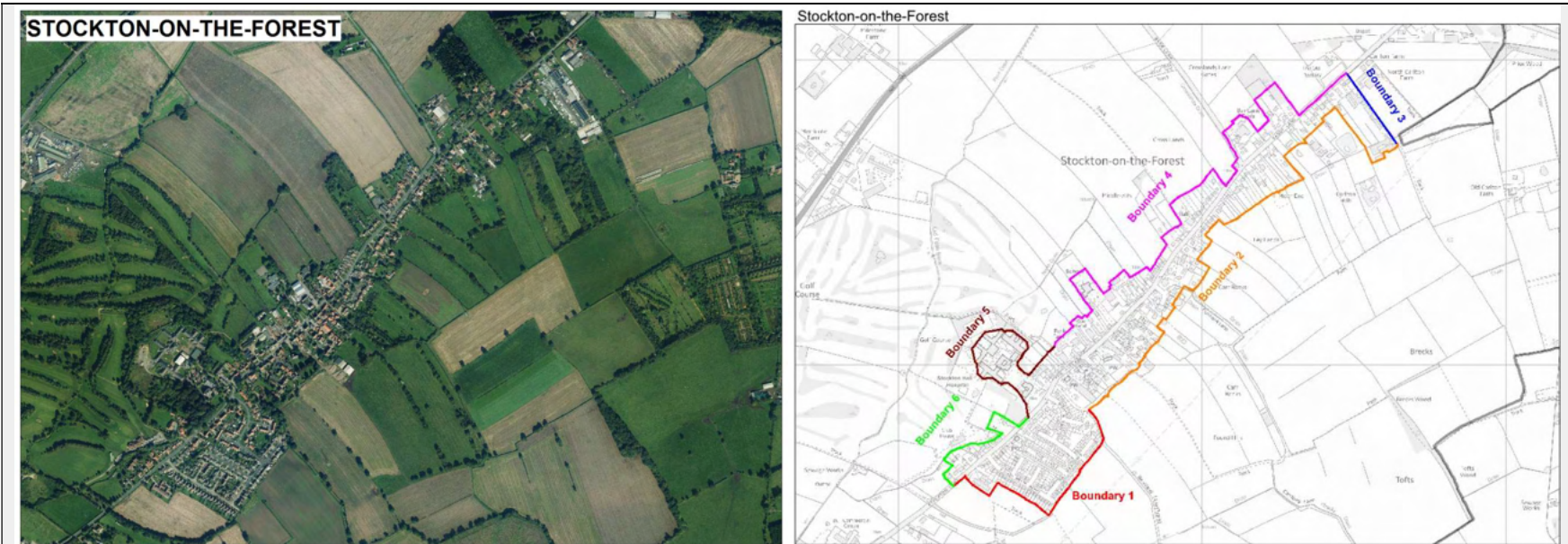
Determining a clear, defensible boundary

In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for the village of Skelton to grow within a sustainable pattern of development. This results in the final Green Belt boundary for the village as follows:



Village Name:

Stockton-on-the-Forest



Character of the Area:

The village street of Stockton-on-the-Forest has been extended by recent suburban housing, in the form of 'ribbon' development. However, the historic core of the village remains largely intact: in particular the traditional layout of long narrow plots extending back from the street frontage; and notably the relationship between paddocks and outbuildings at the outer edges of the village, and the open countryside beyond. The village retains a very rural setting amongst trees and hedgerows. Several tracks lead from the main village street, through remaining paddocks or alongside existing or former farm buildings, and out into the countryside. The Village Street is composed mostly from detached houses and cottages, dating from the early 18C onwards. There has been some recent infill development of neutral character, but overall the street retains a rural quality. Between the buildings are glimpses out to the open countryside framed by the walls and outbuildings extending down the long narrow plots.

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This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Stockton On The Forest is therefore inset within the Green Belt.

Openness Considerations:

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	Yes	
	1.3	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	4.3	Yes
	2.2	No				5.1	Yes
	2.3	No				5.2	Yes
Criterion 3 Landscape and Setting	3.1	Yes				5.3	No
	3.2	No					

GB Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns</p>	<p>Compactness (Criterion 1)</p> <p>1.1 / 1.2 / 1.3 The land around Stockton on the Forest needs to be kept permanently open to maintain the scale and identity of a compact, generally linear village and to maintain a connection to open and historic setting. There are views of the village on the approaches to the village, particularly from Stockton Lane to the south, and from the A64 to the east, in an open and rural landscape.</p> <p>Stockton-on-the-Forest is one of the few villages within the York area which has retained much of its compactness and most of its historical linear form intact. On all boundaries, there is a clear distinction between built development (and long historic plots) & open rural landscape beyond. Stockton on Forest is a linear medieval croft and toft layout to either side</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Stockton-on-the-Forest

of the village street. There has been extensive estate-type and backland development which runs counter to the historic form of the village.

A conservation area for the village was designated in 1998 includes the historic core of the village, along The Village (the main street) together with Stockton Hall and its grounds and a frontage of early 20c housing opposite the Hall. The key elements of this designation is the survival of the traditional village form in its rural settings, the valuable legacy of farm buildings, outbuildings and paddocks that create a 'soft' and natural looking rural edge to the village and the formality and stature of Stockton Hall, its grounds, Walled Garden and defining woodland. Although the village street of Stockton-on-the-Forest has been extended by recent suburban housing in the form of 'ribbon' development, the historic core of the village remains largely intact: in particular the traditional layout of long narrow plots extending back from the street frontage; and notably the relationship between the charmingly 'higgledy piggledy' paddocks and outbuildings at the outer edges of the village, and the open countryside beyond. From that countryside the village is tucked amongst its trees and hedges, and retains a very rural setting. Several tracks lead from village street, through remaining paddocks or alongside existing or former farm buildings, and out into the countryside.

There are some former farmhouses plots which still have a direct connection to the fields beyond particularly on the north-west side of the street, therefore in this respect boundaries 2-4 are important to preserving their setting. Within the main street there is a residual sense of a linear village notwithstanding the roads formed to the south-east side (boundary 1). Development to the south of boundary 2 would probably make the erosion of this form worse; the boundaries seeks to retain this character. Additionally as there is a some existing ribbon development between the Ring Road and the main village, primarily centred around Deans Garden Centre and the Bull Commercial Centre (to the west of boundaries 1 and 6) it is important that coalescence is prevented to retain the perception of a compact form of the village in its context and setting.

Village Name:

Stockton-on-the-Forest

Stockton Hall and its associated buildings to the rear, is a secure hospital providing mental health rehabilitation. Whilst the majority of the village is of a similar form and the historic Hall fronting The Village retains its historic frontage, the character to the rear within the historic curtilage of the Hall is distinct from other development. The late 1990's- 2005 development of the facility has allowed healthcare buildings behind the Hall, set in landscaped grounds. At the time of the permission, the site was designated as a major development within the Green Belt; the design of the development therefore reflects principles of Green Belt such as low density, low rise development to retain a sense of openness and connectivity with the wider landscape. Boundary 5 insets the hospital within the village envelope to reflect the nature of the development; it remains within the conservation area. However, the boundary retains the open setting within the Green Belt beyond which it reads in conjunction with Forest Park Golf Course surrounding it on 3 sides.

Landmark Monuments (Criterion 2)

2.1 The land adjacent and beyond boundaries 2, 3, 4 and 5 needs to be kept permanently open to understand the siting and context of listed buildings. Boundaries 1 and 6 not need to be kept permanently open to understand village buildings.

Stockton-on-the-Forest Conservation Area includes the historic core of the village wherein there are listed buildings.

Boundaries 2-4 - A key characteristic of the conservation is the relationship of properties and their linear plots to the main street 'The Village' extending into the countryside; it is important that the land beyond boundaries 2-4 is kept open to protect the setting of the listed buildings.

Boundary 4 – Beyond boundary 4 is the Old Rectory (Grade II) is a standalone property. It's separation to the main village and it's the open setting and grounds should be retained.

Boundary 5 - Stockton Hall is the most imposing individual building in the village, and is Grade II listed. The setting of Stockton Hall has been profoundly compromised by the psychiatric

Village Name:

Stockton-on-the-Forest

hospital buildings behind but the grounds to the rear of the Hall and the Walled Garden are essential to the setting of the Hall and are historically important; these should remain open.

2.2 The open land beyond the village boundaries is sensitive to understand visual dominance of the Minster.

There is a general long distance view towards York Minster from the area of Stockton on the Forest (Annex 1 – evidence 13). However, this view can be obscured by general development and landscape features closer to the City.

2.3 Not applicable

Landscape and Setting (Criterion 3)

3.1 The land needs to be kept permanently open to protect the setting and special character of Stockton on the Forest and as part of the wider landscape associated with the historic character and setting of York, to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.

The relationship to York and its surrounding settlements, not simply to the distance between the settlements, but also the size of the villages themselves, and the fact they are free-standing and clearly defined, is set out in the Heritage Topic Paper (Annex 1, Evidence 12), as a key feature of the setting and special character of York. A clock face of smaller compact villages is a key attribute of York's character, including Stockton on the Forest. Allowing the village to grow significantly would take it out of proportion with the settlement pattern of York, an important character identified in the Heritage Topic Paper (HTP) and increasing the distance of residential areas away from the village core which would cause harm to the compactness of the village. Therefore all its boundaries are relevant to this consideration.

Beyond the boundary the land use is predominantly in agricultural use, with undulating arable farmland surrounding its boundary but with a swathe of mixed fringe farmland to the west (Annex 1 – evidence 8). There is evidence of medieval field patterns through to modern

Village Name:

Stockton-on-the-Forest

	<p>enclosures around the village wherein the legibility of landscape is significant in some parts of the village (evidence 19).</p> <p>To the immediate south and north west of the village (boundaries 4-6), the land is designated as an 'Extension of Green Wedge' (area D2) important for the Historical Character & Setting of York. The designation seeks to retain the open approaches of the rural and historical setting of York, when viewed from the A1036 / A64 and beyond and is adjacent to the Stockton-on-the-Forest Conservation Area, the character of which is enhanced by the adjoining agricultural landscape. The open land beyond the boundaries is important to retain.</p> <p>From the countryside the village is tucked amongst its trees and hedges, and retains a very rural setting. Several tracks lead from village street, through remaining paddocks or alongside existing or former farm buildings, and out into the countryside.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 The land is connected to an area of dense development, the village, and therefore relevant to sprawl All six of the boundaries are connected to the built up area of the village and are all therefore at risk of sprawl. The main built up area on the whole, has a distinct urban edge, in contrast to the open area in which it sits and the density of development.</p> <p>4.2/4.3 There is increased risk of sprawl as a result of continued ribbon development to boundaries 1, 3 and 6 and as a result of the land being unconstrained by built development or strong boundaries on more than one side.</p> <p>Stockton-on-the-Forest has expanded around its historic core during the 20C to become a longer linear village, with larger estates the southern end of the village.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

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Stockton-on-the-Forest

Boundary 1/ Boundary 6 (southwest considering Stockton Lane/west of 'The Village') - There are a sporadic properties or groups of properties between the edge of the village and the A64 adjacent to the Stockton Lane. Additionally, there is a large & recently expanded garden centre (Dean's Garden Centre) and a compact industrial / employment estate (Bull Commercial Centre) which consists mostly of single storey pitched roof employment sheds. Cumulatively these uses create a semi-urbanised approach to the village from the south west, as you approach from York, along Stockton Lane. Currently, there is separation between the A64, building clusters and main village but there is a risk of continuing ribbon development to connect them together. The boundaries proposed seek to resist further ribbon development southwards along Stockton Lane.

Boundary 1 (to the south east - RO Gay Meadows) – the land has low risk of sprawl as there are no structures beyond the boundary, giving a strong sense of openness, especially to the south and south east. Although Beanland Lane extends out, land is unconstrained as it is flat, unenclosed open fields beyond to either side.

Boundary 2 – For the majority of the boundary, there limited risk of sprawl due to a small number of structures, such as sheds and small agricultural buildings beyond the boundary relating to the wider rural landscape. However, to the north eastern end of the village, the boundary excludes a development of commercial sheds / storage behind the former Station Garage. There is historic commercial sprawl at the end of boundary 2; the boundary around the lower density commercial buildings is seeking to prevent further sprawl or intensity of development out of character with the village akin to that which has occurred further north (and consequently inset within the village). The land beyond the entirety of the boundary generally consists of irregular linear fields and is unconstrained by built development.

Boundary 3 – Beyond the boundary there are a small number of buildings/Farms predominantly associated with agricultural use, which may be at risk of continuing ribbon development along Sandy Lane. However, the boundary seeks to retain these within the

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	<p>Green Belt to prevent further sprawl as they have a sense of openness and connectivity with the wider landscape. Notwithstanding the farm buildings, the fields are unconstrained by development until Common Lane.</p> <p>Boundary 4 – There is limited risk of sprawl due to only a small number of structures, such as sheds and small agricultural buildings beyond and set away from the boundary. The land beyond the boundary generally consists of irregular linear fields, following plot boundaries and is unconstrained by built development.</p> <p>Boundary 5 – Boundary 5 insets the hospital buildings at Stockton Hall; there are no structures beyond this. The land immediately beyond the boundary is constrained by the strong boundaries (dense hedge/trees) forming the curtilage of Stockton Hall. Beyond this is a golf course, which itself creates a sense of containment of this land. The boundary seeks to contain risk of sprawl into open land associated within the curtilage, also important for criterion 2.</p> <p>Boundary 6 (north west - RO the Village) - To the rear of the property curtilage is Forest park Gold Club and associated clubhouse which is deemed an appropriate use within the green belt; this constrains sprawl to the north of boundary 6.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>5.1 / 5.2 /5.3 The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it, or acceptable uses within it. Land adjacent to boundaries 1-4 and 6 is characteristically open, predominantly without urbanising influences and contributes to the character of the countryside through openness and views</p> <p>Relevant to all boundaries is that the land surrounding the entirety of the village is a network of open and linear fields networked together characterised predominantly by an absence of built structures. The overall linear character of the village is related to the wider countryside beyond wherein there are intermittent views through the long plots which extend out from</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>

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the “The Village” to the countryside beyond, particularly for boundaries 2 and 4. Beyond boundaries 5/6, there is a golf course, which relates well to the wider countryside landscape and is an acceptable use within it. Consequently, the open land beyond all of the boundaries functions as part of the countryside in terms of relationships within it and acceptable uses contributes to its character through openness, views and accessibility. Development beyond all boundaries may be considered as encroachment into the countryside.

Boundary 1/ Boundary 6 (southwest considering Stockton Lane/west of ‘The Village’) –there are some urbanising features consisting of cluster of development along Stockton Lane beyond the boundaries; these uses create a semi-urbanised approach to the village from the south west, as you approach the village from York. Currently, this is adjacent to the road and separated from the village by fields connecting to the wider countryside. The boundary seeks to resist future potential encroachment by retaining the lower density development clusters within the green belt.

Boundary 2 – Generally, the land beyond the boundary is predominantly characterised by a lack of built development and functions as part of the countryside. However, to the northern end there are existing outbuildings or large sheds / agricultural buildings just beyond the boundary, which add to the urbanising influence. In such instances, there is a degree of risk of encroachment into the Green Belt, especially if there is possibility of ‘rounding off’ development between or to the end of the long linear plots. There has been historic encroachment through more intense development of buildings and storage yard, which forms a significant incursion of development beyond the traditional linear form of the village to the north. The boundary seeks to prevent risk of encroachment seeking to retain land in the Green Belt connecting with or forming part of the countryside character to the rear of properties.

Boundary 3 – Beyond the boundary there are a small number of buildings/Farms predominantly associated with agricultural use; These are in context with the character of

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	the wider countryside and are acceptable uses within it. The land is therefore considered to functions as part of the countryside in terms of relationships within it and acceptable uses, and contributes to the character of the countryside through openness, views and accessibility.	
Local Permanence		
Proposed boundary description and recognisability	<p>In general, the Green Belt boundary around Stockton-on-the-Forest follows the recognisable features of rear property boundaries, bounded by fences, hedgerows and trees, offering a clear distinction between built and open.</p> <p>Boundary 1: At the entrance to the village from the west the boundary follows The Village before turning south along the side and rear boundaries of properties on Woodland Park and rear boundaries of properties on Kings Moor Road, continuing east along the rear boundaries of properties on Gay Meadows and Stone Riggs. The Green Belt boundary then follows the route of Beanland Lane. The boundary in this section consists of a combination of the carriageway, hedges, trees & fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 2: The boundary then continues east along the rear boundaries of properties on The Elms and Trinity Meadows, continuing along the rear boundary of Holy Trinity Church and cemetery, and rear property boundaries off The Hollies, Cleveland Gardens and Holly Tree Garth. The boundary continues to follow rear boundaries of properties off Sandy Lane before reaching its most easterly extent at the commercial buildings. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.</p>	<p>The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the</p>

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	<p>Boundary 3: The boundary then follows the short eastern boundary of the commercial / agricultural buildings to Sandy Lane. The boundary in this section consists of the edge of the commercial / agricultural buildings and a track which runs alongside the buildings. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 4: The boundary then follows Sandy Lane in a south westerly direction, before picking up rear boundaries of properties of housing on Sandy Lane to the north, including farm buildings off Barr Lane, before continuing west along the rear boundaries of properties on The Village. Stockton-on-the- Forest Primary School is excluded from the Green Belt as a clear built up area, its playing fields do not have a strong boundary and as such do not have a strong relationship with the built up area and is therefore included in the Green Belt. The boundary in this section consists of a combination of the carriageway, hedges, trees & fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 5: The boundary follows to the rear of properties on The Village (opposite Beanland Lane) to Stockton Hall wherein it follows the carriageway and connects with the perimeter fence around the hospital buildings before following the driveway to 'The Village'. The boundary is recognisable and is easily determined on OS maps</p> <p>Boundary 6: Following the alignment of The Village (highway), the boundary then includes the curtilages of several large detached dwellings beyond Stockton Hall, before following the rear of properties along the northern side of The Village and Poplars Close, before crossing The Village. The boundary in this section consists of a combination of hedges, trees, fences (mostly forming the curtilage boundaries of properties) and the highway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>	<p>form of historical as well as current built and natural features offers strength and resilience to change.</p>
<p>Permanence of proposed boundary</p>	<p>Boundary 1: The boundaries in this section follow historical linear field boundaries and Beanland lane, dating back to the mid-19th Century. The boundary offers permanence.</p>	

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Boundary 2: The boundaries in this section generally follow historical linear field boundaries dating from the mid-19th Century (particularly at the southern end of the village), but also in some cases, more recent boundaries around more contemporary (late 19th & 20th Century) development (which are normally single development plots), particularly towards the northern end of the village. The boundary offers permanence.

Boundary 3: The boundary in this section follows the alignment of a field boundary / track, dating from the mid-19th Century... The boundary offers permanence.

Boundary 4: The boundaries in this section generally follow a combination of historical linear field boundaries dating from the mid-19th Century (particularly at the southern end of the village), and also more recent boundaries around more contemporary (20th Century) development (which are normally single development plots), particularly towards the northern end of the village. The boundary offers permanence.

Boundary 5: The boundaries follow historical boundaries associated with curtilage of buildings within Stockton Hall and the C20 development to the rear. The boundary offers permanence.

An alternative boundary would be to follow the historic curtilage of Stockton Hall. However, in this instance, the retention of the open setting in accordance with purposes 4 and 1 has taken precedent.

Boundary 6: The boundary follows the curtilages of more contemporary (20th Century) development. The boundary offers permanence.

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Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

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

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

In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Stockton-on-the-Forest has access to two or more services within 800m, with the exception of the northern extend of boundaries 2 and 4 and boundary 3. Therefore, this could potentially provide a sustainable location for growth.

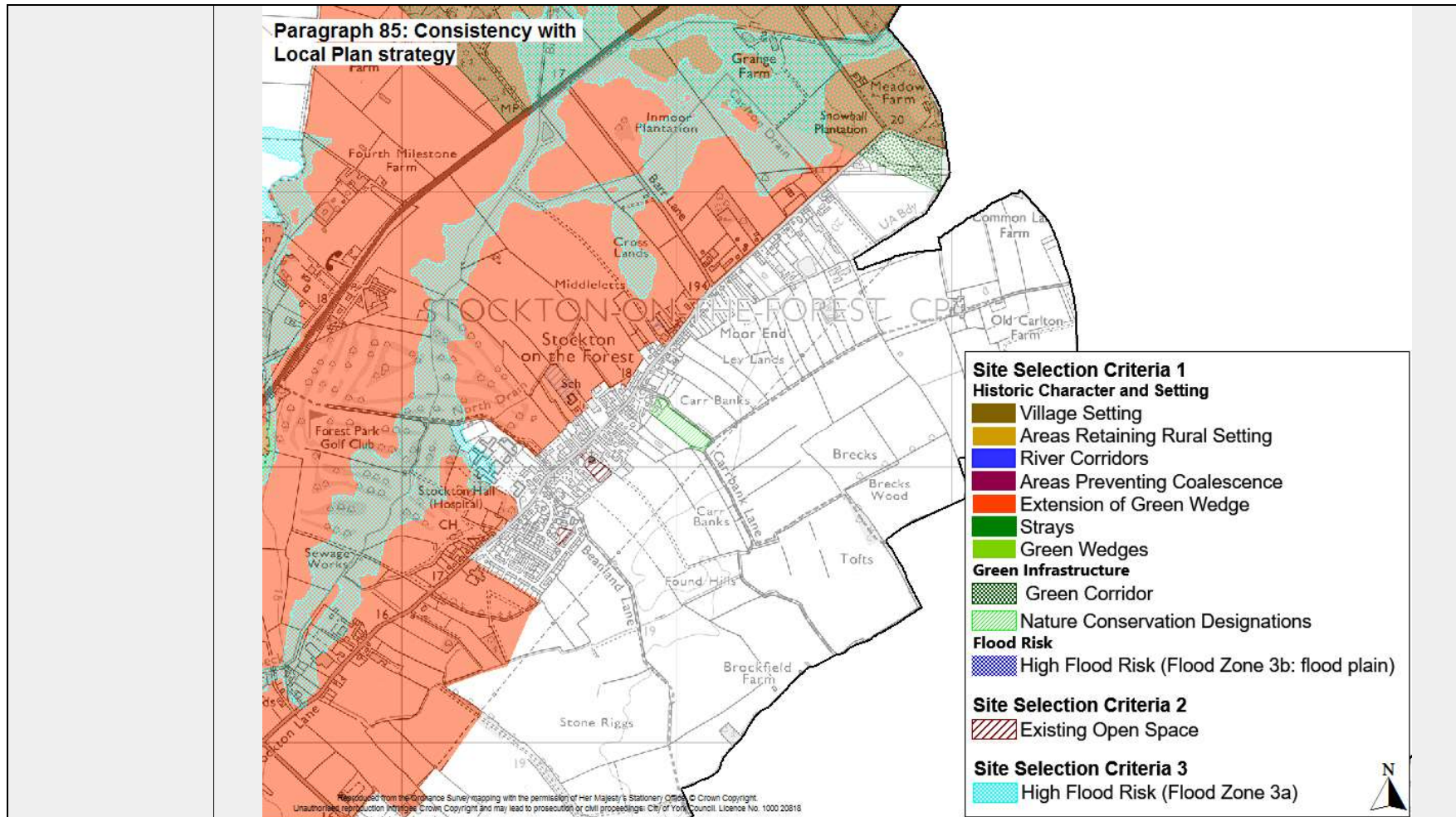
However,

- Land adjacent to the village is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as an extended Green Wedge (area D2) relevant to boundaries 1, 4, 5 &6 [SD107]. The scale and compact form of the area and its wider landscape and setting are important features to maintain [SD108].
- There is designated open space on land beyond the boundaries including school playing field adjacent to boundary 4 [SD085];
- There are an area of high flood risk (Zone 3b and 3a) within or immediately adjacent to the village at boundary 5 associated with Old Foss Beck;
- There is a Site of Interest for Nature Conservation (SINC) adjacent to boundary 2 (Carr Banks Meadow ID009).
- Beyond boundaries 1/6 the A1237 is a Local Green Corridor (number 12) and beyond boundary 3 is a District Green Corridor (no.6).

The open land surrounding the village beyond boundaries 1, 4, 5 and 6 is therefore **not suitable for development in line with the Local Plan strategy.** In line with the strategy, whilst there are limited constraints identified and therefore some potential for development, the compact scale and form of development precludes significant development in this location.

