



City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES DATA TRENDS **INDIVIDUAL RESPONSES**

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Respondent #440 ◅ ◀ ▶

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Page 1: Survey Information

Q1
 Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

Q2
 Your name:
 Ruth Buckley

Q3
 Contact details:Please provide email and/or address

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Q4
 Do you wish to be notified when the City of York Local Plan is adopted by the Council?If yes we will use contact details provided above

Yes

Page 3: Your response

Q5
 To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Proposed Policy Map Modifications - link

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459 responses



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To which section does this response relate?

Respondent skipped this question

Page 5: Section 2: Vision

Q7

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

Q8

To which modification does this response relate?

Respondent skipped this question

Page 7: Section 4: Economy and Retail

Q9

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

Q10

To which modification does this response relate?

Respondent skipped this question

Page 9: Section 6: Health and Wellbeing

Q11

To which modification does this response relate?

Respondent skipped this question

Page 10: Section 7: Education

Q12

To which modification does this response relate?

Respondent skipped this question

Page 11: Section 8: Placemaking, Heritage, Design and Culture

Q13

To which modification does this response relate?

Respondent skipped this question

Page 12: Section 9: Green Infrastructure

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To which modification does this response relate?

Respondent skipped this question

Page 13: Section 10: Managing Development in the Green Belt

Q15
To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

Q16
To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

Q17
To which modification does this response relate?

Respondent skipped this question

Page 16: Section 14: Transport and Communications

Q18
To which modification does this response relate?

Respondent skipped this question

Page 17: Section 15: Delivery and Monitoring

Q19
To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

Q20
To which modification does this response relate?

PMM18 - St. Peter's School (Policies Map North) link

Page 19: New evidence documents

Q21
To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

Q22
Do you support or object to the proposed modification(s)?

Object

Q23

If you object, please select your reason from the list below (select all that apply):

Not positively prepared - i.e. strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. doesn't comply with the law

Q24

Please set out the reasoning behind your support or objection:Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

please see my attached document

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Justification for inclusion of St Peter's playing fields in York's Green Belt in Topic Paper 1: Approach to defining York's Green Belt Addendum (2021) Annex 3: Inner Boundaries			Justification for removal of St Peter's playing fields
Location	purpose	Specific mention of St Peter's	
Scarborough Bridge Section 3 Boundary 7	Compactness (Criterion 1) 1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape	The open river banks to the west of the bridge are part of the Amenity Open space identified in Evidence 10: Open Space Study. This land is an accessible area of public open space that extends from the edge of the city centre to Water End on the south-west bank of the River Ouse and to the playing fields of St. Peter's School on the north-east bank of the river. The elevated vantage point of the bridge and various routes crossing it by rail, foot and cycle assists in the reading and understanding of the compact form and historical context of the city. While the River Ouse continues eastwards beyond Scarborough Bridge, the bridge marks the point at which the adjoining ings and green river banks give way to built development that abuts the more urban form of the river corridor as it flows through York. IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY	absent
Scarborough Bridge Section 3 Boundary 7	Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland.	The bridge marks a change in environment from the compact core of the city with its dense urban area to the east and the start of the more open and rural setting of the River Ouse corridor to the west of it. It is important that the banks of the river up to this point maintain openness as they provide the means for the people of York to most readily and easily access the sense of openness and countryside directly from the city centre. T IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY	absent
Front of Almerly Terrace and Rear of Sycamore Terrace – rear of St. Olave's School Section 3 Boundary 8	Purpose 4 – Preserving the setting and special character of historic towns. 1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape.	The open river banks to the south west are part of the designated Amenity Open space identified in Annex 1, Evidence 10 which lead into and contribute to the wider wedge. This land is an accessible area of public open space that extends from the edge of the city centre to the playing fields of St. Peter's School on the north-east bank of the river IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY	absent
Front of Almerly Terrace and Rear of Sycamore Terrace – rear of St. Olave's School Section 3 Boundary 8	1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, constraining development from coalescing and maintaining a connection to open and historic setting.	The land to the south and west remains open (Clifton Long Reach and the sports fields of St. Olave's and St. Peter's Schools) and retains features from its original land use as agricultural land, such as field boundaries. T IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY	absent
Front of Almerly Terrace and Rear of Sycamore Terrace – rear of St. Olave's School Section 3 Boundary 8	Compactness (Criterion 1) 1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting	There is however significant pressure on the land to the immediate south of the sports pitches from the continued expansion of uses in the urban area to the north, such as at St peters and St Olave's schools. The parcel of land contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, ings, historically managed farmland and maintained open areas with important views of the Minster. An alternative boundary would be to exclude the sports pitches from the Green Belt however the sports pitches form part of the Green Wedge and as outdoor sport and recreation uses represent an acceptable use in the Green Belt provided that openness is preserved. The pitches are unlit artificial pitches which preserve openness. Their inclusion within the Green Belt enables the openness of this part of the Green Wedge to be controlled and	absent

