



YORK

CITY OF YORK
HISTORIC CHARACTER AND SETTING
TECHNICAL PAPER UPDATE
(JUNE 2013)

Historic Character and Setting Technical Paper Update (June 2013)

1) Introduction:

- 1.1 The purpose of this Technical Paper is to support the Preferred Options Local Plan. It updates and supplements the 2003 York Green Belt Appraisal and also the City of York LDF Historic Character and Setting Technical Paper (January 2011). This Update paper should be read in conjunction with these two documents.

2) Background

- 2.1 In February 2003, the Council published a 'Green Belt Appraisal' which was produced as supporting evidence to the emerging City of York Local Plan. It sought to identify those areas within York's Draft Green Belt which were key to the City's historic character and setting.
- 2.2 In January 2010, the Council published a Historic Character and Setting Technical Paper, to support the emerging LDF Core Strategy. This document updated the 2003 'Green Belt Appraisal', and was based on a Study produced by Fulford Parish Council ('Fulford Parish Council – LDF Submission Including Review of Fulford's Green Belt Land'), where relevant. It also considered an assessment of other Historic Character and Setting issues, submitted as part of the consultation responses to the LDF Core Strategy and Allocations DPD.
- 2.3 This paper provides a further update linked to work undertaken on the development of the Preferred Options Local Plan and has been produced to aid and support consultation on the document.

3) The current work undertaken:

- 3.1 The Council undertook a 'Call For Sites' exercise in Autumn 2012, which asked developers, landowners, agents and the public to submit land which they thought had potential for development over the next 15-20 years. These sites then formed the basis for the site selection process for the Local Plan. Some of the sites proposed fall into areas previously identified as being important in Historic Character and Setting terms in the 2003 York Green Belt Appraisal and the 2011 Historic Character and Setting Technical Paper. Where this was the case, officers have considered whether any changes to the Historic Character and Setting boundaries are justified. This Technical Paper Update sets out these areas and provides an appraisal of the areas in question. It should be noted however, that Site 30 (Land to the east of Station Road, Poppleton) was not identified through the 'Call For Sites' process, but through other technical work.
- 3.2 Additionally, as part of the process, officers assessed potential additional areas and have included these where it is considered that they warrant protection under the relevant historic character and setting designations.
- 3.3 It should be noted that these are fairly limited in scope, but the Council will consider any further evidence submitted during the consultation, including that in relation to rejected sites – see the City of York Local Plan Site Selection Technical Paper (June 2013).

- 3.4 It should be noted that although most sites lie within the extent of the Draft York Green Belt, there may be some open space sites which although not in the Green Belt, contribute to the Historic Character and Setting of the City at a strategic level - these are identified where appropriate.
- 3.5 For each proposed boundary change, a proforma and map are provided the numbering of sites follows on from the 'Historic Character and Setting Technical Paper – January 2011', which comprise sites 1-19.

Annex A: Sites where additional land proposed to be added to the Historic Character and Setting:

Site 20: Land between the A1237 and Chapelfields;

Site 21: Land to the South of the A59, between the A1237 and Acomb;

Site 22: Pansy Field, West of Station Road, Poppleton.

Site 23: Land between Proposed Allocation ST14 (Land North of Clifton Moor) and 'Area Preventing Coalescence' to South East of Skelton

Site 24: Land to the North of Moor Lane, Skelton;

Site 25: Land at Grimston Bar;

Annex B: Sites where removal of land proposed from Historic Character and Setting:

Site 26: Land to the South of Designer Outlet;

Site 27: Land Adjacent to Greystone Court, Haxby;

Site 28: Land at York College;

Site 29: Land off Askham Lane;