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Village Name:

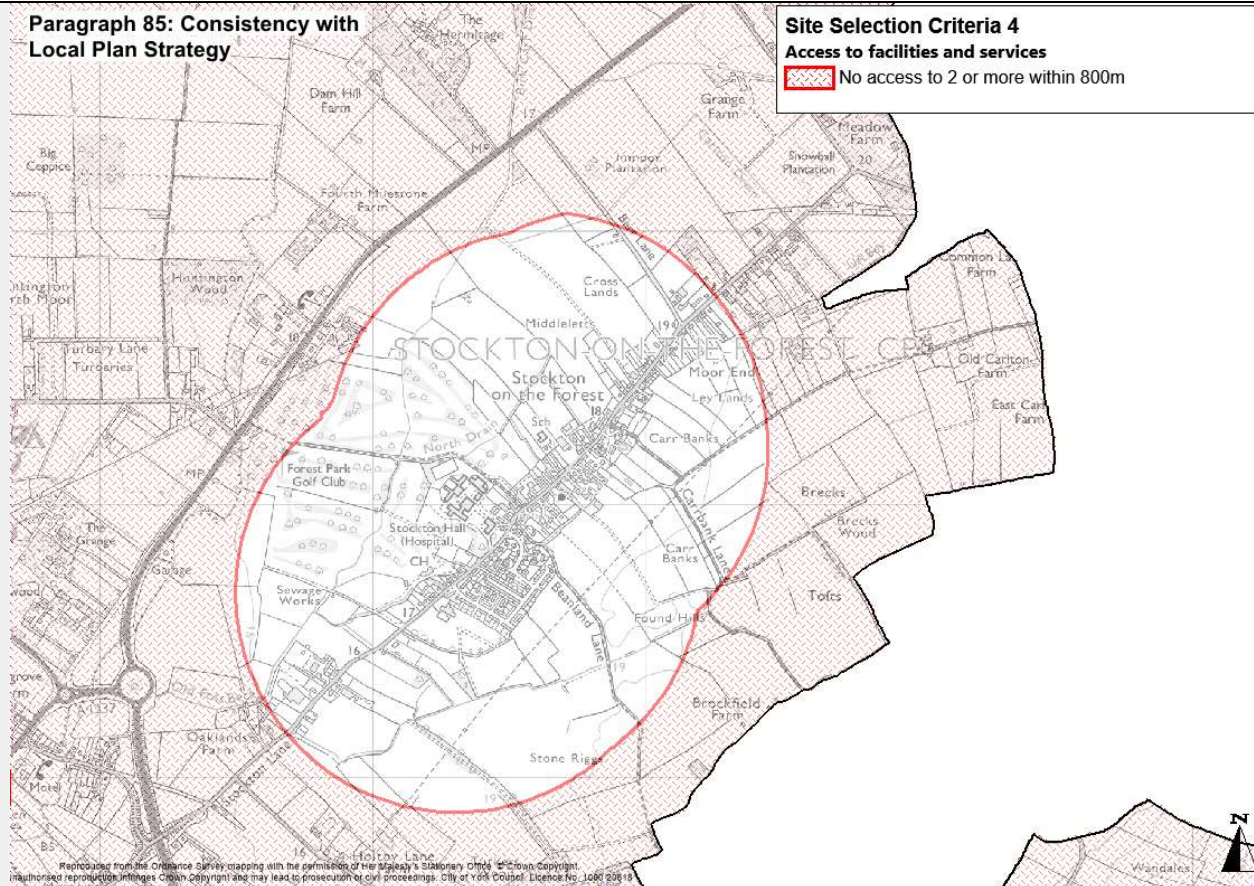
Stockton-on-the-Forest

Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m











Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; No sites have been taken forward as allocations.

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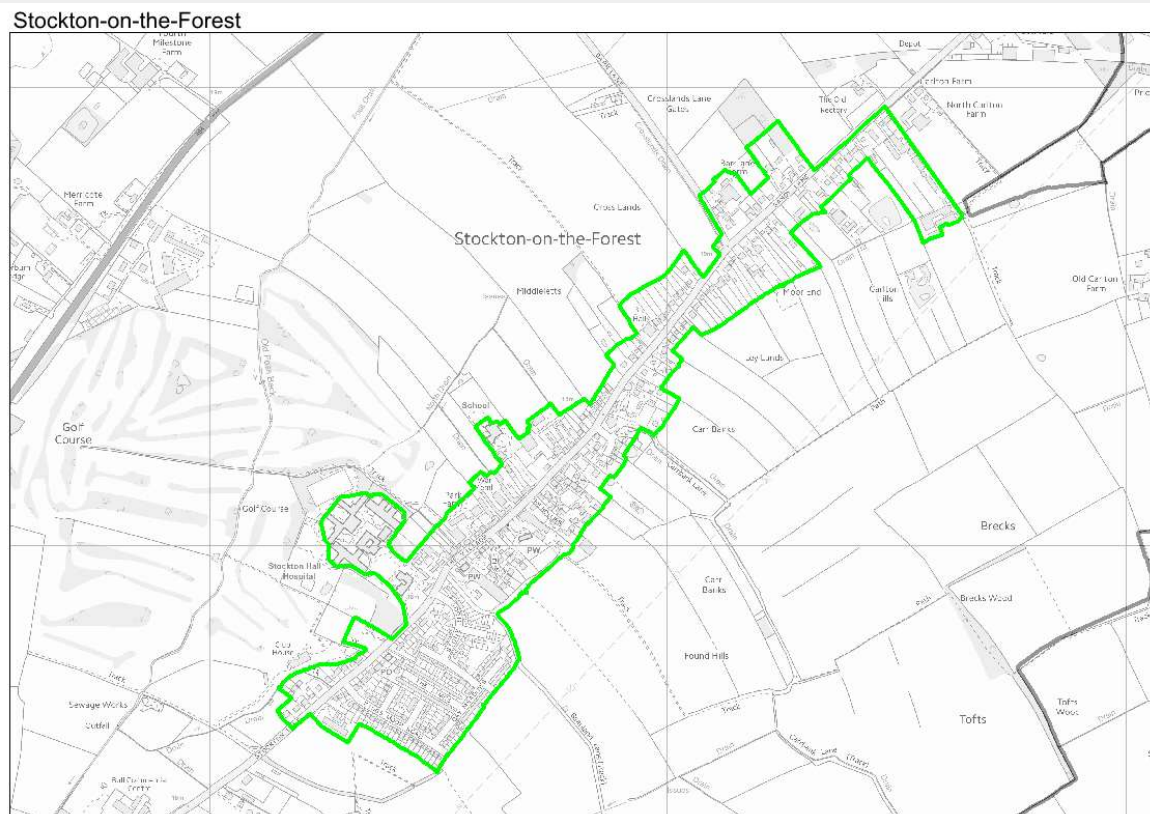
<p>Boundary 1 Site 21 Submitted at Call for Sites. Not allocated</p>  <p>Site Ref: 21</p>	<p>Boundary 1 Site 54 Submitted at Call for Sites. Not allocated</p>  <p>Site Ref: 54</p>	<p>Boundary 1 Site 303 amalgamated sites – 21 & 54. Not allocated</p>  <p>Site Ref: 303</p>	<p>Boundary 2 Site 563 Submitted at Call for Sites. Not allocated</p>  <p>Site Ref: 563</p>	<p>Boundary 3 Site 564 Historic Site. Not allocated</p>  <p>Site Ref: 564</p>
<p>Boundary 1 Site 972 Submitted at Pre Publication Consultation. Not allocated</p>  <p>Site Ref: 972</p>	<p>Boundary 6 (to south west) Site 81 Submitted at Call for Sites. Not allocated</p>  <p>Site Ref: 81</p>	<p>Boundary 6 (to south west) Site 940 Submitted at Preferred Site 2016. Not allocated</p>  <p>Site Ref: 940</p>		

Village Name:

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Determining a clear, defensible boundary

In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for the village of Skelton to grow within a sustainable pattern of development. This results in the final Green Belt boundary for the village as follows:



Village Name:

Strensall



Scoping: Strategic Principles: SP5

Character of the Area: Strensall is a typical linear street village and remained an agricultural village until well into the C20, though it also has a brick and tile works, and the Tannery. The acquisition of Strensall Common as a military training ground in the late 19th Century influenced the Strensall area. The heart of the village has an attractive and informal mixture of well-proportioned 18th Century and 19th Century detached houses and vernacular cottages. The more traditional areas of the village demonstrate a sense of continuity of character. The boundaries of properties along The Village are boundaries that existed in the Medieval period. Adjoining the River Foss, Strensall has retained its traditional outer edge to the north and west. The line of Church Lane is important historically though some suburbanisation of its character has resulted from infill development. The link to the past remains in the sudden view of open landscape beyond the trees of St Mary's Churchyard, contrasted with the small scale enclaves of buildings going through to Church View. This helps retain a valuable rural quality. The trees are also important to the setting of the Manor House.

Village Name: **Strensall**

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Strensall is therefore inset within the Green Belt.

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 & Yes	
	1.3	Yes			4.3	Yes	
Criterion 2 Landmark Monuments	2.1	No & Yes		Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	No & Yes				5.2	Yes
	2.3	NA				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	NA					

GB Purpose	Discussion	Outcome
Purpose 4 – Preserving the setting and special character of historic towns	Compactness (Criterion 1) 1.1 / 1.2 / 1.3 Land around Strensall needs to be kept permanently open to maintain the scale and identity of a compact village and to maintain a connection to the open and historic setting. There are views of the village on approaches across the open and rural landscape, and a risk of different parts of the village coalescing impacting on its compactness. There are also risks of coalescence with Haxby to the south west and Towthorpe and Earswick to the south. Strensall is a village which has expanded significantly in the late 20th Century, impacting on its compactness. Allowing the village to grow significantly would take it out of proportion with the settlement pattern of York, an important character identified in the	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.

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Heritage Topic Paper (HTP), and increasing the distance of residential areas away from the village core would cause harm to the compactness of the village. Therefore all its boundaries are relevant to this consideration.

Land to the south west of Strensall, between the River Foss and Strensall Road (adjacent to part of Boundary 5), is an 'Area Preventing Coalescence' in the Historic Character & Setting Characteristics (Annex 1, Evidence 11), and is important in preventing the coalescence between Strensall, Earswick and Haxby. This open land should be maintained to avoid coalescence between the settlements and the identifiable, compact pattern of settlements around York.

Strensall evolved as a farming community. The village historically centred around Manor Farm (formerly known as Strensall Hall), a moated site, close to the River Foss. The village has two conservation areas. The village grew around its core, 'The Village' based on its farming heritage, with a steady growth over the centuries. Much of the village's expansion occurred in the late C20, particularly to the south west of the village, between York Road and the River Foss. Strensall's growth was associated with it being a commuter village for York, and also its growth in relation to its military background, with Queen Elizabeth Barracks to the south of Flaxton Road, outside the main extent of the compact settlement. The character of compact village as identified is recognised as planned estate with a linear village core surrounded by enclosed agricultural land (boundaries 1, 2 and 3) whilst land to the South of Flaxton Lane is categorised as military and unenclosed land associated with Strensall Common (Annex 1- Evidence 19).

Boundary 1 - this is the most robust boundary (River Foss), and expansion beyond the boundary would have a significant impact on the open character of the countryside beyond it, and would impact on the compactness and form of the village. Additionally, this would impact on the conservation area, including the character of the manorial site

Village Name:

Strensall

whose separation from the village is part of its significance and relies on the associated openness.

Boundary 2 - expansion of this boundary would extend the village eastwards but would be likely to be contained by the next field boundary and replicate development pattern extending along Brecks Lane. However, this would expand the village further from the core of the historic village and impact on compactness.

Boundary 3 - development beyond this boundary would substantially increase the size of Strensall, impacting on its compactness. The rural character of the village and surrounding area would be impacted when viewed from Lords Moor Lane and Flaxton Road, and could create the perception of coalescence between different parts of the current village form. Land to the south / east comprises strip fields associated with the historic core of the village. Land should be retained as open to avoid loss of compactness, as alternative boundaries may extend to Lords Moor Lane.

Boundary 4 - land contained within this 'horseshoe' of open land if developed would impact on the overall physical compactness of the village as experienced from Flaxton Road and the railway line but it would be relatively contained on 3 sides. However, development in this area would have a significant effect on the form and character of the village. This would increase the overall density of the village form and result in coalescence between The Village, Moor Lane and Lords Moor Lane, which are identifiable areas within the overall village; the northern boundary is formed by a combination of detached and semi-detached properties and bungalows (and a medical centre) – these are generally of a greater density, and are typical of the village compared to the western boundary which is a combination of detached and semi-detached properties and the eastern boundary formed by Lords Moor Lane with large, detached properties. Development along Boundary 4 (especially north of the railway line) would impact on the historic character of the village and impact the setting of the historic core of the village, including Strensall Conservation Area; land south of boundary 4 needs to

Village Name:

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be kept open to understand the significance of the conservation area. The land to the north of the railway line borders Strensall Conservation Area and Strensall Railway Buildings Conservation Area, wherein inappropriate development would have an impact on the setting / character of the area. The historic landscape includes field boundaries shown on the 1852 OS plan, including strip fields associated with the historic village agricultural economy, but which are likely to be much older in date and contain ridge and furrow of unknown condition. This landscape enhances the character of the village and is an important part of the rural setting of the historic village. The open land provides a rural impression of the village when viewed from Lords Moors Lane and Flaxton Road. It is therefore important that in order to protect the character and form of the village this land remains open and undeveloped.

Boundary 5 – the boundary as identified represents the form of C19 development to the south built by the War Office for the training of troops (military land – Evidence 19). The military barracks has a distinct character in comparison to development to the north of Ox Carr Lane; it is lower density than to the north of Ox Carr Lane and retains a strong sense of openness on the approach to the village. The development of Queen Elizabeth Barracks and its associated residential development has significantly impacted on the compactness of the historic village, crossing the historic lane and wider setting in relation to Strensall Common SAC. The boundary to the east is immediately adjacent to Strensall Common SAC, which is historically open common land (Lowland Heath). The Strensall Common Act allows military use of the common but retains public access rights. The boundary proposed seeks to contain the form of the barracks to avoid further harm to the historic setting of the SAC, as well as avoiding the potential for future coalescence with Towthorpe and Earswick to the south.

Village Name:

Strensall

Landmark Monuments (Criterion 2)

2.1 /2.2 Boundary 1 need to be kept permanently open to understand the original siting and context of village focal points and heritage assets. Boundaries 2, 3, 4 and 5 do not need to be kept permanently open under criterion 2.

Strensall itself has 2 conservation areas ('Strensall', designated in 1979, but extended in 2001 to include the pasture land to the north west up to the southern bank of the Foss, in recognition of the heritage significances of the historic manorial site, and 'Strensall Railway Buildings', designated in 2001).

Boundary 1 - The site of Manor House Farmhouse to the north of Boundary 1 is known to have early Medieval (and potentially earlier) origins, and to originally have been moated. The location of the moat is evident from map evidence, and surrounded the house, farmyard and gardens. To the south-west of the site lies St Mary's Church, GII listed, built in 1866 on an earlier C17 site. The pastoral character of the land between the two and within the local context preserves the manorial character of the historic landscape. The immediate setting of Manor House may be considered to be the formerly moated site, but it enjoys an important wider setting which extends to the River Foss to the north and west, encompassing the pasture land which was recorded as Coney Garths on historic mapping. The farmland north and west of the Foss and the village itself constitute the extended setting of Manor House, being within the property of the manor. The surviving pastoral landscape on both sides of the river reinforces the heritage values of Manor House in historical illustrative and aesthetic landscape terms, testifying to the rural nature of the manor; the special status of the manorial site which occupied its demesne, physically elevated and separate from the village; and the command of Manor House over its landed estate historically at the centre of an agricultural economy.

Boundary 4 - Land to the North of the railway line is part of the setting of the village as per the Conservation Area designation and contains a site of interest for nature conservation (SINC), which is protected by other means than GB. Consequently, land

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does not need to be kept permanently open to contribute to the understanding and significance of a building, landmark or monument. As this historic field pattern is outside the CA boundary (which runs along Southfields Rd) it does not benefit from statutory protection under the CA designation, but any development proposals would be considered against the NPPF which gives weight to preserving the setting of heritage assets including conservation areas when considering development proposals.

2.3 Not applicable.

Landscape and Setting (Criterion 3)).

3.1 Land needs to be kept permanently open to protect the setting and special character of Strensall village and as part of the wider landscape associated with the historic character and setting of York, to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches.

The relationship between York and its surrounding settlements, not simply in terms of the distance between the city and the settlements, but also the size of the villages themselves, and the fact they are free-standing and clearly defined, is set out in the Heritage Topic Paper (Annex 1, Evidence 12), as a key feature of the setting and special character of York. A clock face of smaller compact villages is a key attribute of York's character.

With the predominantly flat topography around Strensall, there are strong view across the Vale of York in most directions, and distant views towards the North York Moors. The village is set in a generally flat, open landscape, with views on approaches, particularly from the adjacent River Foss and from Strensall Road to the south and Sheriff Hutton Road to the north. This is experienced via a number of open approaches through the village or through Strensall Common, or close to the village, including Flaxton Road, the East Coast Main Railway Line, the River Foss, long distance footpaths and further to the east towards the A64. Views looking from Strensall, southwards

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	<p>toward York, give a clear impression of the flat, open landscape surrounding the city, especially from Strensall Road, and also of the setting of Strensall within a rural landscape.</p> <p>Relevant to all boundaries is that there is a clear distinction between the built up area and the open landscape beyond the village, which maintains a strong link between the village and its agricultural heritage as well as the context of the River Foss. Around Boundary 1, the built development does not come right up to the edge of the River Foss but there is an area of open space giving a transition from the built development to the boundary and the countryside beyond.</p> <p>Strensall Common lies immediately to the east of Strensall to the south of Flaxton Road, and abuts the eastern boundary of the Queen Elizabeth Barracks to the south (Boundary 5). This unenclosed land has an historical association with the village as accessible common land although this is currently regulated to an extent by the MOD, as it is used by the Army as a firing range; it therefore also has an historic association with Queen Elizabeth Barracks since the early C20. Given the open aspect of Strensall Common, it is very important that this area is kept permanently open, to protect its relationship with Strensall in terms of the setting and special character of the village and York's rural hinterland. Strensall Common covers 572ha and is designated as a Special Area of Conservation (SAC)/SSSI, due to it being a species-rich example of lowland heath habitat.</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 The land is connected to an area of dense development (i.e. the village), and therefore relevant for sprawl. All five of the boundaries are connected to an area of</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

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dense development and are all therefore at risk of sprawl. The main built up area on the whole has a distinct urban edge in contrast to the open area within which it sits.

4.2 /4.3 Adjacent to three of the boundaries land is unconstrained by built development on more than one side, however land adjacent to two of the boundaries is enclosed on two/ three sides. In summary, there is an increased risk of sprawl due to the presence of low density buildings for Boundaries 1 (in part) and 5. However, there are generally few isolated buildings or structures impacting on the openness of the land outside Boundaries 2, 3 and 4. Additionally, only Boundary 4 is constrained on 3 sides, in comparison to Boundaries 1, 2 and 5 (1 side) and 3 (2 sides); the boundaries unconstrained by built development are more at risk of sprawl. Overall therefore, there is a risk of sprawl with all boundaries, but the risk is greater on Boundaries 1 and 5 and slightly lower on Boundaries 2 and 3.

Boundary 1 – this section of the boundary is the River Foss, which separates the urban extent of the village from the flat, open countryside beyond. The river helps to constrain any further development from expanding westwards/ northwards from the village. Immediately north of the Tannery development (New Lane) however, there is a risk of sprawl northwards where there are a number of low density clusters of old farm buildings / rural workshops / small vehicle scrap yard and allotments. Beyond this area there is also a caravan park, associated with a farm. The buildings themselves are rural in type and scale and more associated with the rural landscape, but some of their uses may be more urbanised in nature. Beyond this, there are a number of clusters of farms and residential properties, and several caravan sites located further out from the village, on Sheriff Hutton Road which are well related to the countryside. To the south there are some lower density isolated buildings which have breached the more dense village form, and there is potential for sprawl resulting in ribbon development extending along Strensall Road, eventually potentially coalescing with Towthorpe. The proposed boundary would avoid the potential for future sprawl.

**UNRESTRICTED
SPRAWL.**

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Strensall

Boundary 2 – There is limited risk of sprawl due to the presence of existing structures, as few such structures are present; a small water treatment works is located a few fields away to the east from the boundary at the eastern edge of Brecks Lane, creating a cluster of buildings and tanks, with a significant wooded belt beyond, before opening out into Strensall Common. A small touring caravan park is located just south of the railway line, on the edge of Strensall Common. However, the current boundary is unconstrained; there is therefore potential for unconstrained development to the east, extending to one of the historic field boundaries or potentially as far as the boundary to Strensall Common SAC. The proposed boundary would prevent such unconstrained development.

Boundary 3 – With the exception of residential development to the east of Lords Moors Lane as it runs to the south which breaches the compact form of the village, there are limited isolated buildings between Brecks Lane and Lords Moor Lane (running east). Beyond the proposed boundary to the east are agricultural fields. Apart from several farmsteads and the small touring caravan site further to the east, there is little built development beyond the boundary to the east to constrain development. There is therefore a risk of sprawl to occurring eastwards, between the railway line and Lords Moor Lane. The proposed boundary would prevent such unconstrained development.

Boundary 4 – the land within the ‘horseshoe’ of Boundary 4 forms a substantial open area of agricultural land, inset into the village. It is surrounded by existing village development on 3 sides, which could limit the extent to which sprawl could take place. However, the area of land is extensive (around 750m from south west to north east and 625m from north west to south east), and there would be potential for sprawl to take place within it. The proposed boundary would prevent such sprawl.

Boundary 5 – A significant area of land to the south east of Ox Carr Lane inset by Boundary 5 is characterised as military land and occupied by Queen Elizabeth Barracks, including buildings associated with the operational requirements of the Barracks and residential areas. Much of this development is lower density than that to the north of Ox

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Strensall

	<p>Carr Lane and retains a strong sense of openness on the approach to the village. This forms part of a modern landscape (Annex 1- Evidence 19) to the south of the historic village and its C20 extensions. Intensifying development and further infill could potentially constitute sprawl as the defined edge of the village would extend much further south towards Towthorpe Moor Lane, creating a more defined impression of ribbon development between the two. Additionally, the existing housing further towards Towthorpe Moor Lane (at Strensall Park) has a lower density and therefore the proposed boundary seeks to resist sprawl by containing the main military barracks, leaving the military sports pitches and Strensall Park within the Green Belt, as they contribute to its openness. To the east, the boundary is contained by boundary of Strensall Common and to the west, by Strensall Road.</p> <p>An alternative would be a boundary forming a clear and regular boundary to the civilian development of Strensall along Ox Carr Lane, with the Barracks entirely within the Green Belt. However, the Queen Elizabeth Barracks comprises a range of buildings, including operational buildings, residential areas, parade grounds, car parking and landscaping, and creates an urbanised aspect which does not contribute to the openness of the Green Belt and increases the risk of sprawl.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>5.1 /5.2/5.3 The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it or acceptable uses within. Land is characteristically open, predominantly without urbanising influences, and contributes to the character of the countryside through openness and views.</p> <p>In summary, the land adjacent to Boundaries 1-4 is characterised by a general absence of built development and should be protected from future potential for encroachment. Boundary 5 encompasses historic encroachment associated with military use, to the south of which there are some further urbanising influences, with some smaller structures also associated with the firing range to the east.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>

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The surrounding countryside is predominantly open rural land, supporting the village's agricultural origins and is categorised as enclosed farmland surrounding Boundaries 1-4 (Annex 1, Evidence 8). The majority of the limited development beyond the current densely built up extent of the village consists mainly of farmsteads, isolated dwellings or clusters of dwellings, and rural businesses / tourism, reflecting the village's agricultural heritage, and is well connected to the wider open landscape. Therefore, the land is generally characterised by an absence of built development or urbanising features, and functions as part of the countryside in terms of relationships, or acceptable uses within it. Additionally, Strensall Common forms a very large and significant area of natural greenspace, with a rural and open character and providing historic local recreational use and access to the countryside.

On the inside edge of Boundary 1, in most areas, the built development does not extend right up to the boundary (formed by the River Foss), but includes areas of open land / open space, providing a 'softer' transition between the built up area of the village and the open countryside beyond the boundary, assisting in protecting the setting of the historic village. For Boundaries 1 and 4, the railway line runs alongside or through the open land beyond but does not detract from the countryside setting and constitutes an acceptable use within it. Land beyond Boundary 3 has strong connectivity to Strensall Common and acceptable recreational uses to the south of Lords Moor Lane, which form part of the wider character of the countryside.

However, Strensall also has a strong military association, and is categorised as military land to the south of Ox Carr Lane, which includes Queen Elizabeth Barracks and associated buildings (contained by Boundary 5). This development constitutes historic encroachment into the countryside to the south of the main village core in the C19, with training associations on the adjacent Strensall Common. There are pockets of development, which have urbanising influences, although the predominant character of the military area in comparison to the north of Ox Carr Lane is lower density and more open, set within a landscaped context with perceived and intermittent connections to

Village Name:

Strensall

Strensall Common beyond. The low density buildings are interspersed with open area, trees and landscaping, but they do add a significant degree of encroachment, with built development and urbanising influences within the boundaries of the Barracks. Consequently, these areas do not function as part of the countryside, in terms of relationships or acceptable uses within it. Beyond the boundary are further residential properties to the south at Strensall Park which have an urbanising influence but which are lower density than the military uses to the north. The boundary follows the main built development of the barracks to limit further encroachment.

Local Permanence

Proposed boundary description and recognisability

In general, the Green Belt boundary around Strensall follows the River Foss, road, rail and property boundaries, with clear distinctions between built up areas and open land.

Boundary 1: The boundary follows the River Foss around the west and northern extent of the village, skirting around the new residential development on the former Tannery site, before crossing Sheriff Hutton Road and following the River Foss again, as far as the eastern extent of development on Brecks Lane (to the south of the River Foss), providing a clear distinction between built and open. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 2: The boundary then turns south, crossing the River Foss and following a somewhat irregular boundary along the rear curtilage boundaries of properties on Moray Close, Green Lane, Heath Ride, Thompson Drive and Tudor Way, to the point where it meets Brecks Lane. Beyond the boundary lie a number of linear fields, some of which contain areas of rough scrub land. The boundary in this section consists of a combination of hedges, trees and fences (mostly forming the curtilage boundaries of properties). The boundary is recognisable as the rear of existing built development on the ground.

An alternative boundary would be to use the field boundary to the east which is a dense, tree-lined hedge present on the 1852 OS Map. In the interests of preventing future

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

Village Name:

Strensall

sprawl and maintaining the compactness of the village, the need to define the recognisable and permanent boundary to the rear of existing development has taken precedence in this instance.