		<p>maintains the physical separation and views of the compact urban edge which are so important to the Green Wedge</p> <p>Outcome:</p> <p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>	
<p>Front of Almery Terrace and Rear of Sycamore Terrace – rear of St. Olave's School Section 3 Boundary 8</p>	<p>Purpose 1 Checking unrestricted sprawl Urban Sprawl (Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land is adjacent to the urban area at Almery Terrace and Sycamore Terrace.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL</p>	absent
<p>Rear of St. Peter's School Section 3 Boundary 9</p>	<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Compactness (Criterion 1) 1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape.</p>	<p>The adjacent land to the south west of the proposed boundary is part of Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings (Annex 1, evidence 11b). This comprises undeveloped, open land with a rural feel that reaches close to the centre of the city. The land is viewed in the context of the river corridor in the open approaches from of the river and long distance pedestrian and cycle path running along the river embankment (Annex 1, evidence 6). This open green space is also experienced from the footpath that crosses the sports fields linking the river towpath with Westminster Road, in elevated views from the flood defence embankment that bisects the parcel of land and from the amenity open space on the opposite bank of the river. There are clear views of York Minster in its elevated position on higher land and within its urban setting from the amenity open space between the school buildings and the river; these views remain even after the provision of, and recent increase in height of, the flood embankment. The open character and green appearance of the land visually contributes to the sense of openness of the river corridor as it approaches the core of the historic city and assists in reinforcing the city's contained and compact urban form.</p>	absent
<p>Rear of St. Peter's School Section 3 Boundary 9</p>	<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and maintaining a connection to open and historic setting. T</p>	<p>The land to the south west of the proposed boundary is within a green wedge (C6 – Annex 1, evidence 11b). Green wedges function to contain the compact urban form of the historic city, divide the city's built form into identifiable segments, providing an open setting to the city and affording views of the Minster (Annex 1, evidence 11a). There are key open approaches along the river, railway, long distance pedestrian and cycle paths as well as views from local paths and amenity space either side of the river from where the open setting is perceived. The area to the north west of the proposed boundary contains the built up structures which have coalesced to form the main built up urban area of York. This includes Clifton village which has been subsumed into the main urban area of York through suburban growth from the 19th to 20th century inter-war years and has included expansion of St. Peter's and St. Olave's schools. The identity of this area is maintained by the separation this open land provides between this and the denser urban form of the railway-related terrace housing of Leeman Road (Character Area 33) and the Railway (Character Area 31) on the opposite bank of the river (Annex 1, Evidence 14). There is however significant pressure on the land to the immediate south of the sports pitches from the continued expansion of uses in the urban area to the north, such as at St peters and St Olave's schools. The parcel of land contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of the river, ings, historically managed farmland and maintained open areas with important views of the Minster. An alternative boundary would be to exclude the sports pitches from the Green Belt however the sports pitches form part of the Green Wedge and as outdoor sport and recreation uses represent an acceptable use in the Green Belt provided that openness is preserved. The pitches are unlit artificial pitches which preserve openness. Their inclusion within the Green Belt enables the openness of this part of the Green Wedge to be controlled and maintains the physical separation and views of the compact urban edge which are so important to the Green Wedge. A further alternative boundary would be to extend the boundary further south. While the increased elevation of the flood defences in this location does have an impact</p>	absent