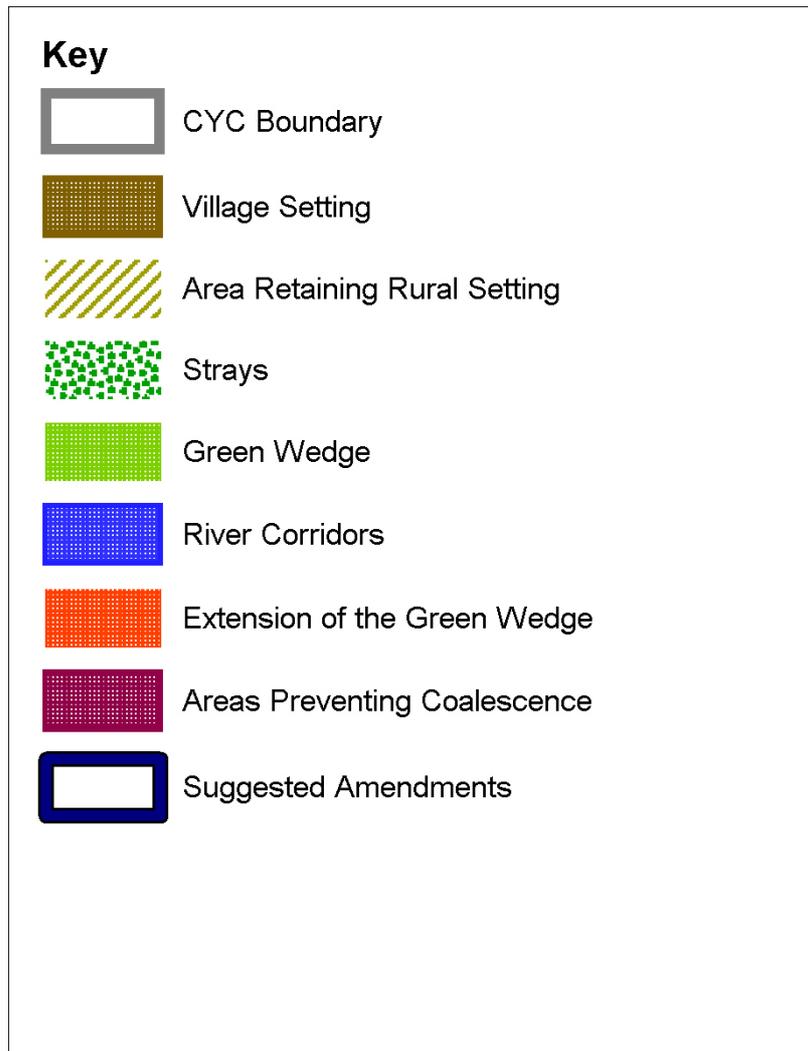
Site 30: Land to the east of Station Road, Poppleton;

4) Future work:

- 4.1 This Historic Character and Setting Technical Paper Update is an interim document at this stage, representing the work undertaken at Preferred Options stage of the Local Plan production. It will be updated and revised as necessary following consultation on the Preferred Options document.