Boundary 3: The boundary then follows the line of Brecks Lane and the railway line westwards, before turning to the south to follow the line of the rear curtilage boundaries of properties on Lords Moor Lane and York Golf Club, before following Flaxton Road westwards. The boundary in this section consists of a combination of hedges, trees, fences and carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 4: The boundary then follows Lords Moor Lane northwards, before deviating around the rear curtilage boundaries of properties on the north western side of Lords Moor Lane, following the alignment of the railway line for a short distance. The boundary then crosses the railway line and follows rear curtilage boundaries of properties on The Sidings, The Village and Southfields Road, to the point where it meets properties on Princess Road. The boundary then follows the rear of curtilage boundaries on Princess Road and Moor Lane. The boundary in this section consists of a combination of carriageway, hedges, trees, fences and railway line. The boundary is recognisable and is easily determined on OS maps and on the ground.

An alternative boundary would be to follow the railway line to the south of the building edge (insetting the land to its north), and a further alternative would be to inset all of the land to the north of Flaxton Road, with the boundary following the road. In the interests of preventing future sprawl and maintaining the compactness of the village, the need to define the recognisable and permanent boundary to the rear of existing development has taken precedence in this instance.

Boundary 5: The boundary then follows Ox Carr Lane as far as Pasture Close when it turns south the follow the curtilages of properties and military buildings to the south of Ox Carr Lane, excluding areas of open space, before following Cheshire Avenue and

The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

Village Name:

Strensall

	<p>turning north on Strensall Road. The boundary in this section predominantly consists of a combination of carriageway, property curtilages, hedges, trees and fences line. The boundary is predominantly recognisable and is determined on OS maps. Where there are short stretches of linking boundary with no clear definition on the ground, they can be defined in detail by reference to points on the identifiable boundaries to either side.</p> <p>An alternative boundary would be to follow Ox Carr Lane from the south of Moor Lane (Boundary 4) to Farriers Close (Boundary 1) leaving the Barracks within the Green Belt. A further alternative would be to extend the proposed boundary southwards to include the very low density residential development near Towthorpe Lane. In the interests of preventing future sprawl and encroachment, the need to define a permanent boundary to the rear of the higher density existing military development and associated buildings has taken precedence in this instance.</p>	
Permanence of proposed boundary	<p><u>Boundary 1:</u> This section of boundary follows field boundaries dating from around the mid C19 and follows the rear curtilage boundaries of properties on Farriers Chase dating from the late C20. The boundary then follows the alignment of the River Foss. Where the boundary deviates from the Foss, near the former Tannery site, the boundary follows the alignment of New Lane (to the immediate north of the Tannery site). This boundary offers permanence.</p> <p><u>Boundary 2:</u> The boundary in this section historically consisted of a series of linear fields, running between the River Foss and the railway line. The current boundary follows the more recent development boundaries of the Brecks development, dating from the late C20 / early C21. The boundary offers permanence.</p> <p><u>Boundary 3:</u> The boundary in this section partially follows field boundaries to the east of Lords Moor Lane. However the boundary close to the section near the railway line follows more recent C20 property curtilage boundaries, rather than historical field boundaries. The boundary offers permanence.</p>	

Village Name:	Strensall
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	<p>Boundary 4: The section of the boundary follows a combination of historical field boundaries around The Village and Princess Road / Moor Lane, and more recent C20 rear curtilage boundaries of properties on Southfields Road. The boundary offers permanence.</p> <p>Boundary 5: The boundary follows the extent of development comprising the Barracks to the south of Ox Carr Lane. Elements of the Barracks date to C19. The residential development to the north is C20 development and the boundary follows the curtilages of these properties initially. The majority of the boundary offers permanence.</p>	
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Strategic Permanence	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/ Strategic Principles set out in:</p> <p>SP10, SP11, SP12</p>	<p>Strensall has an urbanised, built up nature with a general lack of openness and therefore offers an opportunity for focusing development towards an urban area within the Green Belt (in line with NPPF para 85) in order to contribute to the long term permanence of the York Green Belt.</p> <p>In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Strensall has access to two or more services within 800m, and therefore could potentially provide a sustainable location for growth.</p> <p>However,</p> <ul style="list-style-type: none"> • Land to the south of Boundary 1 and west of Boundary 5 is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city by preventing coalescence with Haxby (area G1) [SD107]. Additionally, the scale and compact form of the area and its wider landscape and setting are important features to maintain [SD103]; • There are some areas of designated open space on land beyond Boundary 5 and adjacent to Boundary 1; there is also open space contained within the proposed boundaries [SD085]; • There is a linear area of high flood risk (Zone 3b and 3a) associated with the entirety of the River Foss immediately adjacent to the village (Boundaries 1 and 2). • Strensall Common Special Area of Conservation (SAC) is located to the east of the village and is relevant to Boundaries 2, 3 and 5. Additionally, the Common is also a designated Special Site of Scientific Interest (SSSI).

Village Name:

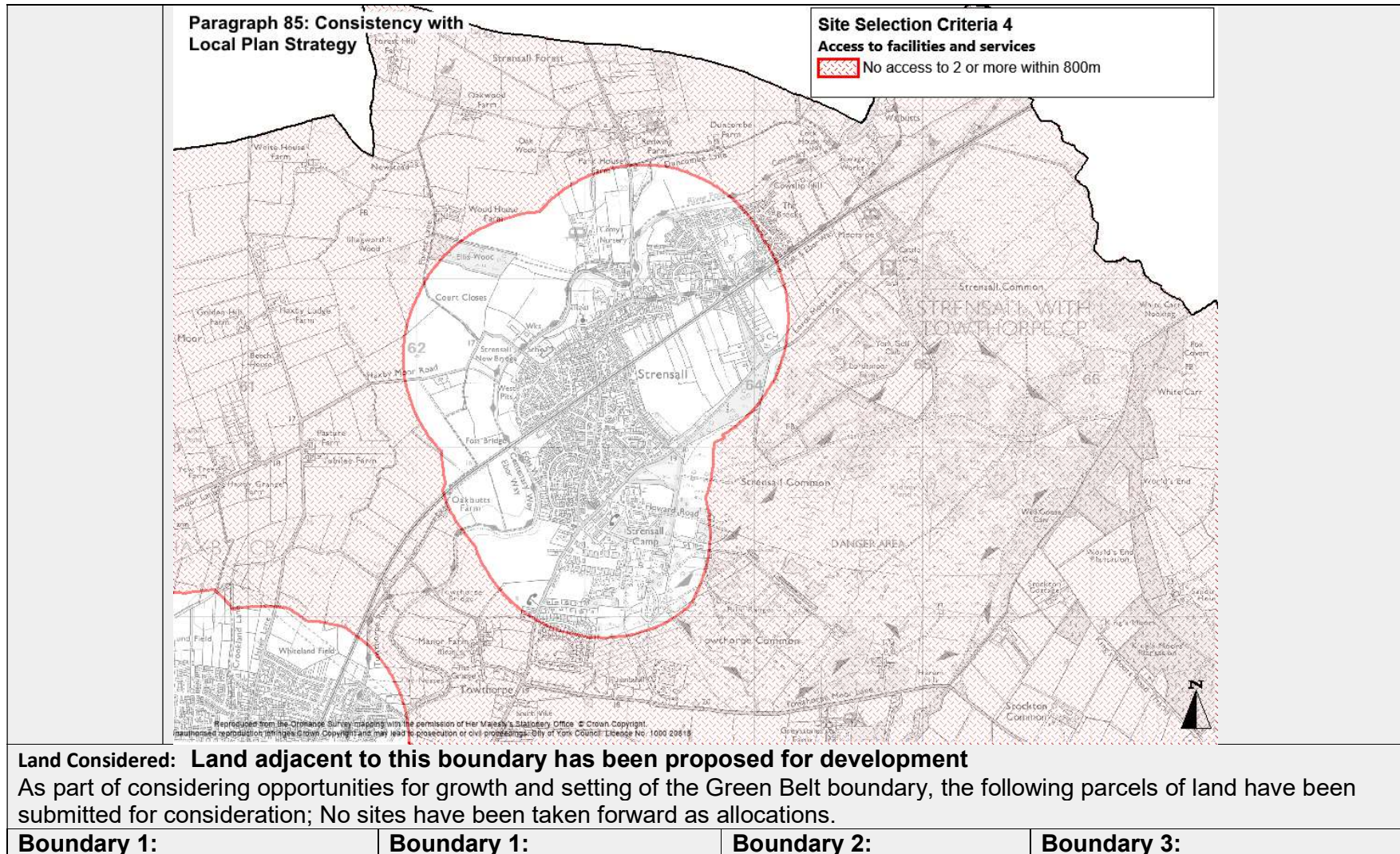
Strensall

- There are Sites of Interest for Nature Conservation adjacent to the village; Strensall village meadows (ID067, boundary 4) and Flaxton Road Meadows (ID057, boundary 3). The Common designation also overlaps with Strensall Golf Course (ID115) relevant to boundary 3.
- The entirety of the River Foss is a Regional Green Corridor (number 3) relevant to boundaries 1, 2 and 5. Additionally, the entirety of Strensall Common to the east of boundary 5 (and a lesser extent Boundaries 2 and 3) is a District Green Corridor (no. 4, Northern Heath).

The majority of open land surrounding the village is therefore **not suitable for development in line with the Local Plan strategy. Some potential has previously been identified and considered to extend the village in areas where there are fewer constraints.** This includes to the east (Boundary 2), between the village and railway line (Boundary 4) and Queen Elizabeth Barracks (Boundary 5). Although ST35 'Queen Elizabeth Barracks' and H59 'Howard Road Strensall' were allocated in the submitted Local Plan (2018), these have subsequently been proposed for removal to enable legal compliance with the Habitat Regulation Assessment (2021). The HRA identified adverse effects to the integrity of Strensall Common SAC as a result of development and therefore proposed removal to avoid effects, which could not be mitigated sufficiently. **No other allocations are proposed in Strensall.**

Village Name:

Strensall



Village Name:

Strensall

Site 76 submitted at Call for sites 2012. Not allocated.



Site 113 submitted at Call for Sites. Not allocated.



Site 49 Submitted at Call for Sites 2012.



Site 260 submitted at Call for Sites 2012. Not allocated.



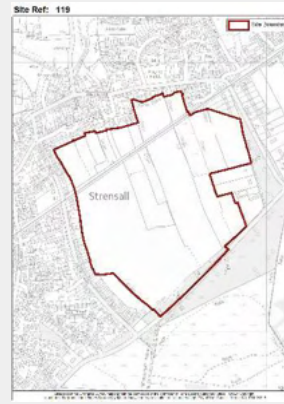
Boundary 4: Site 46 submitted at Call for sites 2012.



Boundary 4: Site 53 submitted at Call for sites 2012.



Boundary 4: Site 119 submitted at Call for sites 2012.



Boundary 4: Site 159 submitted at Call for sites 2012.



Boundary 4: Site 257 submitted at Call for sites 2012.



Boundary 4:

Boundary 4:

Boundary 4:

Boundary 4:

Boundary 4:

Village Name:

Strensall

Site 258 submitted at Call for sites 2012.



Site 259 submitted at Call for sites 2012.



Site 264 submitted at Call for sites 2012.



Site 265 submitted at Call for sites 2012.



Site 266 submitted at Call for sites 2012.



Boundary 4:
Site 267 submitted at Call for sites 2012.



Boundary 4:
Site 268 submitted at Call for sites 2012.



Boundary 4:
Site 269 submitted at Call for sites 2012.



Boundary 4: Site 322 amalgamated site: 46, 257, 258, 259, 264 - 269.



Boundary 4:
Site 565 Historic site. Not allocated



Village Name:

Strensall

Boundary 4:
Site 825 Former SF1. Not taken forward.



Boundary 4:
Site 901 submitted Preferred Sites 2016.



Boundary 4:
Site 902 submitted Preferred Sites 2016.



Boundary 4:
Site 970 submitted Pre Publication Consultation 2017. Not allocated



Boundary 4:
Site 971 submitted Pre Publication Consultation 2017. Not allocated



Boundary 5
Site 917 Submitted at Preferred Sites 2016.



Boundary 5
Site 918 Submitted at Preferred Sites 2016.



Boundary 5
Site 919 Submitted at Preferred Sites 2016.



Boundary 5
Site 920 Submitted at Preferred Sites 2016.



Boundary 5
Site 921 Submitted at Preferred Sites 2016.



Village Name:

Strensall

Boundary 5

Site 934 Submitted at Preferred Sites Consultation 2016. Former allocation ST35

Site Ref: 934



Boundary 5

Site 935 Submitted at Preferred Sites Consultation 2016.

Site Ref: 935



Boundary 5

Site 936 Submitted at Preferred Sites Consultation 2016. Former allocation H59

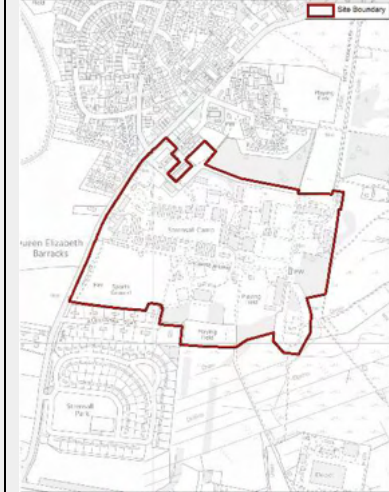
Site Ref: 936



Boundary 5

Site 978 Submitted at Pre-Publication Consultation 2017.

Site Ref: 978

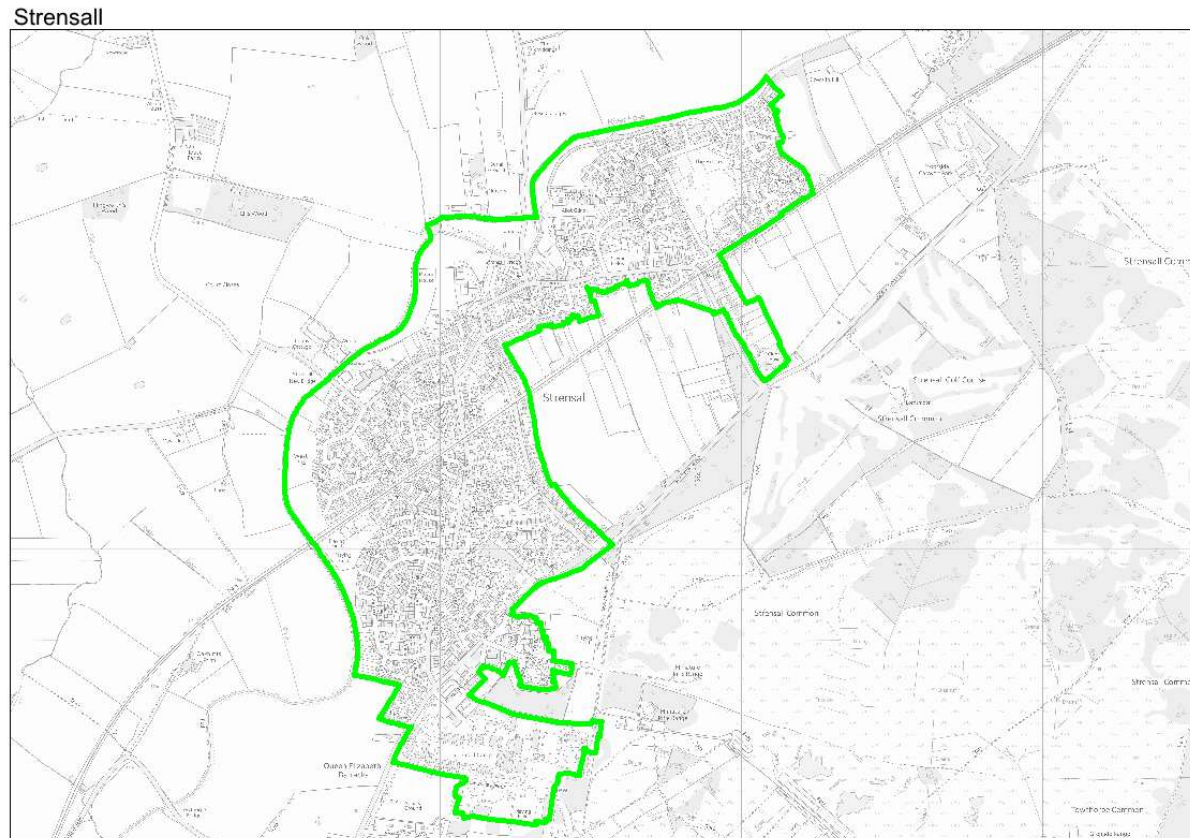


Village Name:

Strensall

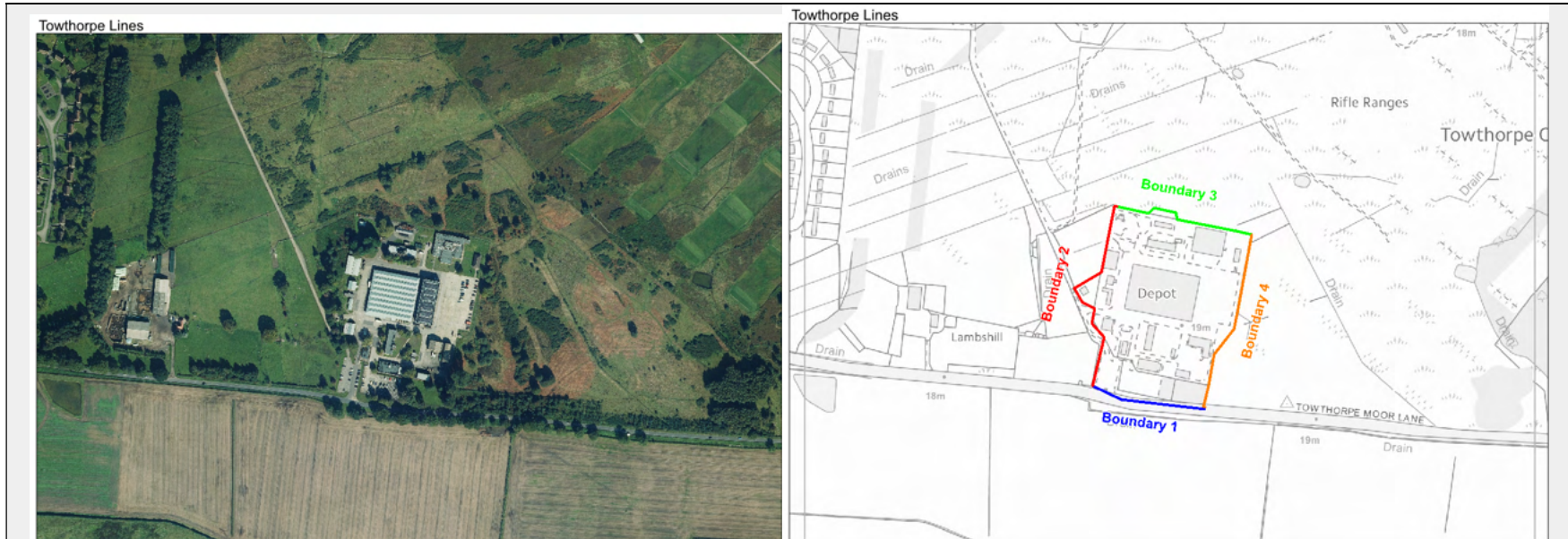
Determining a clear, defensible boundary

In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for the village of Strensall to grow within a sustainable pattern of development. This results in the final Green Belt boundary for the village as follows:



Village Name:

Towthorpe Lines



Scoping: Strategic Principles: SP5

Character of the Area: Towthorpe Lines is a small built up site, formerly used as a Medical Training Centre for Strensall Barracks. It is located to the south of the former Strensall Barracks on Towthorpe Moor Lane, and east of Towthorpe village. The site is characterised by large sheds and units interspersed with hard landscaping. The boundary is fenced and sporadically planted, and views across the site are restricted due to the presence of built development.

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. Towthorpe Lines is therefore inset within the Green Belt.

Village Name: **Towthorpe Lines**

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 NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.
	1.2	Yes			4.2	Yes (B2)	
	1.3	Yes			4.3	Yes (B2/B1)	
Criterion 2 Landmark Monuments	2.1	No		Purpose 3 – IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.	Criterion 5 - Encroachment	5.1	Yes
	2.2	No				5.2	Yes
	2.3	No				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

GB Purpose	Discussion	Outcome
Purpose 4 – Preserving the setting and special character of historic towns	Compactness (Criterion 1) 1.1 Land does not need to be kept permanently open as part of a wider view of a dense compact city or village in an open or rural landscape. 1.2 / 1.3 Land needs to be kept permanently open to maintain the scale of Towthorpe Lines as an isolated built area, and to constrain development from coalescing. Land surrounding the site is categorised as military and unenclosed land associated with Strensall Common (Annex 1- Evidence 19). The boundary to the north and east is immediately adjacent to Strensall Common SAC, which is historically open common land (Lowland Heath). The Strensall Common Act allows military use of the common but retains public access rights. The boundary proposed seeks to contain the form of the developed site to avoid further harm to the historic setting and openness of Strensall Common. Land also acts to prevent coalescence with Strensall village to the north.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.

Village Name:

Towthorpe Lines

Landmark Monuments (Criterion 2)

2.1 / 2.2 / 2.3 Land does not need to be kept permanently open to understand the context, visual prominence or remoteness of the Minster or other local focal points.

Landscape and Setting (Criterion 3)).

3.1 Land needs to be kept permanently open to protect the setting and special character of Strensall village and as part of the wider landscape associated with the historic character and setting of York, to aid the understanding of the historical relationship of the city to its hinterland.

The relationship between York and its surrounding settlements, not simply in terms of the distance between the city and the settlements, but also the size of the villages themselves, and the fact they are free-standing and clearly defined, is set out in the Heritage Topic Paper (Annex 1, Evidence 12), as a key feature of the setting and special character of York. A clock face of smaller compact villages is a key attribute of York's character. Land forms part of the setting of Strensall village, in a generally flat, open landscape. Relevant to all boundaries is that there is a clear distinction between the built up area and the open landscape beyond.