		on the landscape, there is still a sense of the openness to either side of them and accessibility at specific points through them. Allowing development up to the northern edge of the flood defences would have a negative impact on the sense of openness and legibility of the Green wedge.	
Rear of St. Peter's School Section 3 Boundary 9	Purpose 4 – Preserving the setting and special character of historic towns. Landmark Monuments (Criterion 2) 2.1 & 2.2 The land should be sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster	There are intermittent views of the Minster from across the Green Wedge. The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core which includes Key View 9 from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach cross this land. There are also clear views of the three towers of York Minster raising above the city's skyline and viewed in the context of its elevated position above the River Ouse. corridor from the amenity space on the opposite banks of the river over this land and from the land immediately adjacent to this boundary from the amenity open space between the school buildings and the river; these views remain even after the provision of, and recent increase in height of, the flood embankment. It is important to keep this land permanently open to preserve the views of the city's cathedral. The openness of the land can add to an understanding of the visual prominence the minster has now and would have had historically in the visual connection it would have provided for the people farming this open stray back to the administrative and ecclesiastical centre of York.	absent
Rear of St. Peter's School Section 3 Boundary 9	Purpose 4 – Preserving the setting and special character of historic towns. Landscape and Setting (Criterion 3) 3.1 The land should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland.	The land to the south of the proposed boundary consists of sports pitches and land adjacent to the northern banks of the River Ouse. The River is an important determining factor for the location of the historic city and flows through the flat landscape of the valley from the north passing through the compact historical core of the city and southwards (Annex 1, evidence 7 & 8). The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road. This land to the south is also part of one of York's distinctive green wedges (C6: Extension to Rawcliffe Meadows and Clifton Ings Annex 1, Evidence 11b). The land comprises open, undeveloped land that extends the countryside surrounding York into the urban form of the city (Annex 1, Evidence 12f). The land has partial legibility of its original landscape being an area of planned enclosure which consists of medium sized regular fields defined by straight hedges (Annex 1, Evidence 19). There is much pressure on this green wedge and erosion of its legibility from the creation of flood defence embankments and school development. However, the land remains part of the more substantial swathe of open space north-east of the river that continues to function as green wedge, by breaking up the city's built form, separating the urban form of development of the school buildings and housing beyond from the open sports fields and contributing to the appearance of the open, green river corridor as it approaches the city. The land is experienced from the open approaches of the river and long distance pedestrian and cycle track as well as from the footpaths that cross or run adjacent to the open land, from the flood embankment and the accessible amenity spaces on both sides of the river. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland. Clifton Conservation Area is located to the north and east of the school buildings and includes the historic school buildings of St. Peter's School and Queen Anne's School (now St. Olave's School) and their immediate historic grounds. The land makes no contribution to the significance of the conservation area, though the open land allows longer distance views of the historic school buildings. T IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY	absent
Rear of St. Peter's School Section 3 Boundary 9	Purpose 1 Checking unrestricted sprawl 4.1 Land is connected to the urban area and therefore relevant for sprawl.	The land is connected to the urban area where it runs along the rear of the residential properties on Sycamore Terrace, around the built footprint of York Vineyard Church, and around the built footprint of St Olave's School.	absent
Rear of St. Peter's School Section 3	Purpose 1 Checking unrestricted sprawl	The line of the proposed boundary follows the outer edge of the St. Olave's School buildings and York Vineyard Church. The land to the south of this is largely free from existing structures. To	absent

Boundary 9	4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. T	the immediate south there are unlit artificial sports pitches. Further south there is a flood embankment. These flood defences have recently been increased in height by approximately 900mm. The embankment is to be predominantly grassed with some retained flood related equipment. There has also been pressure for access roads and pitches to the west of the artificial pitches and proposals for the artificial surface hockey pitch to be lit as part of its original submission to planning. Therefore, there is an increased risk of further school development that would erode openness and potentially impact views of the Minster from the open land without suitable control. An alternative boundary of excluding the artificial pitches from the Green Belt could result in unrestricted sprawl occurring in this location.	
Rear of St. Peter's School Section 3 Boundary 9	Purpose 1 Checking unrestricted sprawl 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl.	The proposed boundary represents an easily identifiable boundary within the landscape which will act to prevent the unrestricted sprawl of the urban area. The land to the south of the proposed boundary consists of artificial pitches and beyond this it is predominantly undeveloped and is part of a larger area of open recreation land adjacent to the River Ouse Clifton Long Reach, enclosed by boundaries 8-13 of Section 3. This open swathe of land is enclosed eventually by the River Ouse to the south and the York Outer Ring Road to the west, this would however be a huge swathe of land for release which would have an impact on purpose 4 as set out above.. Despite being enclosed on more than one boundary, there remains the potential for sprawl of the urban area from St. Olave's School buildings and St. Peter's sports provision, which would further erode the openness of the land. An alternative proposed boundary would be along the line of the flood embankment that bisects the sport field from the amenity open space. This is likely to be a permanent feature given its intended purpose and is readily recognisable. However, this would leave the open sports land to the north-east vulnerable to sprawl and erode the visual contribution it makes to the openness of the larger parcel of recreation land that it is contiguous with and forms part of Green Wedge C6, especially when viewed from the footpaths bordering the parcel of land or from an elevated position on the flood embankment itself. Further development of the land has the potential to harm views of the Minster gained across the land despite the presence of the higher embankment and indeed that are possible from it.	absent
Rear of St. Peter's School Section 3 Boundary 9	Purpose 3 Safeguarding the countryside from encroachment. 5.1 The land is characterised by an absence of built development or urbanising influences	The land to the south of the proposed boundary consists of sports pitches. Outdoor sports and recreation uses are considered acceptable uses in the Green Belt provided they preserve openness. The pitches are unlit artificial pitches which preserve openness. The land to the south of the proposed boundary is therefore free from built development. There is a raised flood embankment that crosses the land (recently increased in height and re-seeded), with an area of related plant adjacent to the footpath between the river and Westminster Road and a stoned access track crossing the embankment. A foot and cycle path runs along the bank of the River Ouse. These elements do not detract from the general appearance of the land as part of the openness of the river corridor.	absent
Rear of St. Peter's School Section 3 Boundary 9	Purpose 3 Safeguarding the countryside from encroachment. 5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of the countryside through openness, views and accessibility.	The green and open character of the land contributes to the setting of the River Ouse corridor and feeling of countryside that extends from the Outer Ring Road to the core of the city. The sports pitches and flood embankment do not detract from the openness of the land and the contribution it makes and the uses within it, being outdoor sports or recreation uses, are acceptable. Whilst access to the school fields are restricted, it is viewed from the path running between Westminster Road/Queen Anne's Road and Westminster Road/River Ouse as well as from the flood embankment.	absent
Rear of St. Peter's School Section 3 Boundary 9	Recognisability of proposed boundary	This section of the proposed boundary follows the recognisable feature of the existing built footprint of the school buildings and the church. An alternative boundary would be to exclude the sports pitches from the Green Belt as they also represent an equally recognisable boundary. However as set out above, their inclusion within the Green Belt enables the openness of this part of the Green Wedge to be controlled and maintains the physical separation and views of the compact urban edge which are so important to the Green Wedge. Excluding the pitches from the Green Belt is likely to result in unrestricted sprawl occurring in this location. A further alternative boundary would be to extend the boundary further south to the flood defences which also represent a recognisable feature. However whilst this is recognisable in its structure and height, the openness of land to either side makes it a less distinguished edge than the others	absent