Strensall Common lies immediately to the north and east of the site. This unenclosed land has an historical association with Strensall village as accessible common land although this is currently regulated to an extent by the MOD, as it is used by the Army as a firing range; it therefore also has an historic association with Queen Elizabeth Barracks since the early C20. Given the open aspect of Strensall Common, it is very important that this area is kept permanently open, to protect its relationship with Strensall in terms of the setting and special character of the village and York's rural hinterland. Strensall

Village Name:

Towthorpe Lines

	<p>Common covers 572ha and is designated as a Special Area of Conservation (SAC)/SSSI, due to it being a species-rich example of lowland heath habitat.</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 The land is connected to an area of dense development, and therefore relevant for sprawl. All four of the boundaries are connected to an area of dense development and are all therefore at risk of sprawl. The main built up area on the whole has a distinct urban edge in contrast to the open area within which it sits.</p> <p>4.2 Adjacent to the boundary2 land has an increased risk of sprawl (ribbon development) due to the presence of low density structures, there is not an increased risk with the other boundaries.</p> <p>The western boundary (boundary 2) has an increased risk of sprawl due to the presence of an isolated self-storage facility and the wider context of Strensall village, in particular the existing housing towards Towthorpe Moor Lane (at Strensall Park).</p> <p>4.3 Land outwith all boundaries is unconstrained by development on more than one side, however to the north and east land borders Strensall Common SAC; the protection afforded to the SAC is considered to offer a strong boundary to sprawl.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>
<p>Purpose 3</p>	<p>5.1 /5.2/5.3 The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it or acceptable uses within. Land is</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY</p>

Village Name:	Towthorpe Lines
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Safeguarding the countryside from encroachment	<p>characteristically open, predominantly without urbanising influences, and contributes to the character of the countryside through openness and views.</p> <p>Land outwith all boundaries is characterised by a general absence of built development and should be protected from future potential for encroachment.</p> <p>The surrounding countryside is predominantly open rural land [Annex 1, Evidence 8]; the majority of the limited development beyond the current densely built up extent of the village consists mainly of farmsteads, isolated dwellings or clusters of dwellings, and rural businesses / tourism, reflecting the village’s agricultural heritage, and is well connected to the wider open landscape. Beyond the western boundary (boundary 2) are residential properties at Strensall Park which have an urbanising influence but which are lower density than the military uses to the north. Therefore, the land is generally characterised by an absence of built development or urbanising features, and functions as part of the countryside in terms of relationships, or acceptable uses within it. Additionally, Strensall Common forms a very large and significant area of natural greenspace, with a rural and open character and providing historic local recreational use and access to the countryside.</p>	OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence		
Proposed boundary description and recognisability	<p>Boundary 1– follows Towthorpe Moor Lane; the road itself is included in the Green Belt.</p> <p><u>Boundary 2-</u> follows the fenced perimeter of the car park, and then cuts across the developed footprint of the built up site, leaving the western triangle of open, undeveloped land in the Green Belt.</p> <p><u>Boundary 3</u> – follows the fenced perimeter of the site.</p> <p><u>Boundary 4</u> – follows the fenced perimeter of the site.</p>	The proposed boundary has been established for a significant period of time. This definition is reinforced by containing the

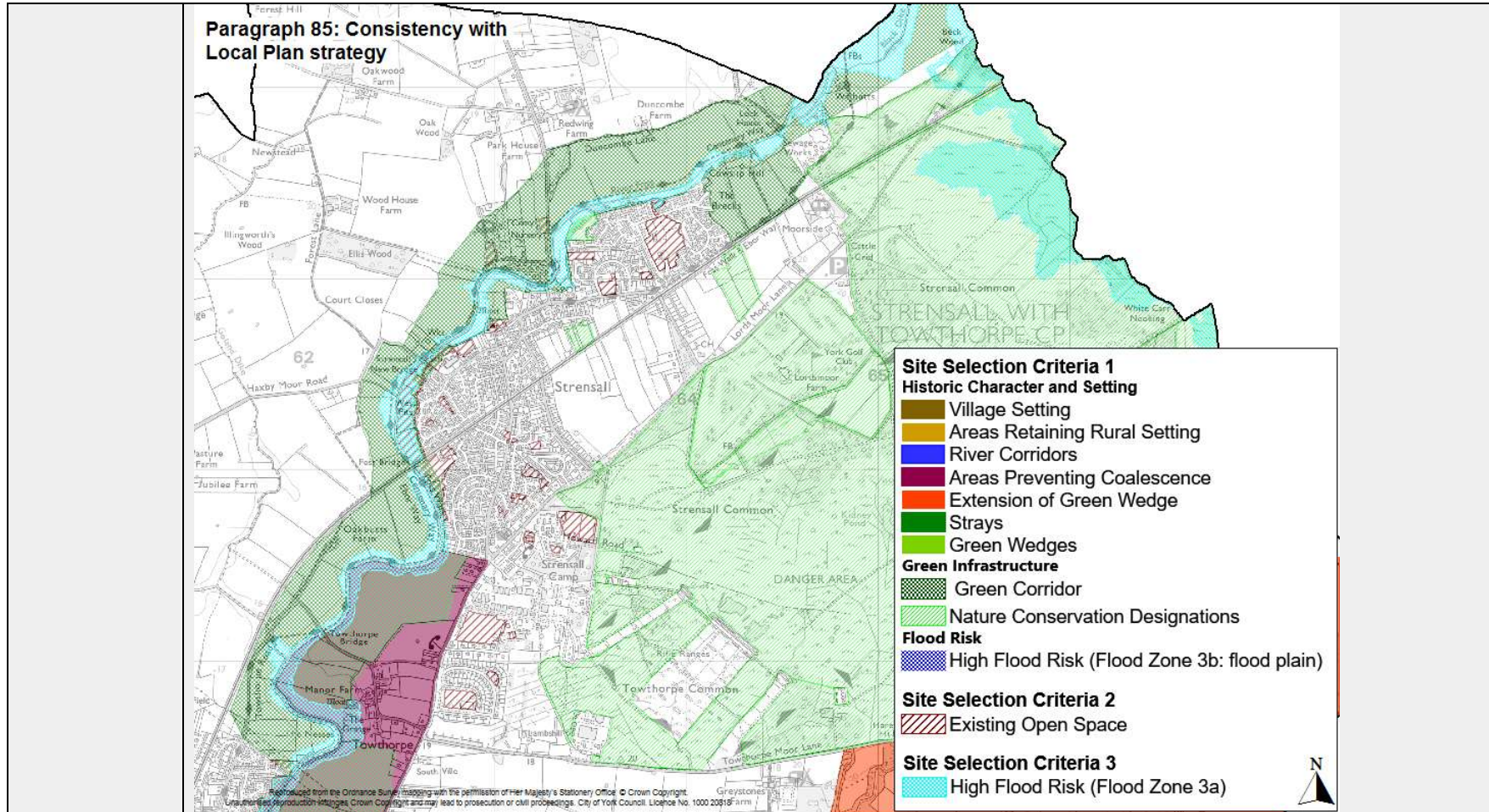
Village Name:	Towthorpe Lines
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		limits of the urban area in this location where it meets less dense and more open land uses.
Permanence of proposed boundary	<p>Boundaries 2, 3 and 4 follow established features from the mid-late 20th C; the perimeter of this modern military site. The boundary offers permanence.</p> <p>Boundary 1 follows the northern edge of Towthorpe Moor Lane. The boundary offers permanence.</p>	

Strategic Permanence	
<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/ Strategic Principles set out in:</p> <p>SP10, SP11, SP12</p>	<p>NPPF2012 para 85 seeks to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development when defining Green Belt boundaries, and to contribute to the long-term permanence of the Green Belt. To ensure Green Belt permanence beyond the plan period, the Plan allocates for development sufficient land to meet development needs to 2038, directing development to the most sustainable locations. Towthorpe Lines is currently existing commercial area associated with the military land to the north. There is no access to 2 or more services or facilities within 800m; however, following cease of this use, the site offers potential for employment use.</p> <p>However,</p> <ul style="list-style-type: none"> • While land is not identified in the 2013 Historic character and setting appraisal work as being of primary importance to the setting of the historic city, the scale and compact form of the village and its wider landscape and setting are important features to maintain as per the Heritage Topic and tested through Heritage Impact appraisals [SD103]. • To the east, north and west of the area (boundary 2-4), is Strensall CommonSAC and should be protected from impact of further development, particularly recreational pressure; • There are no areas of high flood risk (flood zone 3a and 3b); • There are no existing openspace immediately beyond the boundaries; • There are no Green Corridors . <p>The open land to the east, north and west (boundaries 2-4) does not have potential for development in line with the Local Plan strategy. However Towthorpe Lines itself presents some potential for development.</p>

Village Name:

Towthorpe Lines




Village Name:

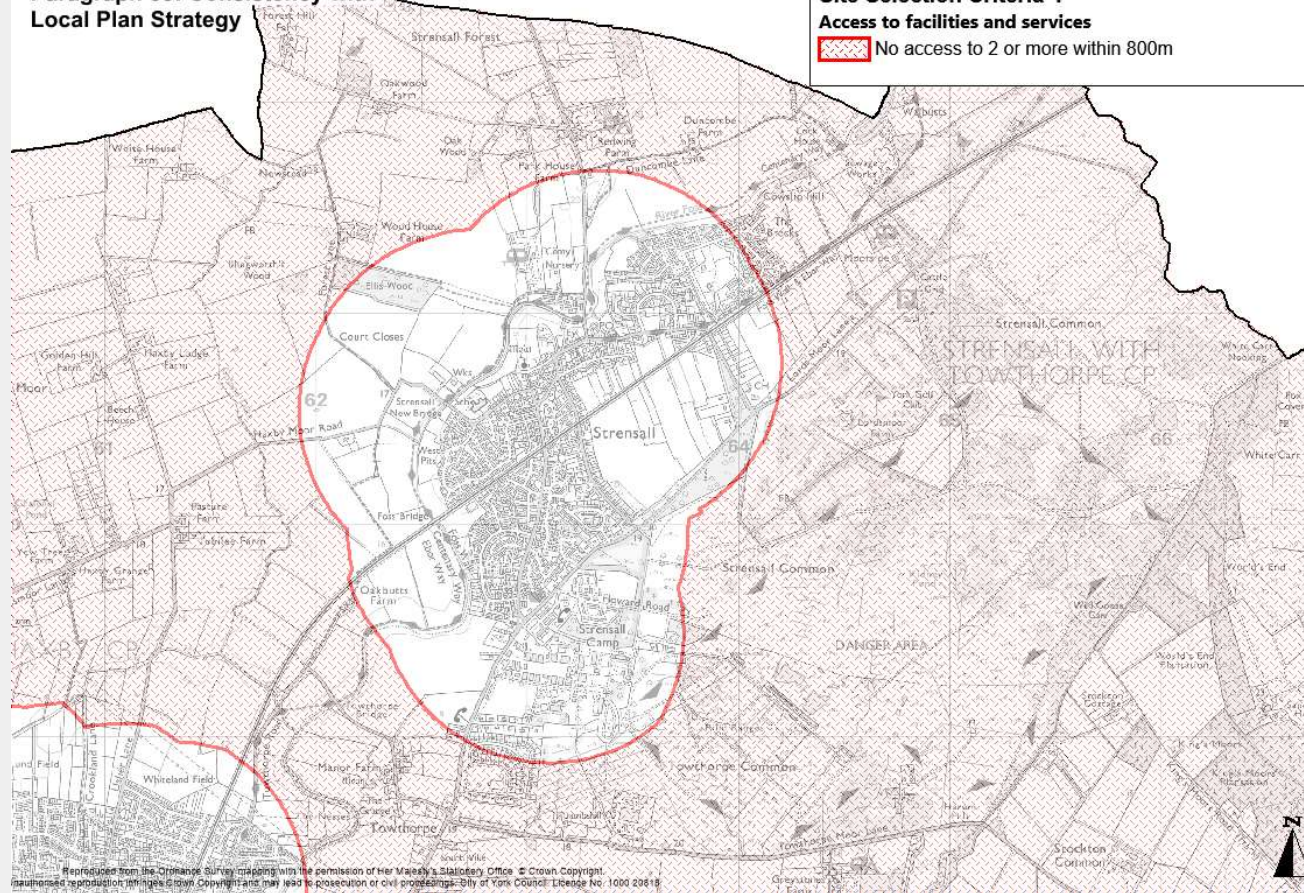
Towthorpe Lines

Paragraph 85: Consistency with
Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; No sites have been taken forward as allocations.

Village Name:

Towthorpe Lines

Towthorpe Lines
Submitted at Preferred Sites
Consultation 2016.



Village Name:

Towthorpe Lines

Determining a clear, defensible boundary

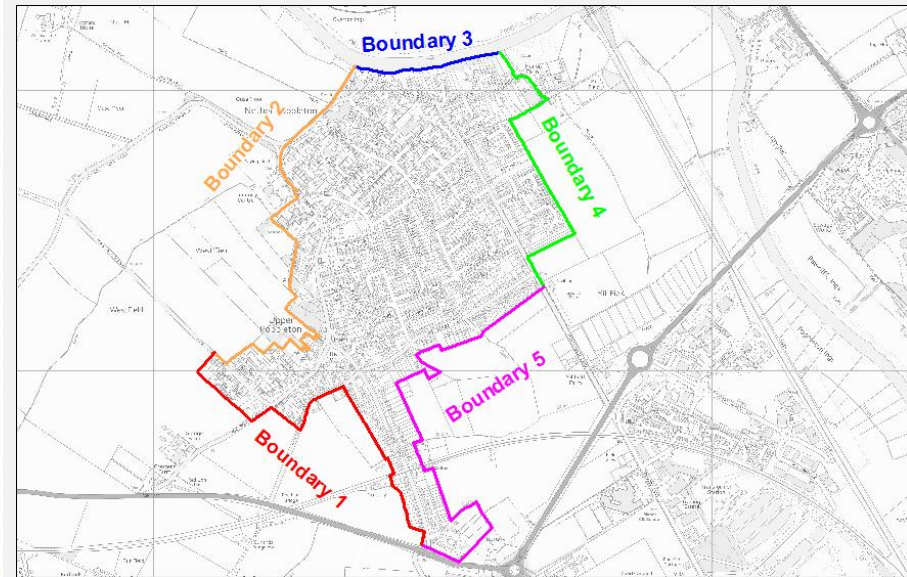
In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for Towthorpe Lines to grow within a sustainable pattern of development. However, the site itself presents an opportunity for employment use. This results in the final Green Belt boundary for the area as follows:



Village Name:

Upper/Nether Poppleton

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



Scoping: Strategic Principles: SP5

Character of the Area: Upper and Nether Poppleton consists of two village cores which have effectively coalesced to form one community as a result of modern housing developments between the two. Nether Poppleton's historic village core centres on St Everilda's Church and Manor Farm, Church Lane and Main Street. There is a rural character around Manor Farm, the Cartshed, the Tithe Barn and St Everilda's Church, and their historic associations with the origins of the village. The continuity of Church Lane and Main Street link areas of historic and rural character and reveal a sequence of key views. Trees and cobbled/ grass verges unify areas of different character. There is also a traditional relationship between Nether Poppleton and the river, with a cluster of historic buildings, keeping a sense of identity to the village, contrasting with the "hinterland" of suburban development that has taken place. Upper Poppleton's historic core embraces the approaches along Hodgson Lane and Main Street, the adjacent buildings/land, open spaces and areas of woodland and both Greens. The rural village quality of the triangular shape Green creates a unique open space in the centre of the village alongside the green wedge behind Model Farm. There is also an attractive group of vernacular buildings, sufficient to create a cohesive overall character, and a valuable focal point in a community that has undergone extensive suburban expansion.

Village Name:

Upper/Nether Poppleton

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

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	Partly (1 and 5)	
	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	N/A				5.3	Yes
Criterion 3 Landscape and Setting	3.1	Yes					
	3.2	N/A					

GB Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns</p>	<p>Compactness (Criterion 1) 1.1/ 1.2/ 1.3 Poppleton has expanded significantly in the late 20th Century, impacting on its compactness. The land around Poppleton needs to be kept permanently open to maintain the scale and identity of a compact village and to maintain a connection to open and historic setting. There are views of the village on the approaches to the village, particularly from the south, in an open and rural landscape. There is a risk of coalescing with York to the South.</p> <p>Poppleton’s identity as a freestanding settlement is recognised as special and to be protected (in line with evidence 12).</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

Upper/Nether Poppleton

The village is surrounded on all sides by Historic Character & Setting designations (evidence 11) identified as of importance to keep open to help protect the identity of the village, its compactness, and consequently, to provide a constraint to development beyond the existing edge of the village. Land to the west / northwest (boundaries 1 and 2) and northeast (part of boundary 4) is therefore identified to retain the rural setting of the village (E2) (evidence 11), and land to the east/ southeast (boundaries 4 and 5) is designated to prevent coalescence with York's main urban area. The designations to the east also assists in preventing coalescence between Poppleton and Skelton.

The origins of the Poppletons are as two separate village cores, Nether Poppleton - historically a linear village on the banks of the River Ouse to the north and west, and Upper Poppleton – historically a green village around Main Street, Hodgeson Lane and Station Road to the south and east (Annex 1, Evidence 19b). These villages expanded as a result of the introduction of the railway to Poppleton in 1848 which resulted in coalescence between the village cores to form an area which reads as one combined commuter settlement for York by the 20th Century. While the two villages have merged, both of the original historic cores have remained on the periphery of development and have maintained a link with their surrounding historically open context; this needs to be maintained. This is particularly relevant around boundary 3/4 close to St Everilda's Church and Tithe Barn (the original core of nether poppleton) and boundaries 1 and 2 close to the village green and churches (the original core of Upper Poppleton) connected with the two conservation areas; Upper Poppleton Conservation Area (designated in 1993, but extended in 2004) covering an area near the Village Green, and Nether Poppleton Conservation Area (designated in 1993) covering the northern fringe of the village around Main Street / Church Lane and the area around St Everilda's Church.

Village Name:

Upper/Nether Poppleton

The character of the conservation areas has a close relationship with the surrounding agricultural landscape and the setting of open fields remains. Relevant for Upper Poppleton is that the rural setting to the southeast (boundaries 1/5) and northwest (boundary 2) of the village core remains wherein the medieval pattern of long, narrow plots extending to the open fields remains, being important to the setting of the village. However the 20C housing development, which in effect links Nether Poppleton and Upper Poppleton, extends up to the rear of the frontage buildings on the north-east side of the village core. For Nether Poppleton, this traditional open setting of the village continues for part of the way along the south side of Church Lane retained within the proposed Green belt (boundary 3/4). From there onwards it is replaced by the more recent and extensive suburban style of development, which in places has broken through onto Church Lane and Main Street. However, to the North the relationship between the village and the river remains largely undisturbed, with long narrow fronted plots extending between the two. The genuinely rural character of Manor Farm and St Everilda's Church and the historic associations with the origins of the village and relation ship with the river are key elements of the character of the conservation area which need to be protected.

The threat of coalescence to the south is exacerbated by the ribbon development along Station Road (Boundary 1 and boundary 5), to the south of Upper Poppleton which is physically close to the garden nursery close to the A59/A1237 intersection (including polytunnels) (boundary 5), the Garden Centre site (Local Plan allocation E16) and the Poppleton Bar Park & Ride (boundary 1), which provide significant urbanising influences and threaten the compactness of the Poppletons. Additionally, the village of Skelton is to the north east (boundary 4) and the main urban area of York to the south east where this adjoins the A1237 at York Business Park (Boundary 5).

Village Name:

Upper/Nether Poppleton

Landmark Monuments (Criterion 2)

2.1 The land to the north east (boundaries 3 and 4) needs to be kept permanently open to understand the original siting and context of heritage assets in the village

In Nether Poppleton, there are several listed buildings at the junction of Main Street and Church Lane (boundary 3/4). The open setting of land around this cluster is important context to the designated assets. This includes the Church of St Everilda (Grade II*) which is 12th Century in origin and is medieval moated site with fishponds and earthworks around associated with it to the north/northeast. Manor Farm (Farmhouse, garage & barn) also forms a group of important listed buildings dating from the 16th Century to 18th Century. The proposed boundary seeks to ensure that the importance of the setting and open context associated with these assets is retained.

2.2 Land to the west/ north west needs to be kept permanently open to understand the visual dominance and focal point of York Minster

Key view 1 (evidence 13a) from Green Hammerton is across the open fields on the approach to York from the A59. In order to remain dominant, the open land needs to be retained to the north of the village and to either side to preserve the dominant silhouette of the Minster emerging uninterrupted from the landscape as the sole evidence of the city.

2.3 Not applicable

Landscape and Setting (Criterion 3)

3.1 The land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact villages, particularly as perceived from open approaches.

Village Name:

Upper/Nether Poppleton

The relationship to York and its surrounding freestanding settlements, not simply to the distance between the settlements, but also the size of the villages themselves, and the fact that they are free-standing and clearly defined, is set out in the Heritage Topic Paper (Annex 1, Evidence 12), as a key feature of the setting and special character of York. A clock face of smaller compact villages is a key attribute of York's character. Poppleton's location within the settlement pattern is that of a large village outside the York Outer Ring Road, physically separated from surrounding development clusters. Despite merging, the overall scale and size of the settlement fits the pattern and distribution of villages around York. Allowing the village to grow significantly would take it out of proportion with the settlement pattern of York, an important character element identified in the Heritage Topic Paper (HTP); all boundaries are relevant to this consideration. The village is physically close to the main urban edge of the City (to the south – Boundary 1, 4 & 5) and Skelton (to the East- Boundary 3/4).

Relevant to all boundaries is that there is a clear distinction between the built up area and the open landscape beyond the settlement, which maintains a strong link between the village and its rural heritage. It is still important that the surrounding land is kept permanently open to continue the village's relationship with the rural landscape and retain the setting of the village within a rural settlement pattern, as per also criterion 1. Any development in this location would impact on the setting of the village, its field patterns and historic landscape features of the village.

Land around Poppleton is general characterised by large, flat, open fields. The A59, York to Harrogate railway line, the River Ouse and the A1237, all form important open approaches (Annex 1, Evidence 6). There are uninterrupted key views across open fields from these approaches which are particularly prominent when travelling west to east along the A59 (annex 1 – evidence 13),

Village Name:

Upper/Nether Poppleton

	<p>where the openness gives clear, long distance views, both to the countryside beyond, and from the countryside towards the village when approaching. The A59 presents a view of the Minster (key view 1) wherein, the west end of the Minster comes clearly into view at a distance of 9 miles, silhouetted against the sky. From this distance no other development in York can be easily delineated, and so the Minster is seen rising alone above the low-lying landscape of the Vale of York, breaking the flat horizon; this should be retained.</p> <p>The views from the A1237 towards Poppleton also gives an impression of open fields, with the clear boundaries of the village beyond. The boundary proposed seeks to retain these long distance and key views. To the north east, the countryside feels a bit less open, with the railway line and embankment, and the curve of the River Ouse, and a generally more tree'd landscape, obscuring more distant views. Views connecting the settlement to the city to the south east are obscured by the A1237 and its embankments, although it is acknowledged that there is a long distance general view towards the city from boundaries 4/5 (evidence 13).</p> <p>The relationship of Poppleton to the River Ouse is important in understanding its original siting and development. Views from the river into the original core of Nether Poppleton and open views across the River and the slightly rising land beyond are important as well as the openness around Millennium Green and Pond.</p> <p>3.2 Not applicable</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 The land is connected to an area of dense development, the village, and therefore relevant to sprawl</p> <p>All five of the boundaries are connected to an area of dense development and are all therefore at risk of sprawl. The main built up area on the whole, has a</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT</p>

Village Name:

Upper/Nether Poppleton

distinct urban edge, in contrast to the open area in which it sits and the density of development.

4.2/4.3 There is increased risk of sprawl to boundary 1 and 5 where there are a number of commercial / horticultural buildings set beyond the boundary. There is lower risk to sprawl on parts of boundary 4 where in parts there are structure beyond the boundary. There is low risk of sprawl to boundary 2 and majority of boundaries 1, 4 and 5 wherein there is a distinct edge to the built up area and open land beyond. The River Ouse contains potential for sprawl on boundary 3.

Generally, the built up part of Poppleton has a distinct urban edge in contrast to the open area surrounding the village, particularly to the west and north (boundaries 2 and 4) providing less risk of sprawl. The southern boundary (adjoining the A59 – Boundary 1/ Boundary 5) is at greatest risk of sprawl, due to presence of existing buildings/ uses and proposed developments. Boundary 3 is at least risk of sprawl as it is contained by the River Ouse.

Boundary 1 – There is predominantly an absence of structures to the rear of property curtilages which form the boundary with a strong sense of openness beyond which would restrict sprawl. However, Poppleton Nursery off station road to the south of the railway line is an example of existing sprawl/ ribbon development. Additionally, there are agricultural buildings to the south of Blacks Dike Lane adjacent to Manor Close. Both of these areas retain a sense of openness and connectivity with the wider rural landscape. Whilst the nursery is contained on one side by the railway and another by residential development, the southern edge is open to the agricultural fields to the A59. The agricultural buildings are contained by Black Dike Lane and Manor Close but are to the northern extent of large open fields. There is both a threat of ribbon development along the Lane and unconstrained development to the south. The

UNRESTRICTED SPRAWL.

Village Name:

Upper/Nether Poppleton

boundary seeks to prevent sprawl and further ribbon development along boundary 1.

Boundary 2 – There are no low density structures presenting a risk of sprawl directly adjacent to or beyond the boundary with the exception of Poppleton Sports Club and a distant farm off Cinder Lane. There is predominantly a very distinct and clear boundary between higher density village development and the open land beyond. Beyond the identified boundary are large, flat, open fields with strong sense of openness and wherein sprawl would be unrestricted. Poppleton Sports Club is within the Green Belt consisting of a sports club building and various outdoor pitches / tennis courts; this is deemed an acceptable use within the green belt.

Boundary 3 – the curtilage of residential development adjoins the River. The River Ouse forms a strong barrier to prevent sprawl. To the north east of the boundary, adjoining boundary 4, is open land associated with the church with open fields beyond. Development of this would be contained by the River Ouse and Church Lane beyond but the boundary seeks to prevent this risk; development in this location is important to Purpose 4 and the historic character of Nether Poppleton.

Boundary 4 – St Everilda’s Church and Poppleton Tithe Barn are lower density buildings located beyond the northeastern section of the boundary. These are contained on two side by Church Lane (Southwest/east) beyond which is Millennium Green and Pond, and a post and rail fence to the northeast/west, beyond which land is open to the River Ouse which would restrict sprawl. The boundary seeks to prevent sprawl and retain these structures in the Green belt as the open setting of these buildings in the open landscape is important to Purpose 4. The middle section of the boundary has no structures and land to the east is open large format fields only constrained by the residential development of the village to the west and railway line to the east. The southern boundary

Village Name:

Upper/Nether Poppleton

	<p>section includes Poppleton Tigers Junior Football Club (building with associated pitches); this is deemed to be an acceptable use within the Green belt. However, there is a field between the high density development edge and the football club putting at risk the boundary for potential ribbon development between the two or loss of the intervening field to the north and development to the south on Millfield Lane (caravan site and farm complex, adjacent to the A1237.</p> <p>Boundary 5 – There are predominantly no buildings in the open fields beyond the boundary to the south on Long Ridge Lane and to the east of Station Road to the north of the railway line with the exception of development further south along Millfield lane and an equestrian use (to the north of Poppleton Station), both of which are contained within a defined curtilage and deemed acceptable uses within the Green Belt. To the east of Station road to the south of the railway line, there are a number of buildings close to the junction of the A1237 /A59 including a garden centre and several isolated properties adjacent to the intersection. The horticultural use and isolated dwellings are retained within the green belt to prevent sprawl to and coalescence with the A1237 with higher density development.</p> <p>To the south of the A59, beyond boundary 5, there is a cluster of commercial development and Poppleton Bar Park & Ride (an acceptable use within the green belt) as well a row of 4 isolated dwellings adjacent to the A59. Cumulatively, these increase the risk of sprawl towards the A1237, impacting on the openness of the land to the south of the A59. Development is constrained by North Field Lane and the A59 with potential risk for sprawl (infill) to the A1237.</p>	
Purpose 3	(criterion 5) 5.1 / 5.2 /5.3 The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it, or acceptable uses within it. Land is characteristically open, predominantly without urbanising influences	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE

Village Name:

Upper/Nether Poppleton

Safeguarding the countryside from encroachment

and contributes to the character of the countryside through openness and views, with the exception of boundary 5. Land beyond boundaries 1 & 5 adjacent to the A59 has urbanising influences.

In summary, the land adjacent to boundaries 1-5 is generally characterised by an absence of built development/urban influences and should be protected from future potential encroachment. There are a number of buildings/urbanising influences beyond parts of boundary 1 & 5.

Whilst Poppleton is clearly urbanised in nature, the surrounding countryside to the west, north and east is predominantly rural open land. The limited development beyond the current densely built up extent of the village in these areas is mainly farmsteads and isolated or very small clusters of dwellings, which reflect the openness and agricultural heritage of the area. However, more development has occurred to the south of the A59 around Northfield Lane, adding a degree of encroachment.