		<p>considered. In addition, as set out above this would leave this land vulnerable to sprawl and erode the visual contribution and legibility it makes to the openness of the larger parcel of recreation land that it is contiguous with and forms part of Green Wedge C6.</p> <p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>	
Rear of St. Peter's School Section 3 Boundary 9	Permanence	The proposed boundary follows the most permanent feature in this location consisting of the existing built footprint of the school buildings. All of the existing planning permissions on the land proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area. Whilst the artificial pitches also represent a fairly permanent feature, for the reasons set out above this boundary is not considered to be a reasonable alternative due to the potential for harm to purpose 1 and 4. While the flood defences also offer what can be considered to be a permanent boundary feature given their recent enhancement, future changes to them would be dependent on changing climate needs and not green belt considerations.	absent
Rear of St. Peter's School Section 3 Boundary 9	<p>Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12</p> <p>Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection</p>	The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the south west of the proposed boundary is designated outdoor sports facility [SD085], as well as being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part an historic stay (A1) and a Green Wedge C4 [SD107]. The land closest to the river is also identified as being within flood zone 3 and Regional Green Infrastructure Corridor 1 (Ouse Corridor [SD080]). The land to the south and west of the proposed is therefore not suitable for development in line with the Local Plan strategy.	absent
St Olave's School Section 3 Boundary 10	<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Compactness (Criterion 1) 1.1 The land should be kept permanently open as part of a wider view of a dense compact city in an open or rural landscape.</p>	<p>This proposed section of the inner boundary follows the southern hedge line of a footpath that links Westminster Road and Queen Anne's Road. It separates the more enclosed sports fields of St. Peter's School to the north-east, which are read in the context of the school and residential development beyond, and the sports field to the south-west. The land to the south-west of the path is contiguous with a large area of open recreation space adjacent to the River Ouse Clifton Long Reach. It comprises amenity open space, sports fields serving St. Olave's and St. Peter's Schools and a private amenity area serving Grade II Clifton Holme. It is part of Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings, which comprises undeveloped, open land with a rural feel that reaches close to the centre of the city. The green wedge helps to contain the compact urban form of the historic city, divide the city's built form into identifiable segments, provides an open setting to the city and affords views of the Minster. This open green space is also experienced from the footpath that crosses the sports fields linking the river towpath with Westminster Road, in elevated views from the flood defence embankment that bisects the parcel of land and from the amenity open space on the opposite bank of the river. There are clear views of York Minster in its elevated position on higher land and within its urban setting from the amenity open space between the school buildings and the river. The open character and green appearance of the land visually contributes to the sense of openness of the river corridor as it approaches the core of the historic city and assists in reinforcing the city's contained and compact urban form.</p> <p>IUT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY</p>	absent
St Olave's School Section 3 Boundary 10	<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>1.2 & 1.3 The land should be kept permanently open as part of maintaining the scale, identity and distribution of settlements around York, preventing coalescence and</p>	While land on both sides of this section of the boundary could be described as open, the pitches to the north-east of the boundary are read in the context of the school and residential development beyond, and are set back from the wider extent of open space; the tracks and pitches included in green belt at this point form a more substantial swathe of open space, that contribute to the wider Green Wedge. To the north-east of the boundary is the swimming pool of St. Peter's, which sits centrally between Westminster Road and St. Olave's School buildings and reinforces the visual separation between the sports pitches to the north-east from the fields to the south-west. The parcel of land sits within one of York's distinctive green wedges, which comprises open, undeveloped land that extends the countryside surrounding York into the urban	absent

	maintaining a connection to open and historic setting.	form of the city. It separates the existing built form of the Clifton Character Area 35 as identified in the York Historic Environment Characterisation Project from the denser urban form of the railway-related terrace housing of Leeman Road Character Area 33 and the Railway Character Area 31 on the opposite bank of the river. Clifton village has been subsumed into the main urban area of York through suburban growth from the 19th to 20th century inter-war years. This has included expansion of St. Peter's and St. Olave's schools. There are key open approaches along the river, railway, long distance pedestrian and cycle paths as well as from local paths and amenity space either side of the river from where the open setting is perceived. The parcel of land contributes to maintaining the scale and identity of these distinct areas, thereby preventing their coalescence, which would erode the historic setting of the city. It assists in the understanding of the setting of the historic city in close proximity and easy reach of maintained open areas.	
St Olave's School Section 3 Boundary 10	Purpose 4 – Preserving the setting and special character of historic towns. Landmark Monuments (Criterion 2) 2.1 & 2.2 The land should be sensitive to keep open in understanding the context, visual prominence and role of a focal point of the Minster.	There are intermittent views of the Minster from across the Green Wedge. The YCHCCA views analysis (Annex 1, Evidence 13) identifies key views of the Minster in its elevated position within the York historic core which includes Key View 9 from the River Ouse by Acomb Ings and views from the East Coast Main Line open railway approach cross this land. There are also clear views of the three towers of York Minster raising above the city's skyline and viewed in the context of its elevated position above the River Ouse corridor from the amenity space on the opposite banks of the river over this land the open foreground and context of views of the Minster from Water End /Clifton Bridge. It is important to keep this land permanently open to preserve the views of the city's cathedral. The openness of the land can add to an understanding of the visual prominence the minster has now and would have had historically in the visual connection it would have provided for the people farming this open stray back to the administrative and ecclesiastical centre of York.	absent
	Purpose 4 – Preserving the setting and special character of historic towns. Landscape and Setting (Criterion 3) 3.1 The land needs should be kept permanently open to aid the understanding of the historical relationship of the city to its hinterland.	The adjacent land to the immediate south east of the proposed boundary is grassed sports pitches and amenity open space that is identified as part of Green Wedge C6: Extension to Rawcliffe Meadows and Clifton Ings. This connects the countryside beyond York with the urban city along the swathe of historical river floodplain and adjacent open land uses. The River Ouse is an important determining factor for the location of the historic city. The river flows through the flat landscape of the river valley from the north and passes through the compact historical core of the city and southwards. The river corridor and land either side of it aids the understanding of the historical relationship of the city to its hinterland and retains an open connection from the city core to the perimeter agriculture and rural area beyond the Outer Ring Road. This section of the boundary has a relationship with features shown on the First Edition OS Survey 1852. The land has partial legibility of its original landscape being an area of planned enclosure which consists of medium sized regular fields defined by straight hedges, maybe part of the Clifton Award. The creation of flood defence embankments and school development has further eroded this legibility. However, the land remains part of the more substantial swathe of open space north-east of the river that continues to function as green wedge, by breaking up the city's built form, separating the urban form of development of the school buildings and housing beyond from the open sports fields and contributing to the appearance of the open, green river corridor as it approaches the city. The land is experienced from the open approaches of the river and long distance pedestrian and cycle track as well as from the footpaths that cross or run adjacent to the open land, from the flood embankment and the accessible amenity spaces on both sides of the river. As such, it is important to keep the land permanently open to maintain the historic character and setting of York and reinforce the pattern of historic green wedges that assist in understanding the historical relationship of the city to its hinterland. The parcel of land adjacent to the Clifton Conservation Area, which includes the listed school buildings of St. Peter's and former Queen Anne's (now St. Olave's), and the sports land to the north of the footpath and former Bur Dike that marked the southern extent of the historic St. Peter's School. The open land allows longer distance views of the historic school buildings. The land is also within 250m of the Central Historic Core Conservation Area. The land makes no contribution to the significance of the conservation areas and, therefore, it is not important to keep the land permanently open in relation to preserve the significance of the designated heritage assets.	absent