For all boundaries with the exception of the southern end of boundary 1 & 5, the land functions as part of the countryside, in terms of relationships within it or acceptable uses within it. The openness, views and accessibility contributes positively to the character of the countryside.

Boundary 1 – land adjacent to boundary 1 is characterised by an absence of built development or urbanising influences, apart from several isolated farmsteads, Red Lion Motel and railway line, being characterised by large open fields forming a strong contrast to the built extent of the village.

Boundary 2 – land adjacent to boundary 2 is generally characterised by an absence of built development or urbanising influences, apart from Poppleton Sports Club (building and pitches), being characterised by large open fields forming a strong contrast to the built extent of Poppleton, to the east.

COUNTRYSIDE FROM ENCROACHMENT

Village Name:

Upper/Nether Poppleton

Boundary 3 – urbanising influences extend to the River Ouse which forms a strong barrier to encroachment and is a key characteristic connecting the village to the wider, open countryside beyond.

Boundary 4 - land adjacent to boundary 3 is generally characterised by an absence of built development or urbanising influences with the exception of St Everilda’s Church & the Tithe Barn complex and railway line beyond. These open landscape and rural character of these buildings have a strong connection to the rural character of the landscape beyond, which is characterised by large open fields. Predominantly, there is a strong contrast between the large open fields the built extent of Poppleton, to the south & west, along the remainder of the boundary.

Boundary 5 - land adjacent to boundary 5 has a number of buildings and urbanising influences around the intersection of the A1237 and A59, and to the south of the A59, which results in a degree of encroachment into the countryside and impacts on the function of the land as part of the countryside, in terms of relationships within it or acceptable uses within it. The location of the park and ride to the south west has also resulted in a degree of encroachment but is deemed an acceptable use within the green belt.

Local Permanence

Proposed boundary description and recognisability

The Green Belt boundary around Poppleton follows the easily identifiable boundaries of roads and property boundaries which ensure a recognisable boundary that clearly delineates between built and open: much of the development in the village faces out on to open agricultural land.

Boundary 1 – beginning at the entrance to the village at the junction of the A59 and Station Road, the village’s western Green Belt boundary follows the rear property boundaries of Station Road, along Manor Close and turning west, along the route of Black Dike Lane. It then follows the field boundary where it abuts

The proposed boundary has associations with historical features and has been established for a significant period of time.

Village Name:

Upper/Nether Poppleton

rear property boundaries, following Hodgson Lane, then following the boundary where the extent of the building line north of Hodgson Lane ends. It then follows the rear boundaries of properties on Westfield Lane and Willow Croft, to the point where the boundary crosses Westfield Lane. The boundary in this section consists of a combination of hedges, trees & fences, forming the curtilage boundaries of properties. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 2 – the boundary then follows the rear boundaries of properties on Westfield Close and Beech Grove (with the allotments being in the Green Belt), before cutting through the grounds of All Saint’s Church and going round the farm buildings before following a tree / hedge boundary, following part of School Lane, then going round Poppleton Ousebank Primary School and then following Main Street and its adjacent wooded areas forming the north west edge of the village, to its border with the River Ouse. The boundary in this section consists of a combination of hedges, trees & fences, forming the curtilage boundaries of properties and the carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 3 – the boundary follows the alignment of the River Ouse to the east. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 4 – the boundary turns south along the side boundary of a residential property, before following the route of Church Lane and turning west along the field boundary which abuts the rear property boundaries off Church Lane, Hillcrest Avenue and Millfield Gardens. The boundary then briefly follows the route of Millfield Lane. The boundary in this section consists of a combination of hedges, trees & fences, forming the curtilage boundaries of properties and the

This definition is reinforced by containing the limits of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

Village Name:

Upper/Nether Poppleton

	<p>carriageway. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>Boundary 5 – the boundary follows the rear curtilage boundaries of properties on Long Ridge Lane and Station Road, before crossing over the railway line southwards, continuing to follow the recognisable rear boundaries of properties on Station Road, including the most extended gardens of those residential properties that are at the southernmost extension of the village, before the A59. The boundary in this section consists of a combination of hedges, trees & fences, forming the curtilage boundaries of properties. The boundary is recognisable and is easily determined on OS maps and on the ground.</p>	
Permanence of proposed boundary	<p>Boundary 1: The boundary follows historic field boundaries for the most part, pre-dating the mid 19th Century, with more modern 20th Century housing built up to the boundary. The majority of the boundary on the west side of Station Road, follows the rear curtilage boundaries of properties dating from the 20th Century, rather than historic field boundaries. The boundary offers permanence.</p> <p>Boundary 2: The boundary follows historic field boundaries, pre-dating the mid 19th Century, with more modern 20th Century housing built up to the boundary, in some areas. The boundary offers permanence.</p> <p>Boundary 3: The boundary follows the historic River Ouse. The boundary offers permanence.</p> <p>Boundary 4: The boundary follows historic field boundaries, pre-dating the mid 19th Century, with more modern 20th Century housing built up to the boundary. The boundary offers permanence.</p> <p>Boundary 5: The boundary generally follows the curtilage boundaries of properties dating from the 20th Century, rather than historic field boundaries. The boundary offers permanence.</p>	

Village Name:

Upper/Nether Poppleton

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

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

Sustainable patterns of Development:

There are services and facilities available within the village providing access to services within 800m and transport links into York. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence.

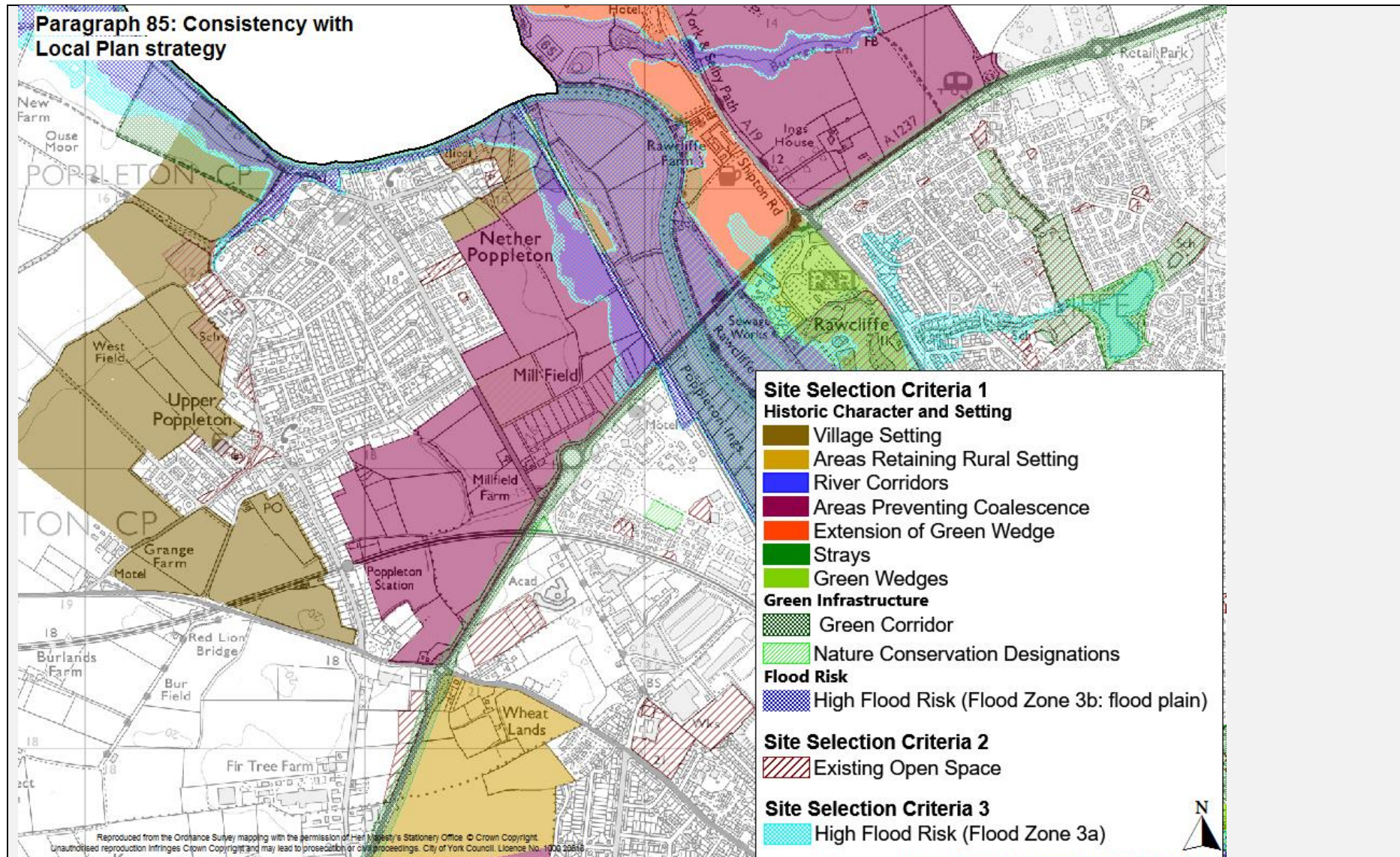
However,

- Land adjacent to the village is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of retaining the rural setting of the village (E2) (boundaries 1, 2 and 4) and preventing coalescence (area G5) (boundaries 4 and 5). Land to the east beyond the railway line (boundary 4) is a Green Wedge [SD107]. The scale and compact form of the area and its wider landscape and setting are important features to maintain [SD103].
- There is designated open space associated with Poppleton Sports Club (boundary 2), Millennium Green and Poppleton Tigers (both boundary 4) [SD085];
- There are areas of high flood risk (Zone 3b and 3a) associated with the River Ouse (boundaries 2 and 3 and land beyond boundary 4);
- Land adjacent to the River Ouse is a candidate site of interest for nature conservation (SINC) (boundary 3);
- The A1237 is a Local Green Corridor (number 12), which is in close proximity to boundary 5.

The open land surrounding the village is therefore **not suitable for development in line with the Local Plan strategy.** Given the urbanising influences of commercial development to the south of the A59 and limited spatial constraints of this location, **there is some potential for development beyond boundary 5 to the south of the A59.**

Village Name:

Upper/Nether Poppleton




Village Name:

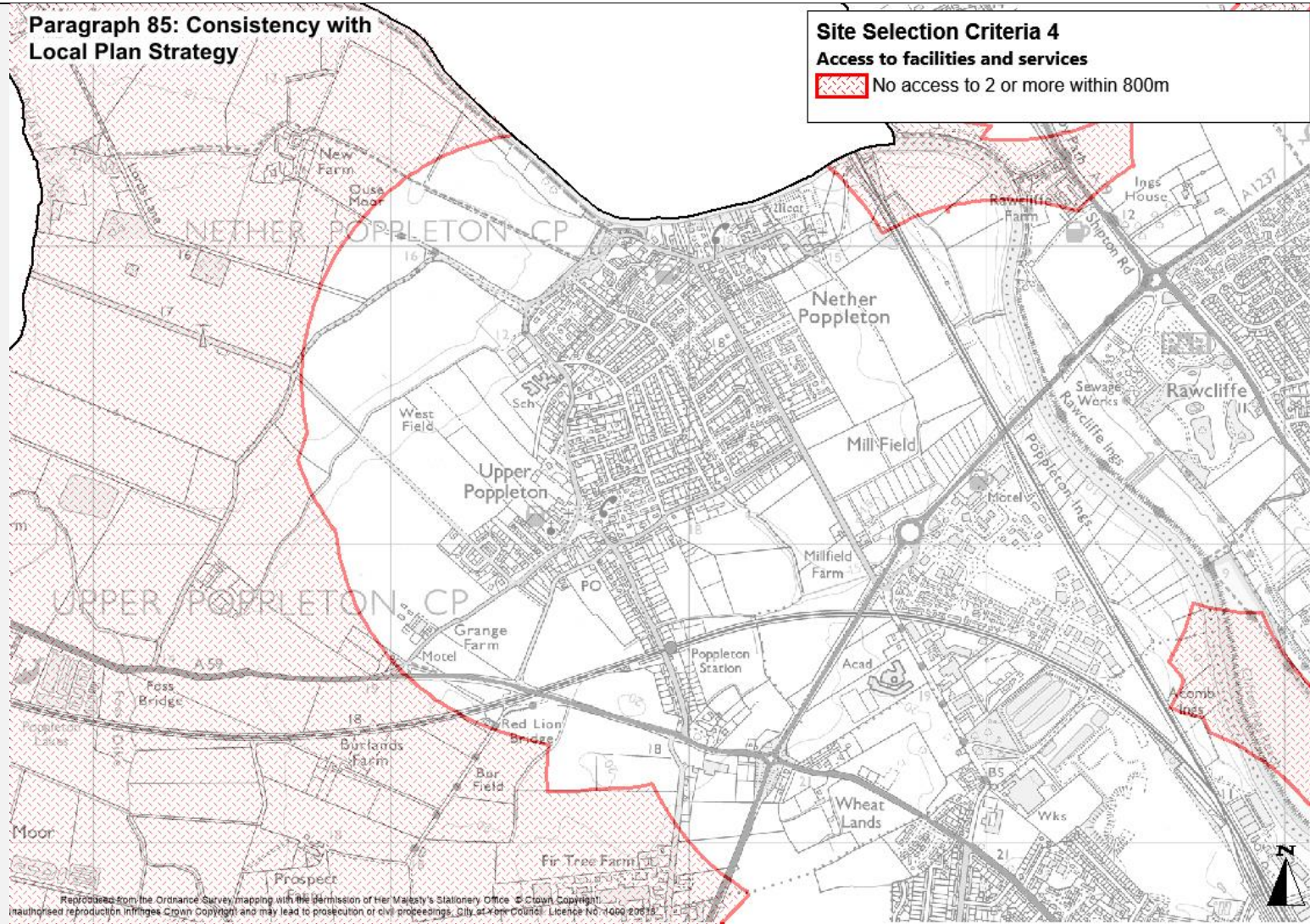
Upper/Nether Poppleton

Paragraph 85: Consistency with Local Plan Strategy

Site Selection Criteria 4

Access to facilities and services

 No access to 2 or more within 800m



Village Name:

Upper/Nether Poppleton

Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; Site 742 has been allocated as employment allocation E16 'Poppleton garden Centre'.

Boundary 1:

Site 348 Historic application in 2012



Site 215 Submitted in call for sites 2012



Site 439 Historic planning application in 2012



Site 581
Submitted at Call for sites 2012



Site 763
Submitted at Preferred Options 2013



Site 958
Submitted at Pre-Publication Consultation 2017



Boundary 2:

Village Name:

Upper/Nether Poppleton

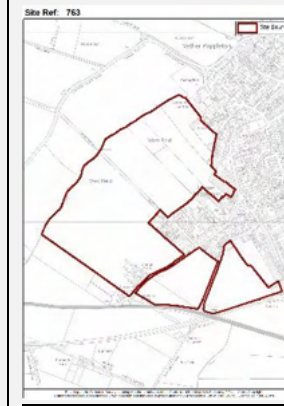
Site 226 submitted at Call for Sites 2012



Site 227 submitted at Call for Sites 2012



Site 763 Submitted at Preferred Options 2013



Boundary 3: N/A

Boundary 4:

Site 67 submitted at call for sites 2012



Site 92 submitted at call for sites 2012



Village Name:

Upper/Nether Poppleton

Boundary 5

Site 415 Historic Application 2012



Site 774

Submitted at Preferred Option 2013



Site 769

Submitted at Preferred Option 2013



Site 775

Submitted at Preferred Option 2013



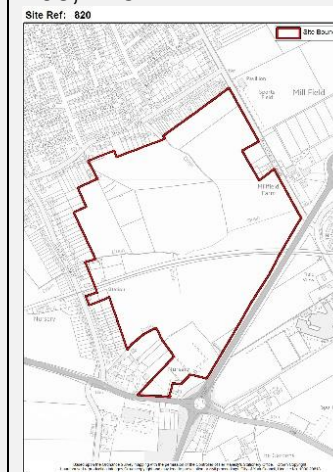
Site 923

Submitted Preferred Sites Consultation 2016



Site 820

Amalgamated site comprising sites 774, 92, 106, 775



Village Name:

Upper/Nether Poppleton

Site 887

Submitted Preferred Sites Consultation 2016



953

Post Preferred Sites Consultation 2016
Officer boundary



742

Submitted Preferred Options 2013

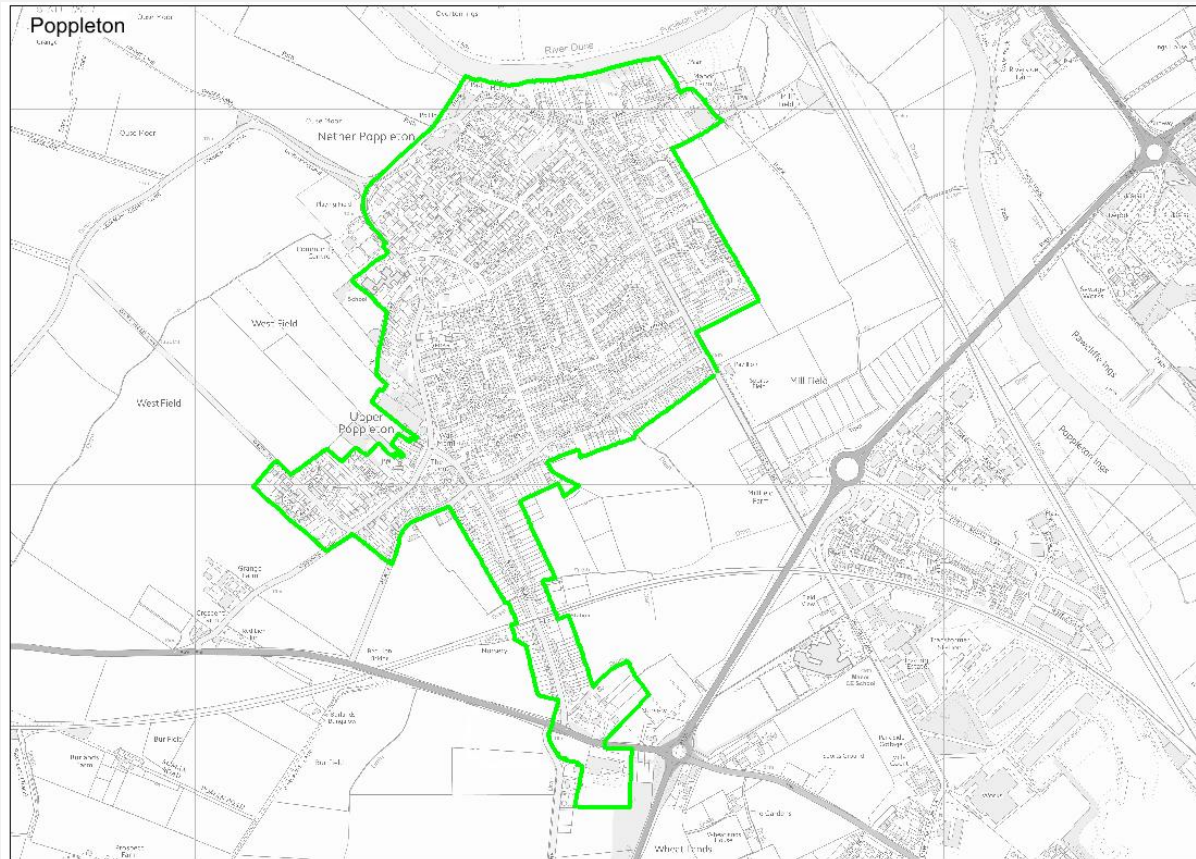


Village Name:

Upper/Nether Poppleton

Determining a clear, defensible boundary

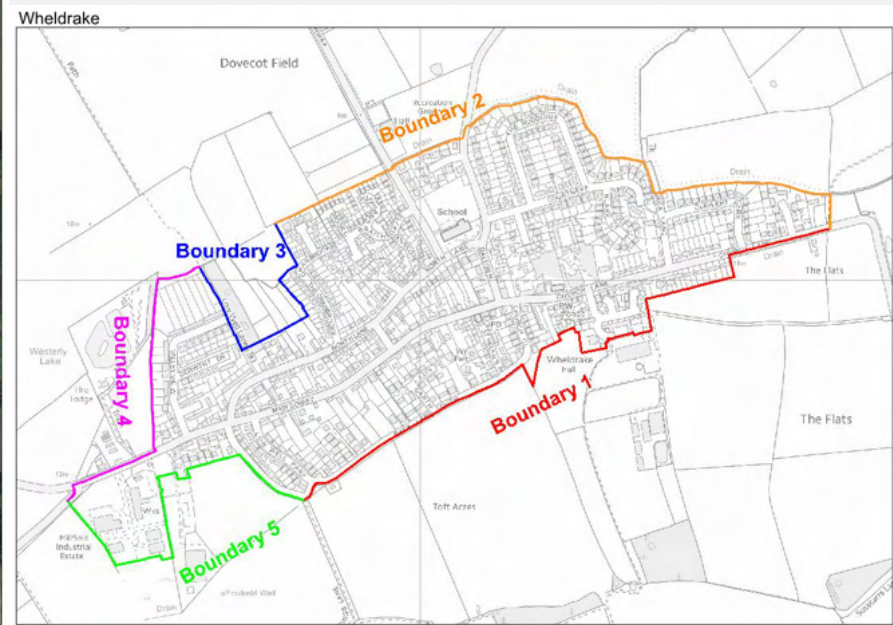
In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for a commercial allocation in line with the sustainable pattern of development. The most appropriate location for this development has been determined as allocating brownfield land to the south of boundary 5. This results in the final Green Belt boundary as follows:



Village Name:

Wheldrake

WHELDRAKE



Scoping: Strategic Principles: SP5

Character of the Area: Wheldrake retains the strongly rural, pastoral character of a linear village founded in agriculture. It exhibits a classic medieval village “toft and croft” layout, of houses in set in their own enclosed field or grounds. Its legacy of historic buildings and the qualities of its streetscape also generate a distinct sense of place, of arrival from the isolated countryside. The medieval form and layout of the village survives, with long narrow plots of land extending from Main Street to the “back lanes”, North Lane and Back Lane South. The latter retains its open setting beyond, but residential development now comes right up to much of both back lanes, and extends further beyond North Lane in small residential estates, and offers little more than glimpsed views within and around the village.

This village exhibits a low degree of openness and does not contribute to the openness of the Green Belt. Wheldrake is therefore inset within the Green Belt.

Village Name:

Wheldrake

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)	
	1.3	Yes				Yes (1,2 & 4) No (3&5)	
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	4.3	
	2.2	No				5.1	Yes
	2.3	No				5.2	Yes
Criterion 3 Landscape and Setting	3.1	Yes			5.3	Yes	
	3.2	No					
GB Purpose	Discussion					Outcome	
<p>Purpose 4 – Preserving the setting and special character of historic towns</p>	<p>Compactness (Criterion 1) 1.1 / 1.2 / 1.3 The land needs to be kept permanently open to maintain the scale/ identity of the compact village in rural landscape and to a connection to open and historic setting. There are views of the village on approach through an open and rural landscape and a risk of the village expanding such that it loses connection with its historic core.</p> <p>Wheldrake lies in the southern part of the Vale of York, situated 7 miles to the south east of York, and nestled amongst open fields. The medieval form and layout of the village survives, with long narrow plots of land extending from Main Street to the “back lanes”, North Lane and Back Lane South. The Heritage Topic Paper (Annex 1, Evidence 12)</p>					<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>	

Village Name:

Wheldrake

further notes that York's planned rural villages are typically of curving linear form, showing a main street with burgage plots running to historic back lanes, broad planted verges and views out to open countryside. The original plots have been infilled, and expanded to the north. In the main, the scale of expansion is less significant to the south of the village (boundary 1 and 5), where Back Lane south still provides a distinct and consistent boundary to the open fields beyond (noting the anomaly of the adjacent industrial estate).

Church Lane saw the first stage of linear expansion beyond the original core and historic back lanes; development encompasses a range of ages, types and styles of dwelling, extending beyond the easternmost extent of the Conservation Area (and the former Rectory) along Main Street. Subsequently, the sale of many farms and houses by the main landowner in Wheldrake in the 20th Century led to an increase in development, filling in the land between main street and the back lanes, and extending beyond North Lane in small estates. Boundaries 2, 3 and 4 are drawn around the gardens of this 20th Century residential expansion.

The village has broadly retained its rural setting, views across agricultural landscape and connection to its historic core. There is a risk that further expansion outwards from Main Street, particularly to the north (beyond boundaries 2, 3 and 4) would result in the village losing its compact scale. There is little risk of coalescence given the remoteness of neighbouring farms. In the main, the boundary to the village is well defined; there is a clear distinction between built and open.

All 5 boundaries have a role in maintaining compactness and preserving the scale and identity of the village. Retaining boundary 4 is particularly important in protecting against further unconstrained expansion west, potentially reducing the field gap on the

Village Name:

Wheldrake

open approach into the village. Boundary 5 marks the edge of the industrial estate, which offers the greatest risk to expansion west towards Millfield Farm.

Landmark Monuments (Criterion 2)

2.1 / 2.2 / 2.3 Land does not need to be kept permanently open to understand the original siting and context of York Minster, and its visual dominance over the landscape, or any other landmark monuments/village focal points.

There has been extensive estate-type and backland development which runs counter to the historic form of the village. It is the form of the medieval village, its street pattern and distinct sense of place, rather than individual monuments, which afford it its special character. No single building is dominant or prominent in views.

Landscape and Setting (Criterion 3)

3.1 Land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact villages, particularly as perceived from open approaches.