	<p>Purpose 1 Checking unrestricted sprawl</p>	<p>(Criterion 4) 4.1 Land is connected to the urban area and therefore relevant for sprawl. The land is connected to the urban area; St. Olave's School lies to the south-east, St. Peter's School swimming pool lies to the north-east and the houses on Westminster Road are to the north-west. 4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. The parcel of land is largely free from existing structures. A flood embankment crosses the land to the south-west of the boundary, which has recently been increased in height by approximately 900mm. The embankment is to be predominantly grassed with some retained flood related equipment. The flood defence embankment is likely to contain any sprawl of urban development to the north-east of it. However, the size of the open land has already been reduced by the addition of further artificial sports pitches to the south of St. Olave's School buildings, approved in 2008. There has also been pressure for access roads and pitches to the west of the artificial pitches and proposals for the artificial surface hockey pitch to be lit as part of its original submission to planning. Therefore, there is an increased risk of further school development that would erode openness and potentially impact views of the Minster from the open land without suitable control. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The land is predominantly undeveloped and is part of a larger area of open recreation land adjacent to the River Ouse Clifton Long Reach, enclosed by boundaries 8-13 of Section 3. The parcel of land immediately to the south-west of the proposed boundary is bounded to its north-east and northwest by footpaths, to the south-east by St. Olave's School buildings and to the south-west by the flood embankment. Despite being enclosed on more than one boundary, there remains the potential for sprawl of the urban area from St. Olave's School buildings and St. Peter's sports provision, which would further erode the openness of the land. The line of the proposed boundary follows a footpath between Westminster Road and Queen Anne's Road that follows the alignment at its eastern end with that shown on the First Edition 1852 OS Plan and at its western end is visible in its current alignment on aerial photographs from 1971. The proposed boundary is recognisable, permanent and robust. An alternative proposed boundary would be along the line of the flood embankment that bisects the sport field from the amenity open space. This is likely to be a permanent feature given its intended purpose and is readily recognisable. However, this would leave the open land to the north-east vulnerable to sprawl and erode the visual contribution it makes to the openness of the larger parcel of recreation land that it is contiguous with and forms part of Green Wedge C6, especially when viewed from the footpaths bordering the parcel of land or from an elevated position on the flood embankment itself. Further development of the land has the potential to harm views of the Minster gained across the land despite the presence of the higher embankment and indeed that are possible from it. A further alternative boundary would be around the existing building line of St Olave's School, the building line of the properties along North Parade and around the building footprint of St Peter's School however this area of land would be contained by the urban area which impacts the sense of openness and it would include St Peter's School Swimming Pool within the Green Belt. Therefore, it would be difficult to argue that this land serves a Green Belt function.</p>	<p>absent</p>
	<p>Purpose 3 Safeguarding the countryside from encroachment</p>	<p>(Criterion 5) 5.1 The land is characterised by an absence of built development or urbanising influences. The land is largely laid to grass as a school sports field and beyond it amenity open space. The only urbanising influences are the means of enclosure, footpath bounding the land to the north-west and flood defence embankment. This embankment bisects the land (recently increased in height and re-seeded) and whilst mainly grassed there would be an area of related plant adjacent to the footpath between the river and Westminster Road and a stoned access track crossing the embankment. A foot and cycle path runs along the bank of the River Ouse. These elements do not detract from the general appearance of the land as part of the openness of the river corridor. 5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of the countryside through openness, views and accessibility. The green and open character of the land contributes to the setting of the River Ouse corridor and feeling of countryside that extends from the Outer Ring Road to the core of the city. The built development and urbanising influences do not detract from the openness of the land and the contribution it makes and the uses within it, being sports or recreation purposes, are acceptable. Whilst access to the school fields are</p>	<p>absent</p>

		restricted, they are viewed from the paths running between Westminster Road/Queen Anne's Road and Westminster Road/River Ouse as well as from the flood embankment.	
	Recognisability of proposed boundary	This section of the proposed boundary follows the recognisable built feature of the hedged and fenced footpath that runs along the south-west perimeter of St. Peter's School. An alternative boundary would be to extend the boundary further south to the flood defences which also represent a recognisable feature. However whilst this is recognisable in its structure and height, the openness of land to either side makes it a less distinguished edge than the others considered. In addition, as set out above this would leave this land vulnerable to sprawl and erode the visual contribution and legibility it makes to the openness of the larger parcel of recreation land that it is contiguous with and forms part of Green Wedge C6. As set out above, a further alternative boundary which would be recognised would be around the existing building line of St Olave's School, the building line of the properties along North Parade and around the building footprint of St Peter's School however this area of land would be contained by the urban area which impacts the sense of openness and it would include St Peter's School Swimming Pool within the Green Belt. Therefore, it would be difficult to argue that this land serves a Green Belt function.	absent
	Permanence	This section of the boundary has a relationship with features shown on the First Edition OS Survey 1852. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area. While the flood defences also offer what can be considered to be a permanent boundary feature given their recent enhancement, future changes to them would be dependent on changing climate needs and not green belt considerations.	absent
Rear of Westminster Road Section 3 Boundary 11	Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP5, SP8	4.1 Land is connected to the urban area and therefore relevant for sprawl. The parcel of land sits immediately to the south-west of the houses on Westminster Road. 4.2 The land has an increased risk of sprawl occurring through the presence of existing structures. Within the grass as sports fields to the south-west of the proposed boundary are structures related to the use of the sports fields or linked to the river including the upper and lower boathouses belonging to St. Peter's School. A flood defence embankment bisects the fields. There is an increased risk of sprawl from further built sports provision that would impact openness without suitable control. 4.3 Land is unconstrained by built development or strong boundaries on more than one side, and therefore not contained or enclosed in a way which would prevent sprawl. The proposed boundary acts to contain curtilages of properties on Westminster Road. It follows the change in land use and context between these curtilages and the more open predominantly undeveloped sports fields of St Peter's School and therefore provides a robust boundary to contain and enclose the urban area in a way which would prevent sprawl. An alternative proposed boundary along the line of the flood embankment to the south east which bisects the sports fields has been considered. However, this would leave the private amenity land of Ouse Cliffe gardens to the north west and field to the north-east vulnerable to sprawl and erode the visual contribution it makes to the openness of the larger parcel of open recreation land - included in Green Wedge C6 - within which the field sits and is contiguous with when viewed from the footpath bordering the parcel of land or from an elevated position on the flood embankment itself. The banks of the river Ouse further to the south west are another reasonable option but this would open up the wider swathe of green wedge to the south east and north west result in unacceptable sprawl. PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL	absent
	Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	Encroachment (Criterion 5) 5.1 The land is characterised by an absence of built development or urbanising influences. The land is largely laid to grass as school sports fields, but has some built development in the form of St. Peter's School upper and lower boathouses and related hard-surfaced accesses. There is an earth and grass raised flood embankment that bisects the land. There is a footpath from Westminster Road to the river that bounds the land and connects to the riverside foot and cycle path that runs along the bank of the River Ouse. These urbanising influences do not detract from the open character of the land. 5.2 & 5.3 The land functions as part of the countryside in terms of relationships or acceptable uses within it and contributes to the character of it through openness, views and accessibility. The open character of the land contributes to the setting of the River Ouse corridor and feeling of countryside that extends from the Outer Ring Road to the core of the city. The built development and urbanising influences do	absent

		<p>not detract from the openness of the land and the contribution it makes and the uses within it, being sports or recreation purposes, are acceptable. Whilst access to the land is restricted, it is viewed from the river and riverside path, from the path running between Westminster Road and the river, and in longer distance views from the amenity land on the opposite bank of the river.</p> <p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT</p>	
	<p>Local Permanence Recognisability of proposed boundary Scoping/Strategic Principles set out in: SP13</p>	<p>This section of the proposed boundary follows the recognisable built feature of the hedge and fence line running to the side and rear of properties on Westminster Road. A slightly more recognisable and robust boundary might follow the eastern curtilage boundary of 78 Westminster road rather than the path.</p> <p>This section of the boundary has some relationship with features shown on the First Edition OS Survey 1852. The boundary follows the extent of the urban area, which is long-standing being built in the 20th Century inter-war years and visible on aerial photographs from 1951. The boundary marks the point where open land meets the well established rear curtilages to properties for its majority and the edge of tarmacked surfaces to the eastern edge. A slightly more permanent and robust boundary might follow the eastern curtilage boundary of 78 Westminster road rather than the path. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area.</p> <p>The proposed boundary has been established for a significant period of time. The layering of different boundary features offers strength and resilience to change.</p>	absent
	<p>Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land of the York Green Belt approaching this extent of the York main urban area is not currently developed and has access to services within 800m. It therefore has potential to provide a sustainable location for growth which would focus development towards the urban area or areas within the Green Belt (in line with NPPF para 85) to be able to contribute to the long term permanence. However, the land immediately to the south west of the proposed boundary is designated outdoor sports facility [SD085], as well as being within an area identified in the Green Belt appraisal work as being of primary importance to the setting of the historic city as part of Green Wedge C4 [SD107] and within flood zone 3. The land closest to the river is also identified Regional Green Infrastructure Corridor 1 (Ouse Corridor [SD080]). The land to the south and west of the proposed boundary is therefore not suitable for development in line with the Local Plan strategy</p>	absent