3.2 Not applicable

The relationship of York to its surrounding settlements, not simply to the distance between settlements but also the size of the villages themselves, and the fact that they are free-standing and clearly defined, is identified by the Heritage Topic Paper [Annex 1, evidence 12] as a feature of the setting and special character of York. A clock face of smaller, compact villages is a key attribute of York's character.

Land west of the village is identified in the GB Appraisal [Annex 1, Evidence IIb] as part of the extended green wedge running south east from Heslington Common. These areas of undeveloped land outside the ring road are noted for their significance in retaining the

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	<p>open approach and setting of York. Despite its distance from the city, Wheldrake clearly has a relationship as part of the historic hinterland of York.</p> <p>Because of the wide, flat landscape, and relative lack of woodland, the village is visible across arable fields from its approach roads. North of boundary 2, 3 and 4, the wider landscape is mostly flat, open fields, which the Historic Landscape Characterisation study [Annex 1, evidence 19e] recognises as having significant legibility of landscape features preserved through time (boundary 2 and 3). Similarly, south of boundaries 1 and 5, the slightly higher ground is given over to expansive open fields growing arable crops, with some small copses. Wheldrake strongly retains its historic setting as a village in rural, agricultural landscape.</p> <p>East of the village (east of Church Lane/Thorganby Road) there is some pasture and a small amount of arable land, but the wider landscape is mainly the Wheldrake Ings. The meadows at Wheldrake Ings are nationally important, and are the reason why Wheldrake Ings, as part of the Lower Derwent Valley, is designated as a Special Area of Conservation (SAC). Wheldrake Ings is also designated as a Special Protection Area, a RAMSAR, a Site of Special Scientific Interest and a National Nature Reserve. The landscape east of the village, part of the Derwent Valley floodplain, has therefore shaped and constrained growth to the east.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p>	<p>(Criterion 4)</p> <p>4.1 / 4.2 / 4.3 The land is connected to an area of dense development, the village, and therefore relevant for sprawl. Adjacent to three of the boundaries land is unconstrained by built development on more than one side, however land adjacent to two of the boundaries is enclosed on three sides. The presence of buildings or a risk of ribbon development does not increase the risk of sprawl.</p> <p>The main built up area of Wheldrake has a distinct edge to the built up area in contrast to the open area in which it sits and the density of development. Land connected to the</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

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	<p>urban area is at risk of sprawl for boundaries 1, 2 and 4 as the land is not contained. However the land is contained on 3 sides for boundaries 3 and 5.</p> <p>Boundary 1 is drawn tightly along the built up edge of the village, following the extent of Back Lane South and rear property boundaries. Importantly, the boundary is drawn to include the pre-fab agricultural buildings directly to the south of The Pastures in the green belt, recognising that there is scope for sprawl occurring due to the presence of built structures on the adjacent land.</p> <p>Beyond boundary 4 there is an isolate property and former garden nursery development; Boundary 4 contains the developed edge of the village in order to control further expansion west and to help maintain the scale of the compact village resisting sprawl.</p>	
<p>Purpose 3</p> <p>Safeguarding the countryside from encroachment</p>	<p>(Criterion 5)</p> <p>5.1 / 5.2 / 5.3 The land surrounding the village predominantly functions as part of the countryside in terms of its relationship with it or acceptable uses within it. Land is characteristically open, predominately without urbanising influences, and contributes to the character of the countryside through openness and views.</p> <p>The village is approached from open countryside on all routes. The York Landscape Character Appraisal [Annex 1, Evidence 8] describes the wider landscape around Wheldrake as Wooded Arable Lowland, with land to the east falling within the flat River Derwent floodplain. The countryside and agricultural landscape around Wheldrake includes both arable and pastoral farmland. Recent diversification has led to an increase in areas being used for leisure purposes such as a golf course, fishing lakes and caravan pitches as well as conversion of redundant farm buildings to office spaces and dwellings.</p> <p>Land north of boundary 2, 3 and 4 is a broad arc of flat, mainly arable land to the north of the village. There are a number of green belt appropriate uses within this area, including</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.</p>

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a golf course, fishing lakes and caravan sites, which do not compromise the character of the countryside.

From the west, along Wheldrake Lane, there are a number of brick farms houses and associated buildings, typically set back from the road and commonly found within the countryside. The road itself does not have street lighting and retains the feel of passing through agricultural landscape; Swallow Hall Golf Course on its northern side, is heavily screened by trees and does not interrupt this ruralilty.

The western entrance to the village (boundary 4) is marked by the Industrial Estate (to the south) and former garden centre (to the north); the redundant former nursery buildings are separated from the built up edge of Wheldrake by one field and, while developed, its use (currently a small caravan park and fishing lake) is compatible with countryside and agricultural uses and is an acceptable use in the Green Belt. Boundaries 4 and 5 contain the developed edge of the village, including the industrial estate within the village envelope in order to control further expansion west and to help maintain the scale of the compact village to resist encroachment.

Local Permanence

Proposed boundary description and recognisability

Boundary 1 - Along the southern edge of the village, the Green Belt follows the line of Back Lane South which has housing abutting one side of the road facing open agricultural land. The road itself is excluded from green belt; the single property south of Back Lane South is therefore included in green belt. The boundary continues along the rear and side gardens of property fronting Church Lane towards Wheldrake Hall. Adjacent, and south of The Paddocks, the boundary includes in green belt the agricultural buildings abutting the urban edge, following a walled property boundary and continuing east following rear property boundaries before following Church Lane to the easternmost point of the village. The boundary is recognisable as the rear boundaries of properties and the edge of the road carriageway easily determined on OS maps and on the ground.

The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits

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Boundary 2 - The boundary then heads north following the rear of properties on the eastern and northern side of Blue Slates Close, Derwent Park, Courtneys, The Ruddings, Greengales Lane and The Broadlands as a recognisable boundary, providing a clear distinction between built and open land (noting that the sports fields and courts to the north of Broadlands are included in green belt). The boundary continues west along the side property boundaries on Broad Highway and rear property boundaries of houses on Ruffhams Close, Moor Close and to the north of The Cranbrooks. The boundary is recognisable as the rear boundaries of properties easily determined on OS maps and on the ground

Boundary 3 - The boundary then dips south along the rear property boundaries of houses on western side of The Cranbrooks and North Lane before following the tree lined route of Low Well Lane (track) following the dense tree belt round to the west to the point where it turns west. Where the boundary deviates from physical, permanent features it follows a consistent line connecting 2 points on the ground. The boundary is recognisable as the rear and side boundaries of properties easily determined on OS maps and on the ground

As an alternative, land contained on 3 sides by boundary 3 could instead be included within the village envelope. However, as identified through purpose 4, the land has significant legibility of landscape features preserved through time [Annex 1, evidence 19e] important for the historic setting of the village. On balance, the proposed boundary seeks to retain this important relationship to the village.

Boundary 4 - From here, the boundary follows the rear property boundaries of houses on Valley View. At the entrance to the village, the Green Belt boundary follows Main Street to the west to the junction with Wheldrake Lane. The adjacent former nursery, Caravan Park and fishing lake are included in green belt. The boundary is recognisable as the rear

of the urban area in this location where it meets less dense and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.

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	<p>boundaries of properties and the edge of the road carriageway easily determined on OS maps and on the ground</p> <p><u>Boundary 5</u> - the boundary continues south around the recognisable western boundary of Millfield Industrial Estate before running in an east-west direction to the south of the existing units on the industrial estate then along the eastern side of the industrial estate (but excluding the large unit to the south east, which remains in the Green Belt) before running along the rear boundary of properties on Main Street, Millfield Court and Dykeland Close. The boundary is recognisable as the side and rear boundaries of properties easily determined on OS maps and on the ground</p>	
Permanence of proposed boundary	<p><u>Boundary 1</u> - The majority of the boundary has historic permanence, following the route of the medieval Back Lane South; the remainder follows features established from mid-late 20th century.</p> <p><u>Boundary 2</u> - The majority of the boundary follows established features from mid-late 20th century,</p> <p><u>Boundary 3</u> - The majority of the boundary follows established features from mid-late 20th century, which themselves follow 19th century field boundaries, giving further historic permanence.</p> <p><u>Boundary 4</u> – The majority of the boundary follows established features from mid-late 20th century.</p> <p><u>Boundary 5</u> - The majority of the boundary follows established features from mid-late 20th century. Where the boundary follows Back Lane South it follows the medieval road, giving further historic permanence.</p>	

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Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

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

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

In line with the Local Plan Spatial Strategy, opportunities for growth of the village would be beyond its current boundaries. Land to all edges of Wheldrake has access to two or more services within 800m, with the exception of the western end of Boundary 5. The village could therefore potentially provide a sustainable location for growth.

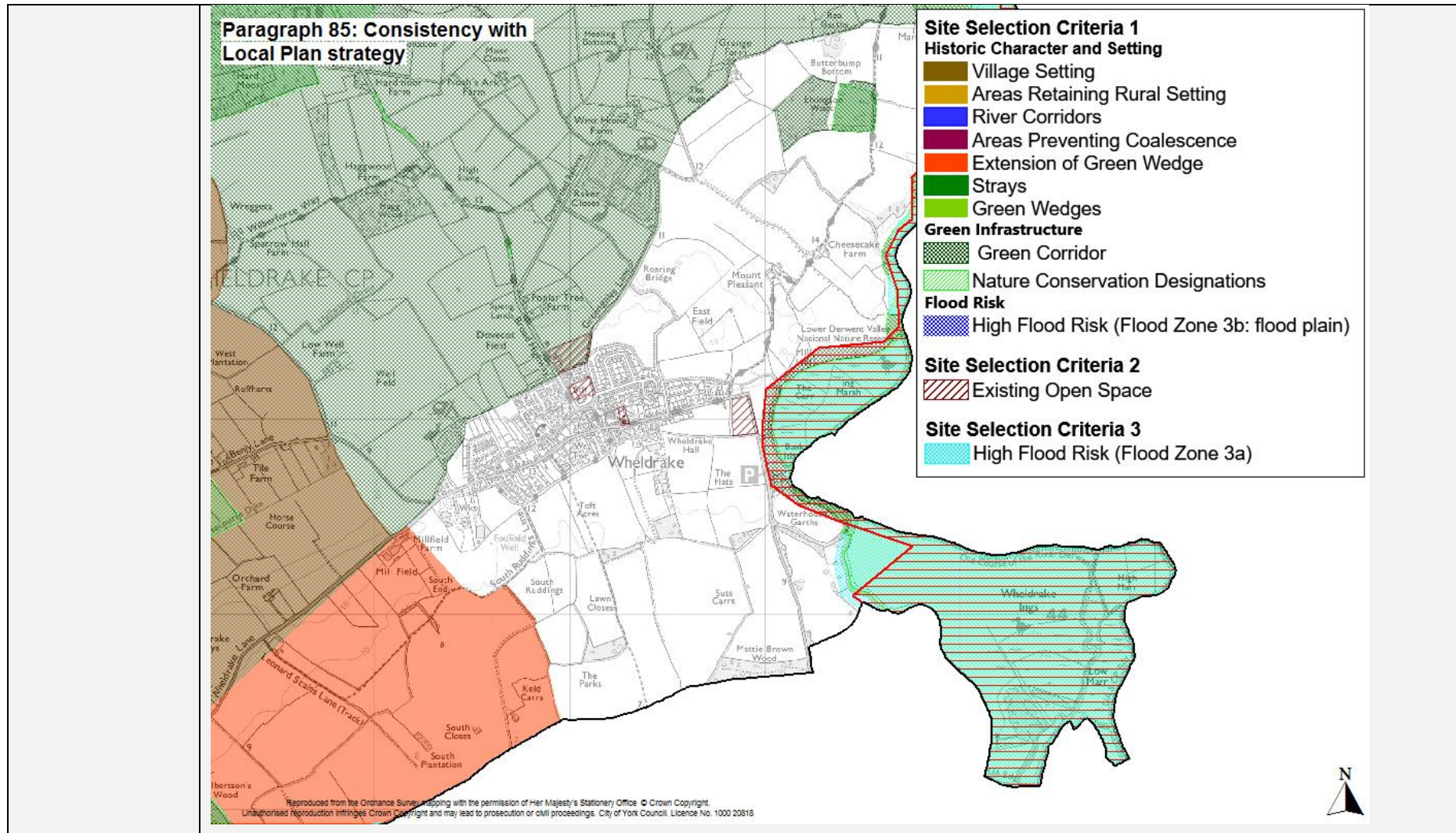
Additionally,

- Land adjacent to the village is not identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city; Land beyond boundary 5 to the west is an extended Green Wedge [SD107].
- There is designated open space on land beyond boundary 1 (allotments) and Boundary 2 (sports pitches [SD085]);
- There are no areas of high flood risk (Zone 3b and 3a) within or immediately adjacent to the village; Flood risk is identified to the east of boundaries 1 and 2 associated with the River Derwent.
- There are no nature conservation designations immediately adjacent to the village. However, The Lower Derwent Valley Special protection Area (SPA) and the River Derwent SAC are located within 500m of the east end of the village (boundary 1/2);
- The land to the north of boundaries 2-4 are part of a District Green Corridor (number 05) Elvington Tilmire.

The open land surrounding the village is therefore **has some potential for development in line with the Local Plan strategy.**

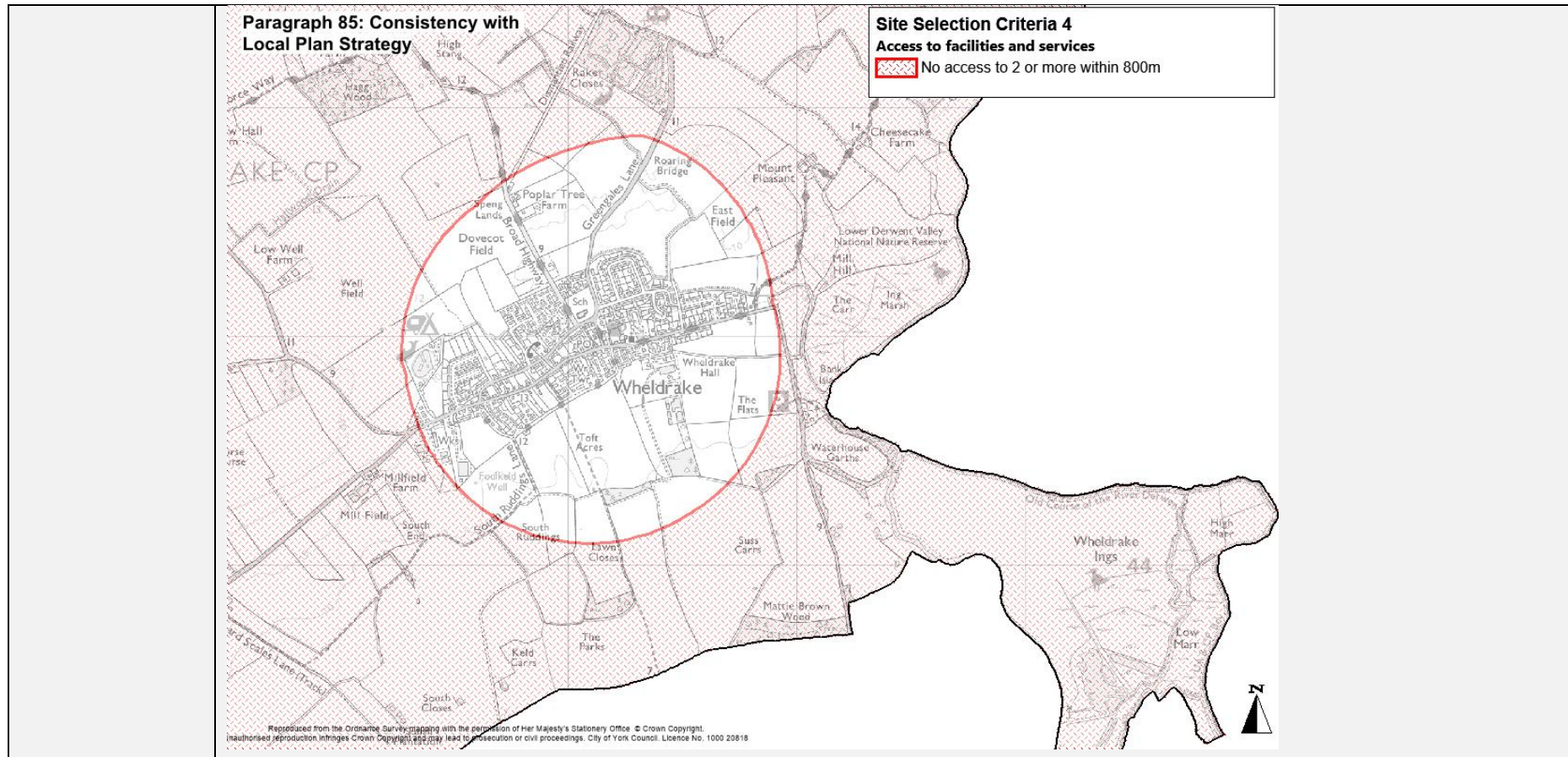
Village Name:

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Village Name:

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Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; Site 855 has been taken forward as allocation ST33 'Station Yard Wheldrake'. Additionally, an employment allocation has been identified as E8 'Wheldrake Industrial estate' (within the proposed boundary).

Village Name:

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Boundary 2

Site 752 Submitted at Preferred Options 2013. Not allocated



Boundary 2

Site 758 Submitted at Preferred Options 2013. Not allocated



Boundary 3

Site 11 Submitted at call for sites 2012. Not allocated



Boundary 3

Site 926 Submitted at Preferred Sites Consultation 2016. Not allocated



Boundary 3 Site 967 Submitted at Pre Publication Consultation 2017. Not allocated



Boundary 4 Site 961 Submitted at Pre Publication Consultation 2017. Not allocated



Boundary 5

Site 13 Submitted at call for sites 2012. See site 855.






Boundary 5

Site 817 Submitted at Further Sites Consultation 2014. See site 855.



Village Name:

Wheldrake

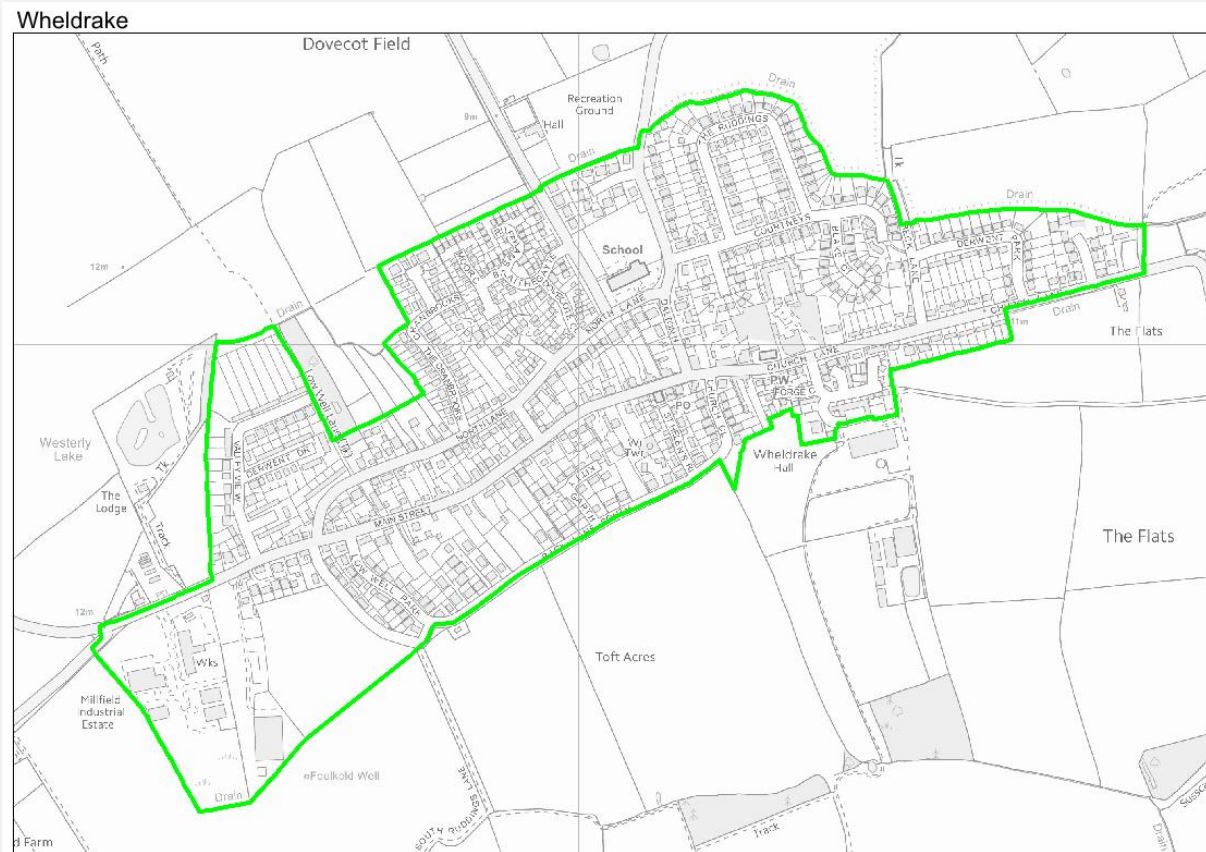
<p>Boundary 5 Site 855 Station Yard, Wheldrake – Allocated</p> <p>Site Ref: 855</p> 	<p>Boundary 5 Site 599 Historic site</p> <p>Site Ref: 599</p> 	<p>Boundary 5 Site 600 Historic site</p> <p>Site Ref: 600</p> 	<p>Boundary 5 Site 701 – planning application for employment</p> <p>Boundary 5</p>
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<u>Determining a clear, defensible boundary</u>	
<p>Site specific considerations from GB purpose analysis</p>	<p>Opportunities for growth need to consider the following:</p> <ul style="list-style-type: none">• Must consider compactness of the standalone urbanised area;• Must consider the perception of the development from open approaches;• Must consider potential to resist future encroachment and sprawl.

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In order to deliver long term permanence for the York Green Belt it has been determined that there is potential for the village to grow within a sustainable pattern of development. The most appropriate location for this development has been determined as allocating land to infill boundary 5. This results in the final Green Belt boundary for the Wheldrake as follows:



Village Name:

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Proposed boundary description and recognisability

Boundary 1 No Change - Along the southern edge of the village, the Green Belt follows the line of Back Lane South which has housing abutting one side of the road facing open agricultural land. The road itself is excluded from green belt; the single property south of Back Lane South is therefore included in green belt. The boundary continues along the rear and side gardens of property fronting Church Lane towards Wheldrake Hall. Adjacent, and south of The Paddocks, the boundary includes in green belt the agricultural buildings abutting the urban edge, following a walled property boundary and continuing east following rear property boundaries before following Church Lane to the easternmost point of the village. The boundary is recognisable as the rear boundaries of properties and the edge of the road carriageway easily determined on OS maps and on the ground.

Boundary 2 No Change - The boundary then heads north following the rear of properties on the eastern and northern side of Blue Slates Close, Derwent Park, Courtneys, The Ruddings, Greengales Lane and The Broadlands as a recognisable boundary, providing a clear distinction between built and open land (noting that the sports fields and courts to the north of Broadlands are included in green belt). The boundary continues west along the side property boundaries on Broad Highway and rear property boundaries of houses on Ruffhams Close, Moor Close and to the north of The Cranbrooks. The boundary is recognisable as the rear boundaries of properties easily determined on OS maps and on the ground

Boundary 3 No Change - The boundary then dips south along the rear property boundaries of houses on western side of The Cranbrooks and North Lane before following the tree lined route of Low Well Lane (track) following the dense tree belt round to the west to the point where it turns west. Where the boundary deviates from physical, permanent features it follows a consistent line connecting 2 points on the ground. The boundary is recognisable as the rear and side boundaries of properties easily determined on OS maps and on the ground

Boundary 4 No Change - From here, the boundary follows the rear property boundaries of houses on Valley View. At the entrance to the village, the Green Belt boundary follows Main Street to the west to the junction with Wheldrake Lane. The adjacent former nursery, Caravan Park and fishing lake are included in green belt. The boundary is recognisable as the rear boundaries of properties and the edge of the road carriageway easily determined on OS maps and on the ground

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	<p><u>Boundary 5</u> - the boundary continues south around the recognisable western boundary of Millfield Industrial Estate before running in an east-west direction to the southern extent of the curtilage for existing units on the industrial estate and continuing along the hedge/ tree lined field boundary to adjoin the corner of Back Lane South/South Ruddings Lane. The boundary is recognisable as the side and rear boundaries of the industrial estate and field boundary easily determined on OS maps and on the ground</p> <p><u>Recommendation</u> In defining a clear and defensible boundary for to the south of the allocation, it is recommended that the existing boundaries are strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a single boundary, which acts as a defined and recognisable urban edge which will be permanent in the long term.</p>
Permanence of proposed boundary	<p><u>Boundary 1 No change</u>- The majority of the boundary has historic permanence, following the route of the medieval Back Lane South; the remainder follows features established from mid-late 20th century.</p> <p><u>Boundary 2 No Change</u>- The majority of the boundary follows established features from mid-late 20th century,</p> <p><u>Boundary 3 No Change</u> - The majority of the boundary follows established features from mid-late 20th century, which themselves follow 19th century field boundaries, giving further historic permanence.</p> <p><u>Boundary 4 No Change</u> – The majority of the boundary follows established features from mid-late 20th century.</p> <p><u>Boundary 5</u> - The majority of the boundary follows established features from mid-late 20th century. .</p>
Summary	<p>Drawing on the assessment of Green Belt purposes, in order to mitigate the potential harm to the Green Belt the development :</p> <ul style="list-style-type: none">• Is an infill in the village contained on three side by existing development minimising sprawl and encroachment;• Avoids areas which have important connections to the historic rural setting of the village;

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- Can establish a contiguous boundary for the village, important to the perception of compactness of the village.

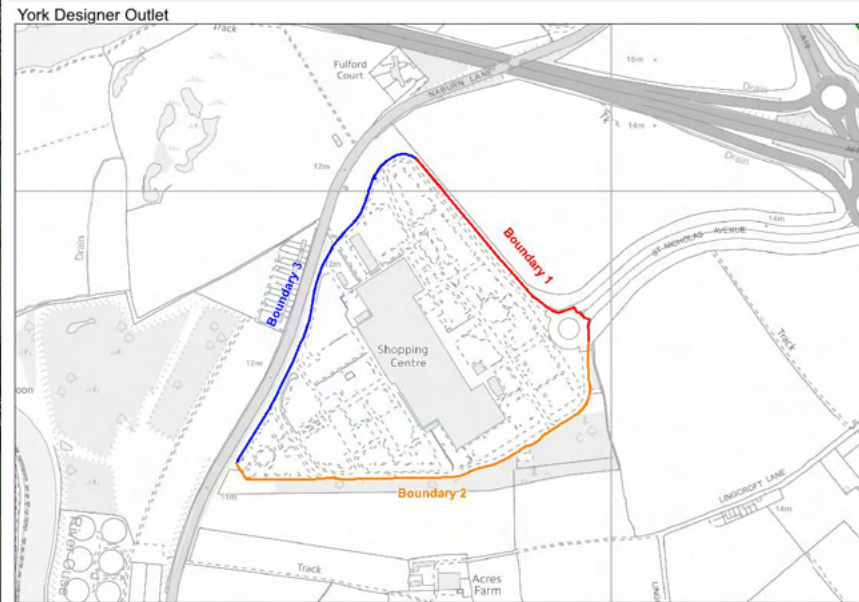
In defining a clear and defensible boundary, it is recommended that the southern boundary to the new allocation is strengthened as part of the masterplanning of the site (for example through the creation of landscape buffers) in order to create a boundary which acts as a defined and recognisable urban edge, which will be permanent in the long term.

Strategic Policy 'SS18: Station Yard, Wheldrake' 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.

Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

MCARTHUR GLEN DESIGNER OUTLET



Scoping: Strategic Principles: SP5

Character of the Area: York Designer Outlet is a popular, modern out of town shopping Centre, developed in the late 1990's, on the site of the former Naburn and Fulford Hospital. The York Designer Outlet provides a covered shopping centre with over 100 units within a landscaped setting incorporating car parking. It provides a modern, purpose built shopping experience on the grounds of a former hospital. Its location is distinctively separate and different to the other urban areas of York.

This densely developed area exhibits a low degree of openness, and does not contribute to the openness of the Green Belt. McArthur Glen Designer Outlet is therefore inset within the Green Belt.

Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

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

GB Purpose	Discussion	Outcome
<p>Purpose 4 – Preserving the setting and special character of historic towns</p>	<p>Compactness (Criterion 1) 1.1 Not applicable 1.2 / 1.3 Land needs to be kept permanently open to maintain the scale/ identity of the compact built-up area of the Designer Outlet in an open and rural landscape, and to prevent colaeasence with the southern part of York (to the north) and Bishopthorpe village (to the west)..</p> <p>The boundary of the Designer Outlet is contained to the former hospital site footprint resulting in a compact and contained development. This is reinforced by the physcial features around the Designer Outlet, which include clearly defined tree and hedge boundaries, providing a clear differentiation between the Designer Outlet & its associated car parking provision, and the open countryside beyond its boundary. The Designer Outlet is screened by</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.</p>

Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

a significant tree belt, emphasising its containment and compactness, when viewed from the flat, open approaches from key transport routes (A19, Naburn Lane and A64).

Land outwith all boundaries is identified as part of an 'Extended Green Wedge' [Annex 1, evidence 11b]. The Green Wedge covers a significant swathe of open land south of the A19, and it is notable that it is drawn tightly around the boundary of the Designer Outlet to maintain its relatively compact scale in the wider landscape. Given the proximity of the A64 and Fordlands Road area beyond to the north, and Bishopthorpe village to the west, the extended green wedge also has a role in constraining development from coalescing, maintaining the separate identity and visual separation of the Designer Outlet distinct from other settlements. Similarly, land to the south of the Designer Outlet (boundary 2) forms an important area of open land between the A19 and the B1222 Naburn Lane, and creates separation between the Designer Outlet and Naburn village, to the south

Landmark Monuments (Criterion 2)

2.1 / 2.2 / 2.3 Land beyond boundary 3 needs to be kept permanently open to understand the setting, prominence and tranquillity of Bishopthorpe Palace.

Expanding the Designer Outlet beyond its current boundaries to the west of boundary 3 (between the B1222 Naburn Lane and the River Ouse) would impact the setting of Bishopthorpe Conservation Area wherein views are afforded across the open landscape to Bishopthorpe Palace, which lies adjacent to the western banks of the River Ouse. Interrupting the open setting of the Palace viewed from the A64 in its pastoral and tranquil landscape would also be harmful.

Landscape and Setting (Criterion 3)

3.1 Land needs to be kept permanently open to protect the setting and special character of the wider city landscape and character of York, which includes a clock face of smaller compact villages (which in this respect relates to the wider setting of Bishopthorpe), and particularly as perceived from open approaches.

Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

	<p>The Designer Outlet is located to the south of York, just beyond the York Outer Ring Road (A64) and is set to the west of a primary arterial route into York (A19). The landscape is characterised as flat and open, with large, open fields to the north west and north east and smaller fields to the south, interspersed with hedges and small blocks of woodland.</p> <p>The land around the entirety of the Designer Outlet is identified as an 'Extended Green Wedge' [Annex 1, evidence 11b]. This originally covered the area to the west of Naburn Lane only (adjacent to boundary 3), to protect the open approaches to the City along the river valley, but was subsequently extended to include land adjacent to boundaries 1 & 2, as it was considered that the land formed an extension of the Fulford Ings Green Wedge and it was deemed important to protect this landscape characteristic on the A19 corridor towards Fulford and the landscape setting towards Naburn. Because of its openness, historic rural character and harmonious relationship with the urban edge at the gateway to Fulford and York, the A19 approach to York contributes to the historic character and setting of the City. The extended Green Wedge connects with the Green Wedge which includes both Middlethorpe Ings and Fulford Ings, providing an open setting to the river valley and approach to the City, important to the setting of York.</p> <p>The relationship of York to its surrounding villages relates not simply to the distance between settlements and their size, but to the fact that they are free-standing and clearly definable. Land outwith boundary 3 should remain open in order to aid the understanding of the historical relationship of the city to its hinterland (in respect of the setting of Bishopthorpe as a free-standing village), and as perceived from the open approaches of the A64 and A19.</p> <p>3.2 Not applicable</p>	
Purpose 1	(Criterion 4) 4.1 Land surrounding the more densely developed Designer Outlet is at risk of sprawl.	IT IS NECESSARY TO KEEP LAND

Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

Checking unrestricted sprawl	<p>The Designer Outlet is a built up area set within an open landscape. For all 3 boundaries land is unconstrained by built development on more than one side.</p> <p>4.2 The presence of low-density residential and other structures outwith boundary 3 increases the risk of sprawl.</p> <p>Beyond boundary 3, there is a row of approximately 20 semi-detached and terraced dwellings adding a degree of urbanisation and built structures adjacent to the boundary. To the south west of the boundary, lies Naburn Sewage Works, an extensive area of operational works and associated buildings – much of the development contained behind earth bunding and landscaping.</p> <p>4.3 Land directly outwith all boundaries is unconstrained, however wider sprawl is contained by strong infrastructural/natural features.</p> <p>Land outwith all 3 boundaries is unconstrained by built development, but the presence of the significant infrastructure of the A64 and A19 to the north and east provides a strong barrier to more extensive sprawl. West of boundary 3, the River Ouse acts in the same way.</p>	PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.
Purpose 3 Safeguarding the countryside from encroachment	<p>5.1 / 5.2 / 5.3 The surrounding land predominantly functions as part of the countryside and contributes to the character of the countryside through openness and views</p> <p>The surrounding land adjacent to all three boundaries is characterised by generally flat open fields with an absence of built development and urbanising influences. For boundary 1 the A64, A19 and other smaller roads nearby are obvious urbanising features, but their impact lessened by the wide expanse of natural landscape. For Boundary 2 there are several isolated buildings and farmsteads and Naburn Sewage Works adds a degree of built structures in the open countryside. For Boundary 3 - a row of approximately 20 semi-detached and terraced dwellings on Naburn Lane adds a degree of urbanisation and built structures adjacent to the boundary along with Naburn Sewage Works. Predominantly, the land beyond all boundaries</p>	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.

Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

remains open, agricultural fields and woodland for a significant distance, and the boundary clearly defines the Designer Outlet's developed edge.

Local Permanence

Proposed boundary description and recognisability

The Green Belt boundary around York Designer Outlet follows the easily identifiable boundaries of a mature tree and hedgerow belt & fencing and the perimeter road which encircles the whole Designer Outlet and its car parks, which ensure a recognisable boundary that clearly delineates between built development and open land.

Boundary 1 – From the northern extent of York Designer Outlet, the Green Belt boundary runs in a south easterly direction, to the roundabout at the entrance to York, at the western extent of St Nicholas Avenue. The boundary in this section consists of mature tree and hedgerow belt & fencing and the perimeter road, forming the curtilage boundaries of the development. The boundary is recognisable and is easily determined on OS maps and on the ground.

An alternative boundary of the A64 risks insetting a significant tract of open land, important to the setting of the City and in preventing coalescence with southern York/Fordland Road area.

Boundary 2 – From the roundabout at the western end of St Nicholas Avenue at the entrance to the Designer Outlet, the boundary runs along the southern boundary of the Designer Outlet, to the south western edge of the site. The boundary in this section consists of mature tree and hedgerow belt & fencing and the perimeter road, forming the curtilage boundaries of the development. The boundary is recognisable and is easily determined on OS maps and on the ground.

Boundary 3 - From the south western edge of the site, the boundary runs along the western boundary of the Designer Outlet, to the northern extent of the site. The boundary in this section consists of mature tree and hedgerow belt & fencing and the perimeter road, forming

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

Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

	<p>the curtilage boundaries of the development. It lies parallel with the B1222 Fulford – Naburn road. The boundary is recognisable and is easily determined on OS maps and on the ground.</p> <p>There is a row of about 20 semi-detached and terraced dwellings on the western side of the B1222 Naburn Lane, which add a degree of urbanisation to the area. However, beyond these properties to the west, the land forms part of the River Ouse corridor, and consists of a series of large open field, forming part of the floodplain and an area of denser tree cover. This assists in creating a visual barrier between the Designer Outlet and Bishopthorpe, which lies to the west of the River Ouse.</p> <p>The alternative boundary to the rear of these properties is considered weaker and less consistent. The alternative boundary of the River Ouse risks insetting a significant tract of open land, important to the setting of the City and in preventing coalescence with Bishopthorpe.</p>	strength and resilience to change.
Permanence of proposed boundary	<p><u>Boundary 1</u> – the boundary generally follows the boundary of the former Naburn & Fulford Hospital buildings dating from the early 20th Century. The boundary follows the road alignment to the end of St Nicholas Avenue dating from the late 1990’s redevelopment of the site. The boundary offers permanence. The boundary forms a clear distinction to the open fields adjacent, which rise slightly, before dropping away to the A64.</p> <p><u>Boundary 2</u> – the boundary follows the southern access road alignment formed by the late 1990’s redevelopment of the site as the Designer Outlet. This boundary offers permanence.</p> <p><u>Boundary 3</u> – the boundary follows the alignment of Naburn Lane (pre-dating the mid-19th Century) and the bordering tree line, deviating slightly at the northern edge of boundary 3 to follow a more mature tree alignment, adjacent to the road. The boundary offers permanence.</p>	

Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

Strategic Permanence

Consistency with Local Plan strategy (NPPF Para 85)

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

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

In line with the Local Plan Spatial Strategy, opportunities for growth of the area would be within and beyond its current boundaries. None of the land immediately adjacent to the Designer Outlet has access to two or more services within 800m; However, given it is an existing employment/ retail location, there could potentially be an opportunity for growth.

However,

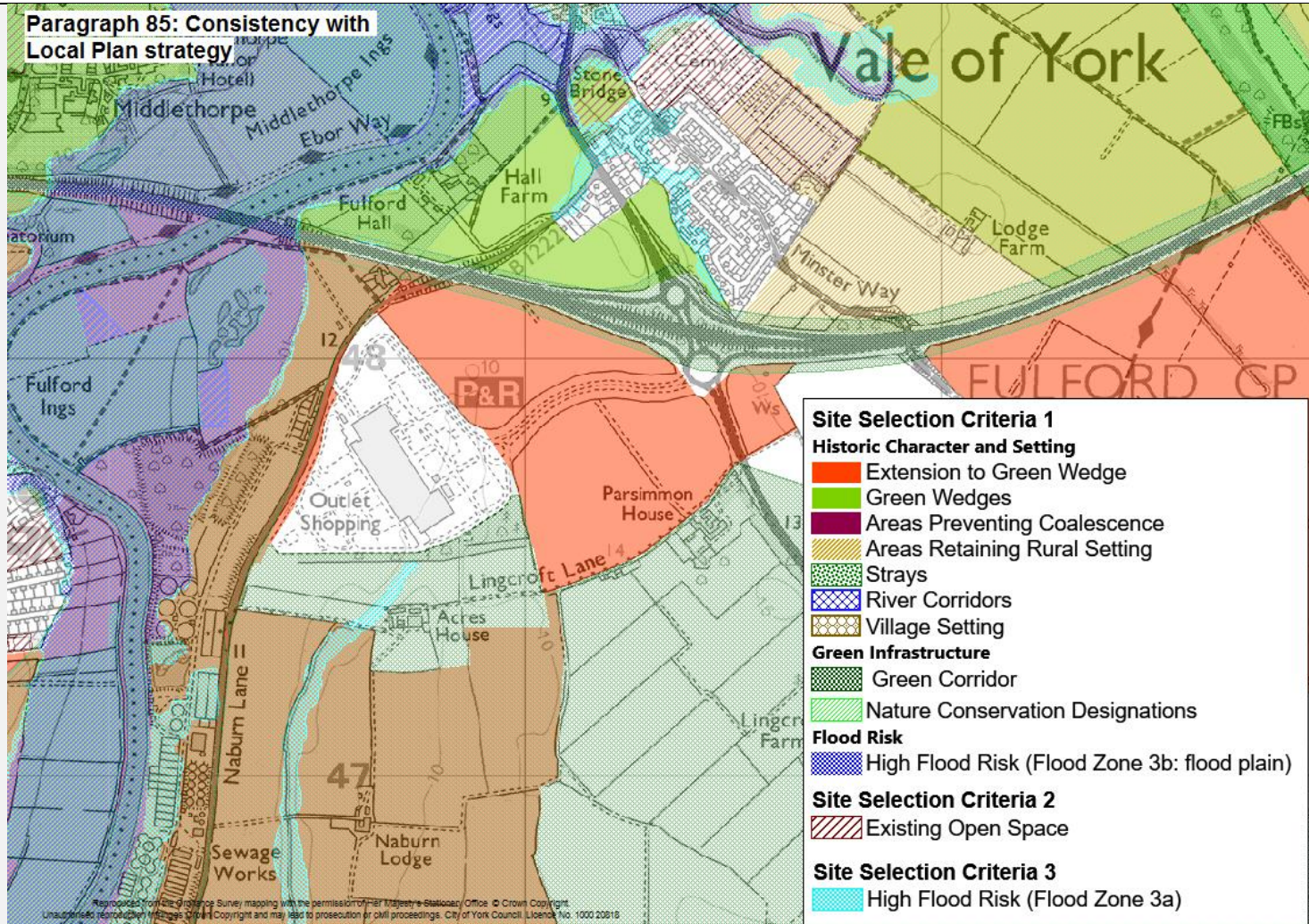
- Land adjacent to the village is identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of an extended Green (area D4) [SD107].
- There is no designated open space on land beyond the boundaries [SD085];
- There is an area of high flood risk (Zone 3b and 3a) beyond boundary 3 associated with the River Ouse and a linear area to the south of boundary extending along a drain;
- There are no nature conservation designations;
- Land adjacent to the boundary 3 is part of the River Ouse Regional Green Corridor (no.1). The A1237 is a Local Green Corridor (number 12), which is to the north of boundary 1. Land to the south of boundary 2 is also a Local Green Corridor (no.6).

The open land surrounding the Designer Outlet to boundaries 1 and 3 is therefore **not suitable for development in line with the Local Plan strategy.** There is **limited potential to the south of the designer Outlet** (boundary 2) outside of the extended Green Wedge, albeit this is within the local green corridor.

Village Name:

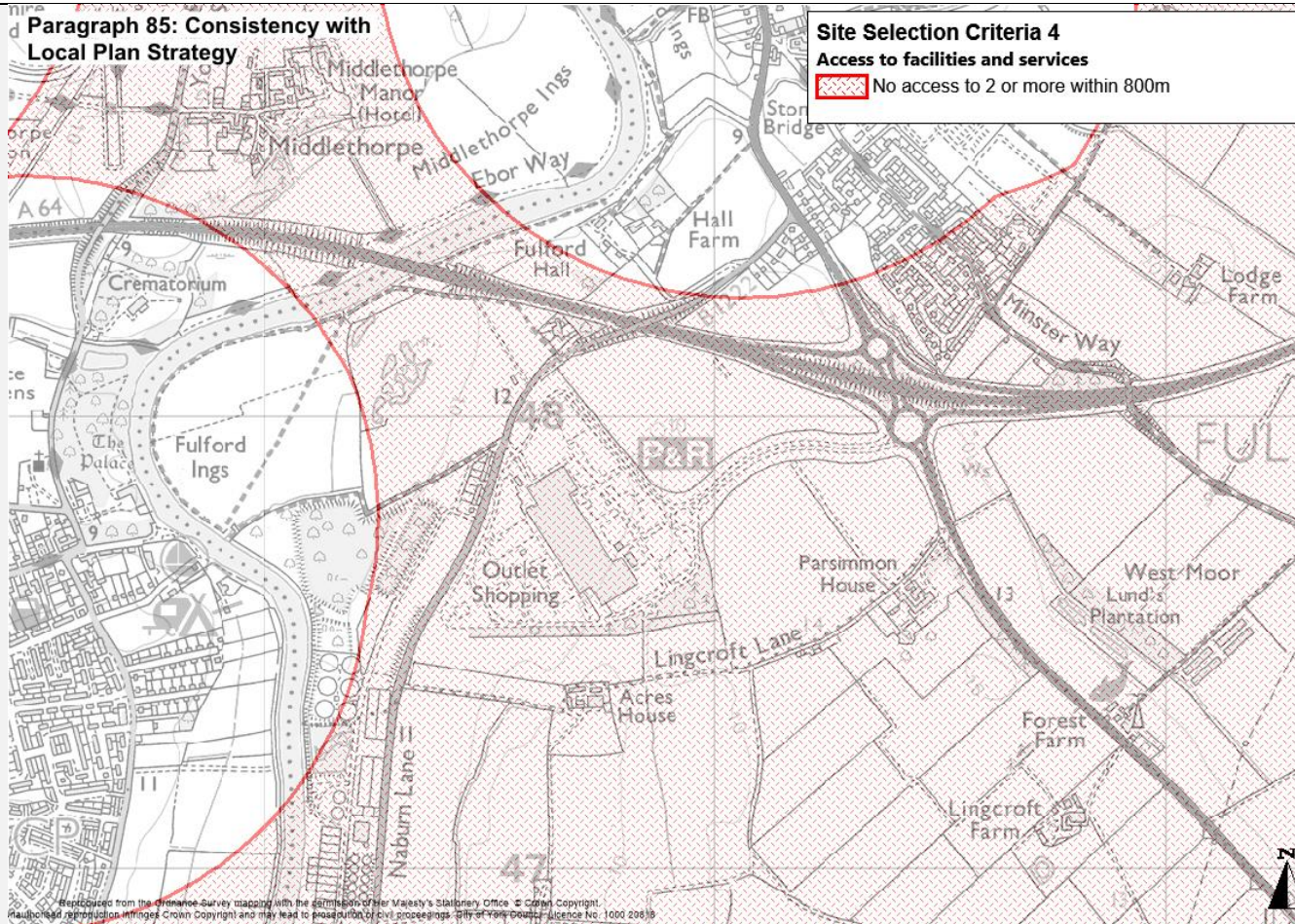
YORK DESIGNER OUTLET (MCARTHUR GLEN)

Paragraph 85: Consistency with Local Plan strategy



Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)









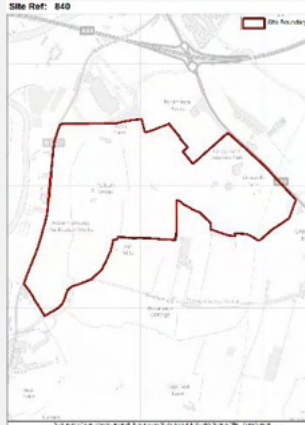



Land Considered: Land adjacent to this boundary has been proposed for development

As part of considering opportunities for growth and setting of the Green Belt boundary, the following parcels of land have been submitted for consideration; No sites have been taken forward as allocations.

Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

<p><u>Boundary –existing site</u> Site 695 Amalgamated site comprising sites 281-286, 154</p> <p>Site Ref: 695</p> 	<p><u>Boundary – existing site</u> Site 799 Existing site</p> <p>Site Ref: 799</p> 	<p><u>Boundary 1</u> Site 610 Historic site</p> <p>Site Ref: 610</p> 	<p><u>Boundary 1</u> Site 798 Further Sites Consultation 2014.</p> <p>Site Ref: 798</p> 	<p><u>Boundary 1/2</u> Site 682 Historic site</p> <p>Site Ref: 682</p> 
<p><u>Boundary 1/2</u> Site 694 Amalgamated site comprising sites 61, 682, 609</p> <p>Site Ref: 694</p> 	<p><u>Boundary 2</u> Site 800 Former SF7. Not taken forward.</p> <p>Site Ref: 800</p> 	<p><u>Boundary 2</u> Site 609 Historic site</p> <p>Site Ref: 609</p> 	<p><u>Boundary 2</u> Site 840 Further Sites Consultation 2014.</p> <p>Site Ref: 840</p> 	<p><u>Boundary 1</u> Site 873 Preferred Sites Consultation 2016.</p> <p>Site Ref: 873</p> 

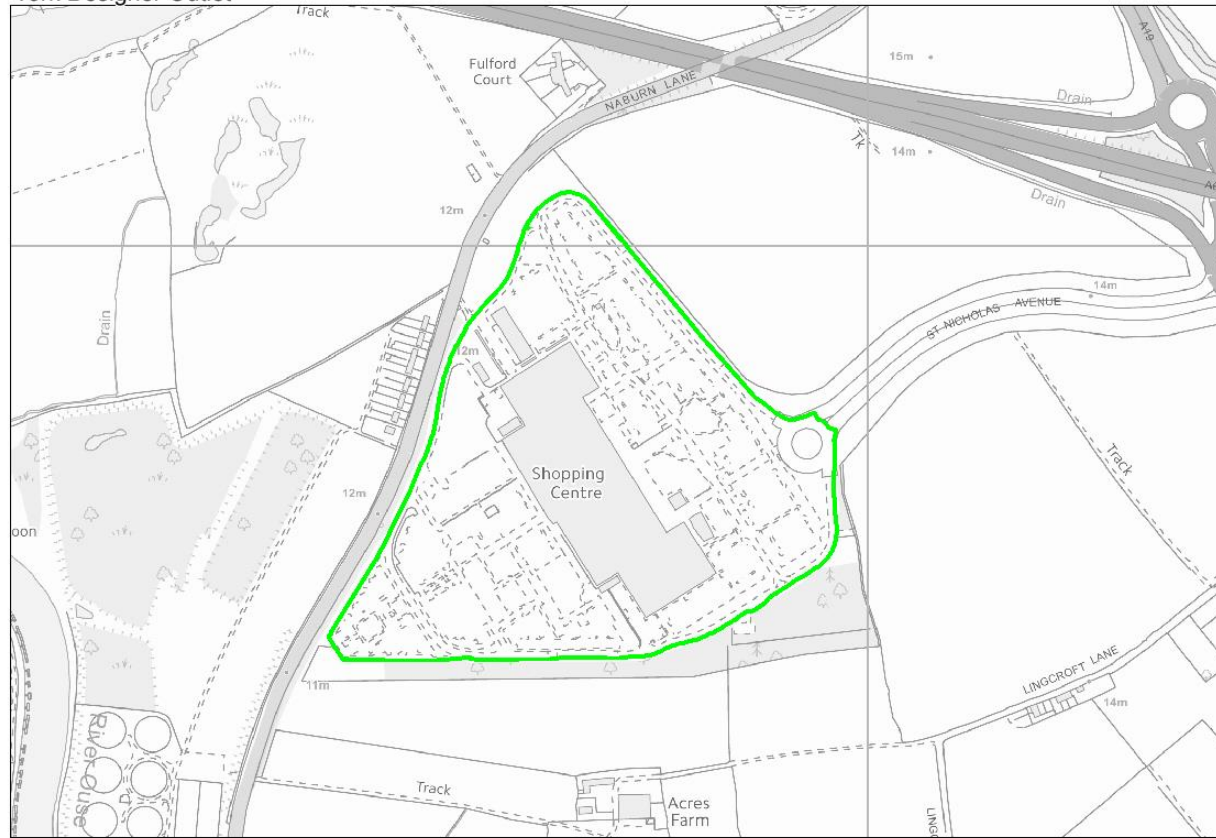
Village Name:

YORK DESIGNER OUTLET (MCARTHUR GLEN)

Determining a clear, defensible boundary

In order to deliver long term permanence for the York Green Belt it has been determined that there is not potential for the Designer Outlet to grow within a sustainable pattern of development. This results in the final Green Belt boundary for the village as follows:

York Designer Outlet



Part B: Areas with a high degree of openness, the character of which makes an important contribution to the Green Belt

ACASTER MALBIS 332

ASKHAM BRYAN COLLEGE 334

ASKHAM RICHARD 335

BULL COMMERCIAL CENTRE 336

CLIFTONGATE BUSINESS PARK 337

DEIGHTON 338

HAZELBUSH FARM 339

HESSAY 340

HOLTBY 341

HOPGROVE LANE 342

HULL ROAD, EAST OF DERWENT VALLEY INDUSTRIAL ESTATE 343

KNAPTON 344

MIDDLETHORPE 345

MOUNT PLEASANT PARK HOME VILLAGE 346

MURTON 347

NABURN 348

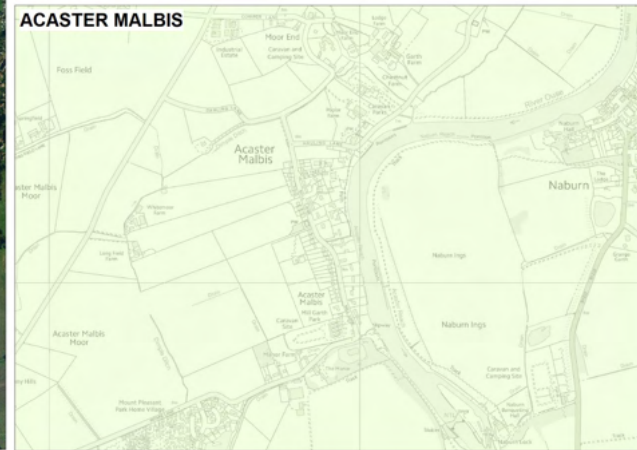
NABURN SEWAGE WORKS 349

NORTH LANE 350

TOWTHORPE 351

TEMPLE LANE, COPMANTHORPE 352

Acaster Malbis



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<p>Character of the area</p>	<p>Acaster Malbis is a traditional linear village. It is surrounded by open agricultural fields to the north, west and south and bounded by the River Ouse to the east. The majority of the properties in the village have an open, rural aspect. To the south west of the village is Mount Pleasant Park Home Village where the static caravans are informally laid out within a mature landscaping surrounding, with generous distances separating and without formally laid out curtilages. As such the park home development maintains an open character. This is the same for the residential Lakeside development, where properties have large gardens which add to the open nature of this area.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Acaster Malbis be included within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>N/A</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

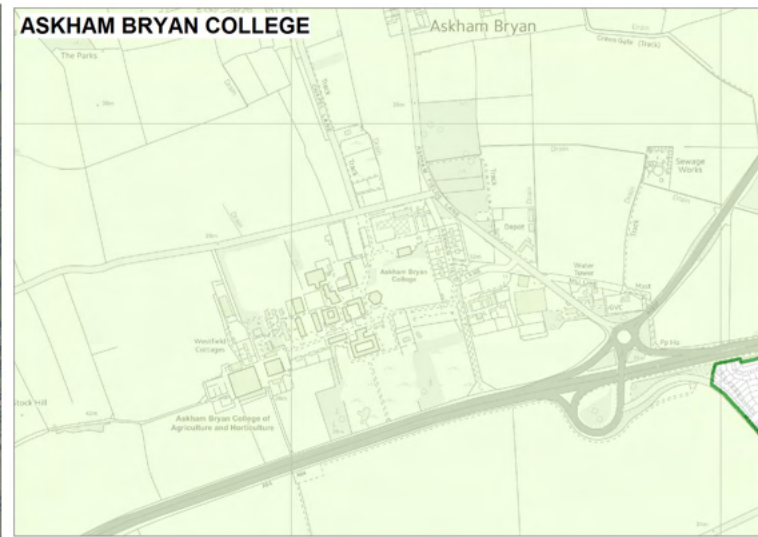
Askham Bryan



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<p>Character of the area</p>	<p>The rural setting of Askham Bryan largely survives, with open countryside coming up to the informal, irregularly shaped outer edges of the village that evolved naturally from the traditional pattern of plot boundaries. The well-landscaped character of Main Street frontage; houses being set-back amongst trees, with front boundary walls, hedges and fences, and grassed verges, maintains a sense of continuity with the surrounding open agricultural fields. This open field setting of the village is one of the main elements of the character and appearance of Askham Bryan.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Askham Bryan be included within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>N/A</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

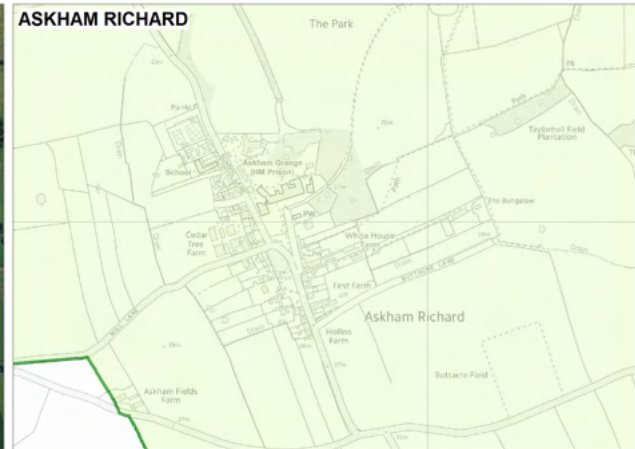
Askham Bryan College



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<p>Character of the area</p>	<p>Located to the south of Askham Bryan village, set back from the A64, the development of Askham Bryan College is surrounded by open agricultural fields and there are large areas of open space within the college which add to its open nature and rural feel.</p> <p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Askham Bryan College be included within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>N/A</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

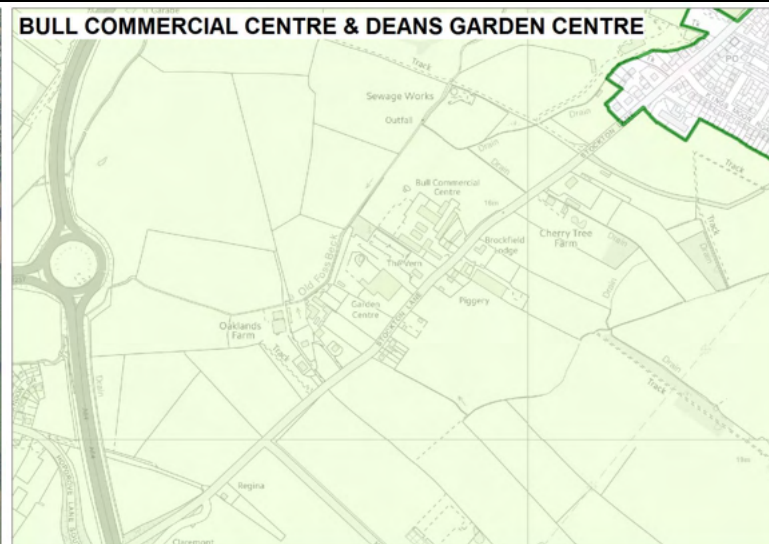
Askham Richard



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<p>Character of the area</p>	<p>The whole of the village was designated a conservation area in 1975, reflecting its unity of character. This unity is notably because of the traditional relationship between the village envelope and its agricultural landscaped setting which remains largely intact. Recent development has been modest and appears as a natural evolution of the village. There is an interesting contrast between the open, almost infinite, quality of the landscape outside the village and its protected, internal space of the elongated green within. Uninterrupted views out of the village over adjacent countryside are a special feature of the village. The green gives the centre of the village its feeling of space notwithstanding the relatively high density of building within the village envelope.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Askham Richard be included within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>N/A</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

Bull Commercial Centre



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Character of the area	Bull Commercial Centre offers large light-industrial warehouses to smaller workshops and studio offices and is located to the west of Stockton-on-the-forest. It is detached from the main village and is a low density development surrounded by open agricultural fields giving the centre a rural feel.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that the Bull Commercial Centre be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

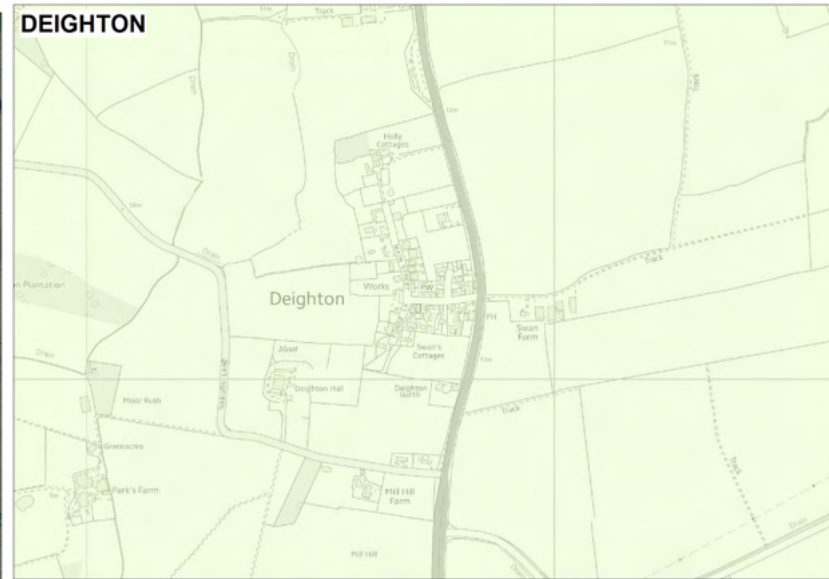
Clifton Gate Business Park



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Character of the area	<p>Clifton Gate Business Park is a low density development, surrounded by open agricultural fields giving the centre a rural feel. This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Clifton Gate Business Park be included within the Green Belt</p>
Detailed inner boundary	<p>N/A</p>
Strategic Permanence	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

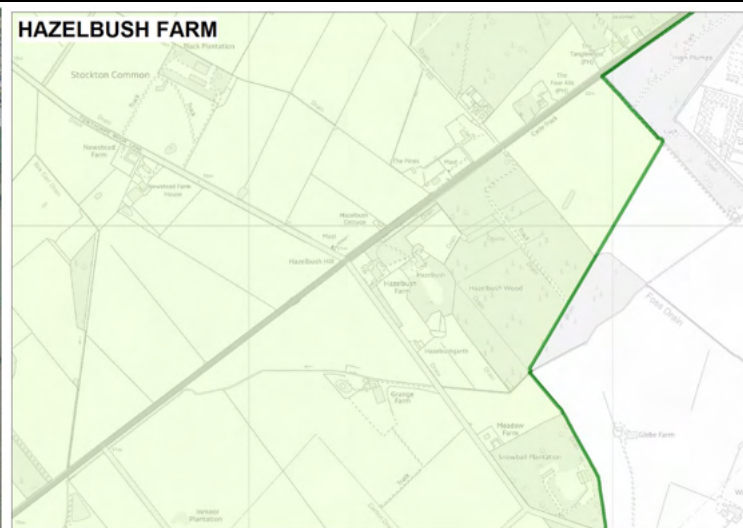
Deighton



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Character of the area	<p>Deighton is a small village surrounded by open agricultural fields. The majority of the properties in the village have a rural aspect.</p> <p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Deighton be included within the Green Belt</p>
Detailed inner boundary	<p>N/A</p>
Strategic Permanence	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

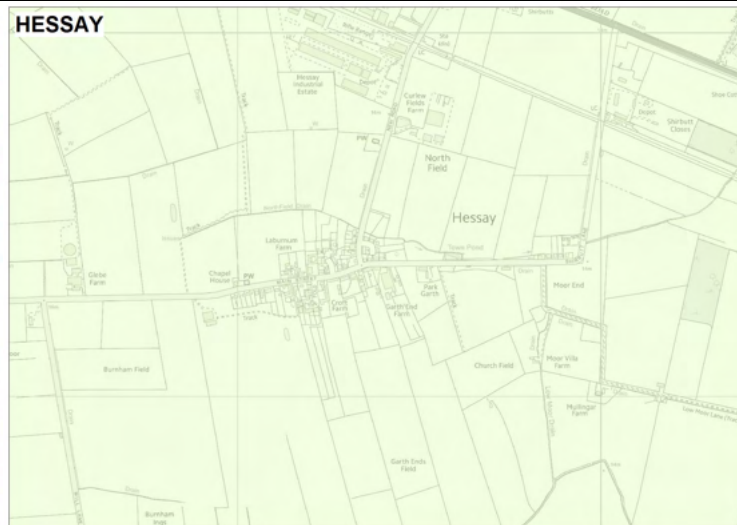
Hazelbush Farm



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Character of the area	Hazelbush Farm is a cluster of isolated, low density development at the crossroads of the A64, Common Lane and Towthorpe Moor Lane. There is a storage yard, associated buildings and area of hardstanding as well as disparate farm buildings. Despite the built development, this area has a predominantly rural feel and open nature.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Hazelbush Farm be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

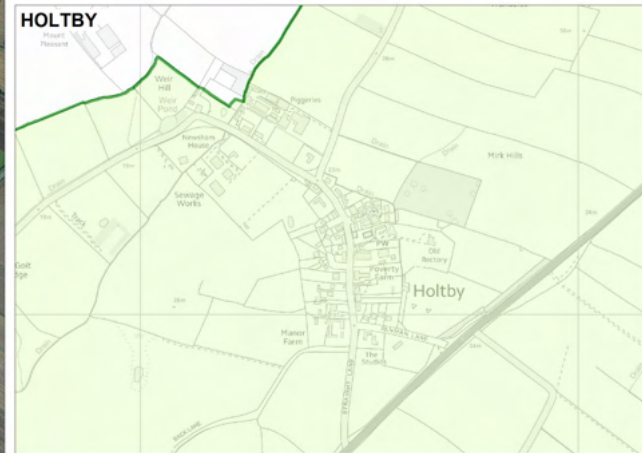
Hessay



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Character of the area	<p>The village of Hessay is a small-scale linear village surrounded by agricultural fields. The majority of the properties in the village have a rural aspect. It has an open setting within the vale of York. As a result of this openness a number of recognisable landmarks can be seen. To the East, York Minster is visible from New Road. To the West, RAF Menwith Hill is visible. And to the North, the Kilburn White Horse and Bilsdale Television mast.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Hessay be included within the Green Belt</p>
Detailed inner boundary	<p>N/A</p>
Strategic Permanence	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

Holtby



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Character of the area	Holtby is an example of a traditional Vale of York village which has maintained its historical character. The development of the village originally followed a linear pattern, one house deep on each side of the principal thoroughfare, Main Street. Development remains low density with the majority of properties having large gardens which add to the Village's open nature. Many of the open areas within the village are continuous with the surrounding open agricultural land which brings the open countryside into the heart of the village.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Holtby be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

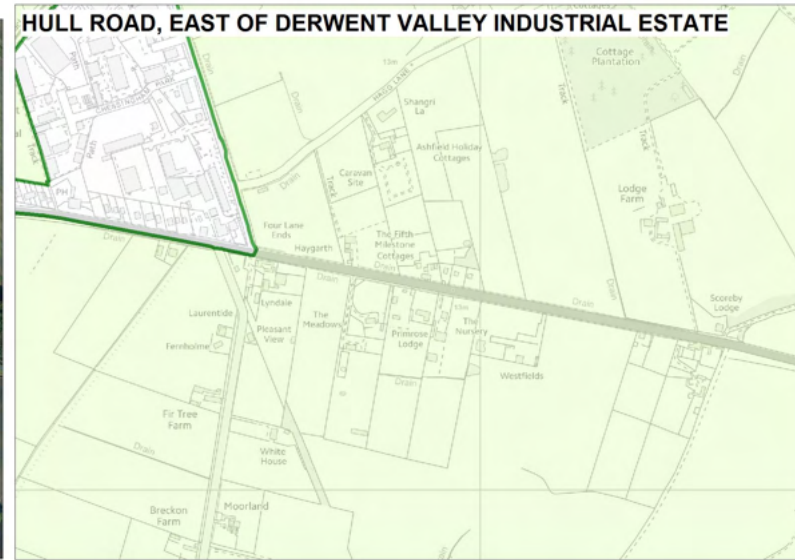
Hopgrove Lane



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Character of the area	Hopgrove Lane comprises primarily linear, low density residential development surrounded by open agricultural fields; as such residents have a rural aspect. Properties have large gardens which add to the open nature of this area.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Hopgrove Lane be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

Hull Road, East of Derwent Valley Industrial Estate



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Character of the area	This area is a cluster of isolated properties, surrounded by open agricultural fields. Residents have a rural aspect. The area has a low density of built development and an open nature.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Hull Road, East of Derwent Valley Industrial Estate be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

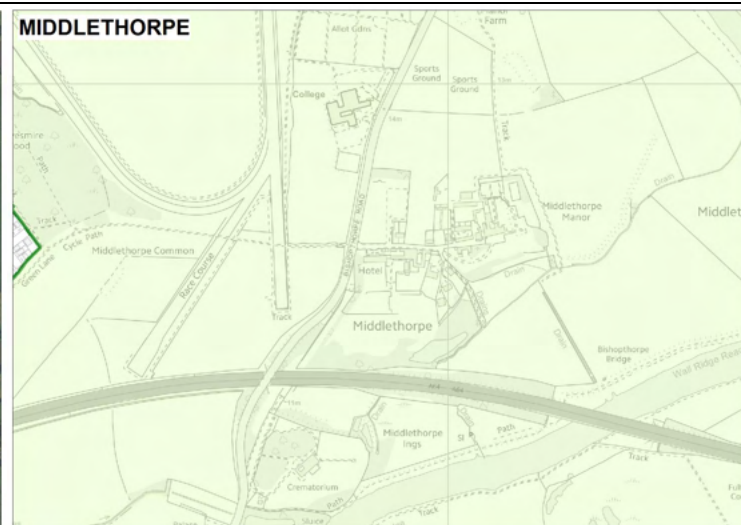
Knapton



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<p>Character of the area</p>	<p>Within Knapton almost all the houses are spaciouly set within gardens or courts. Despite the proximity of the City of York, the surrounding countryside has helped Knapton maintain the appearance of a rural village. The majority of residents have a rural aspect and the grass verges along the main street add to the rural feel of the village. The open views from the village provide one of its most valued assets; of significance are the views from Back Lane and along Ten Thorn Lane, with the tree lined fields stretching to the boundary with the city of York; and the area towards the north of the Village. Within the built up extent of Knapton, there is a proposed residential allocation (H53 – 4 dwellings) on land to the north of Back Lane. However, due to the open character of the village it is washed over Green Belt, rather than inset from the Green Belt</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Knapton be included within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>N/A</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

Middlethorpe



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Character of the area	Located to the east of Bishopthorpe Road, Middlethorpe comprises a hotel and mainly residential properties with large gardens. It is surrounded by open agricultural fields, with residents having a rural aspect. Grass verges throughout the village add to the rural feel of the village.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Middlethorpe be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

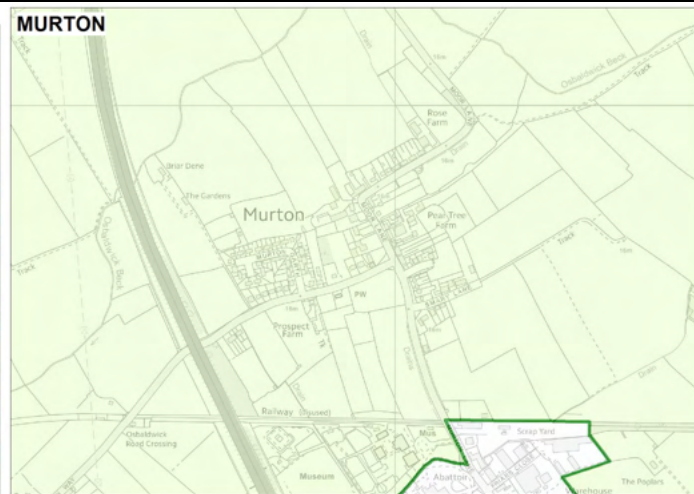
Mount Pleasant Park Home Village



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Character of the area	Located to the south west of Acaster Malbis, Mount Pleasant Park Home Village comprises static caravans which are informally laid out within a mature landscaping surrounding. There are generous distances separating the caravans, without formally laid out curtilages. As such the park home development maintains an open character.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Mount Pleasant Park Home Village be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

Murton



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Character of the area	<p>Murton is a typical Vale of York village with a linear layout that is nonetheless individual and distinct and presents a traditional and rural character. The open fields either side and opposite of Murton Chapel helps bring the open countryside into the heart of the village and to maintain it's small-scale. Murton's close relationship with the surrounding countryside is one of the main elements of the character and appearance of the village.</p>
	<p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Murton be included within the Green Belt</p>
Detailed inner boundary	<p>N/A</p>
Strategic Permanence	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

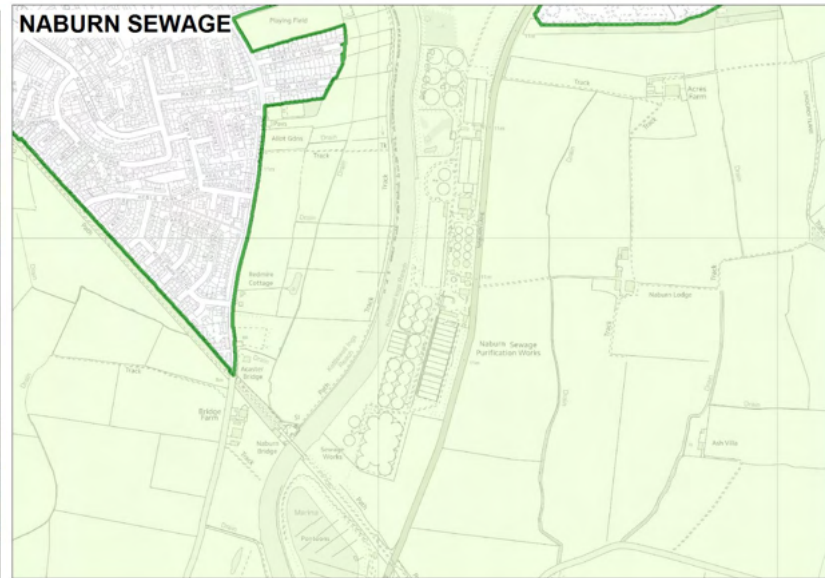
Naburn



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Character of the area	Naburn remains set in a largely rural landscape surrounded by open country and farming land with leisure facilities developed along the river. Grass verges throughout the village, add to the rural feel of the village, alongside the large gardens of many of the houses which add to its open nature.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Naburn be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

Naburn Sewage Works



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<p>Character of the area</p>	<p>Naburn Sewage Works lies within the open countryside. Whilst the works include large areas of hardstanding and built development there are large areas of openness between which add to the open character of the development.</p> <p>This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Naburn Sewage Works be included within the Green Belt</p>
<p>Detailed inner boundary</p>	<p>N/A</p>
<p>Strategic Permanence</p>	<p>The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.</p>

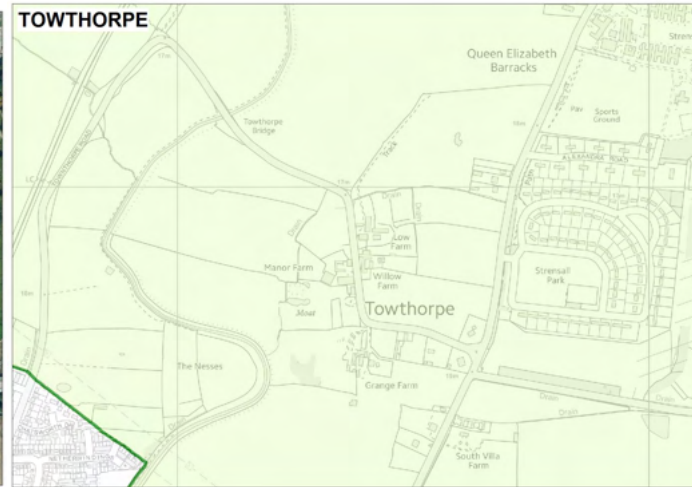
North Lane



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Character of the area	Development off North Lane to the east of the A64 comprises residential properties and several business uses, including a garden centre and antiques restoration. Built development here is low density and residential properties are set within large gardens. Surrounded by open agricultural fields residents have a rural aspect. Grass verges along North Lane itself add to the open character.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that North Lane be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

Towthorpe



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Character of the area	Towthorpe Village is an unchanged group of farm buildings in their countryside setting. The area has a distinctive countryside character, reminiscent of the rural parts of the Vale of York The grass verges throughout the Village add to the rural feel, alongside the large gardens of many of the houses which add to its open nature.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Towthorpe be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.

Temple Lane, Copmanthorpe



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Character of the area	A relatively small number of houses, surrounded by open agricultural fields lie to the east of the Copmanthorpe main village, separated by the railway line. This effectively divides the village into two parts. The properties off Temple Lane in the main have a rural aspect. The low density development with large gardens results in extensive gaps between development which provides a high degree of openness providing an open nature to this area.
	This urban areas exhibits a high degree of openness, and contributes to the openness of Green Belt. It is recommended that Temple Lane, Copmanthorpe be included within the Green Belt
Detailed inner boundary	N/A
Strategic Permanence	The long term strategic permanence of the Green Belt is determined by its ability to endure over the lifetime of the Plan and beyond. This settlement should be washed over within the Green Belt due to the important contribution which the open character of the settlement makes to the openness of the Green Belt.