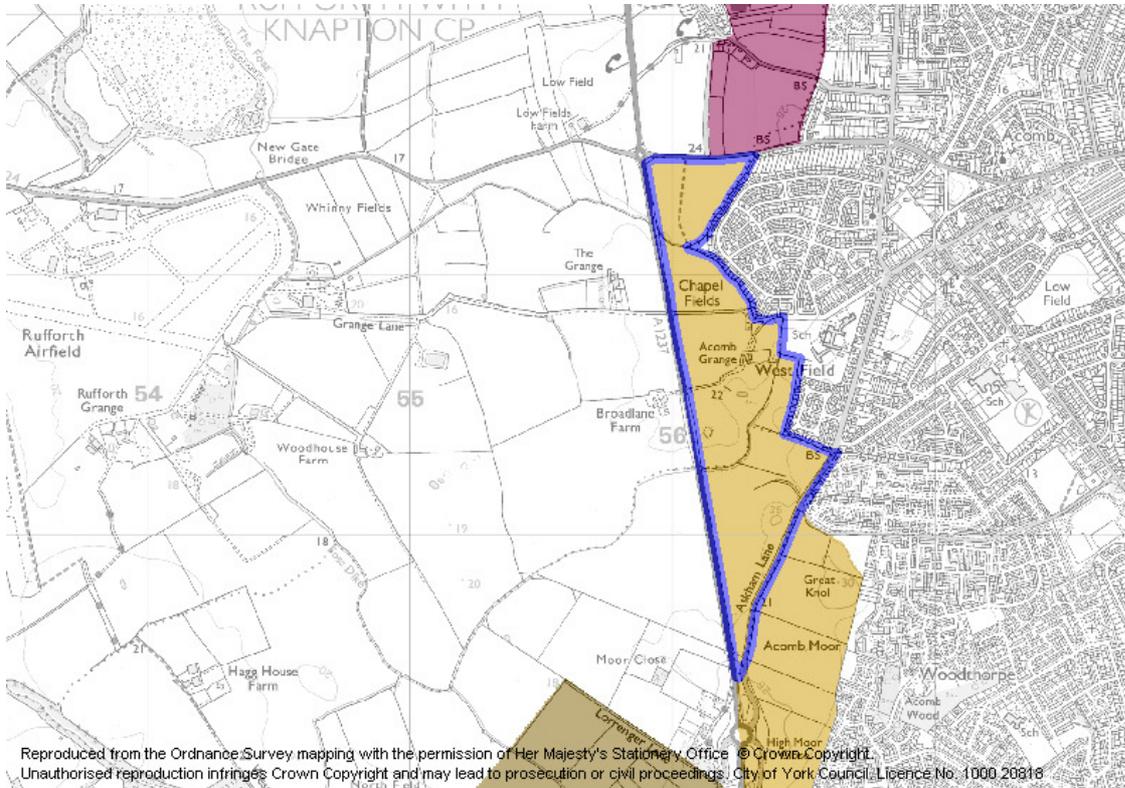
Annex A

Sites where additional land proposed to be added to the Historic Character and Setting:



Site 20: Land between the A1237 and Chapelfields

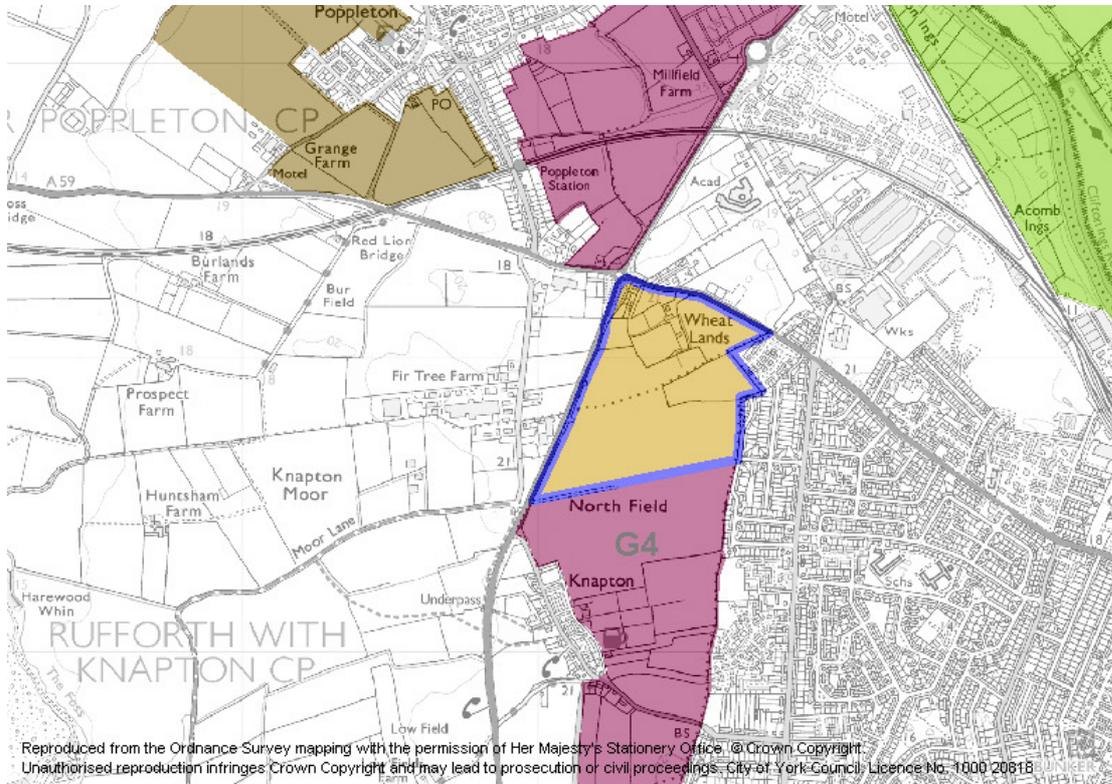
Proposed Change: Extend the 'Area Retaining Rural Setting' north from Askham Lane, as far as the B1224, between Chapelfields and the A1237.



<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The land between the A1237 and Chapelfields, to the south of the B1224 and Askham Lane provides an interface between the built up part of York and the flat rural areas adjacent to the Outer Ring Road. In character terms it is a continuation of the land between Moor Lane and Askham Lane, to the west of Woodthorpe. Therefore, it is considered that this designation should be extended north, as far as the B1224, between Chapelfields and the A1237.</p>
<p>Recommendation</p>	<p>Extend the 'Area Retaining Rural Setting' north from Askham Lane, as far as the B1224, between Chapelfields and the A1237.</p>

Site 21: Land to the South of the A59, between the A1237 and Acomb.

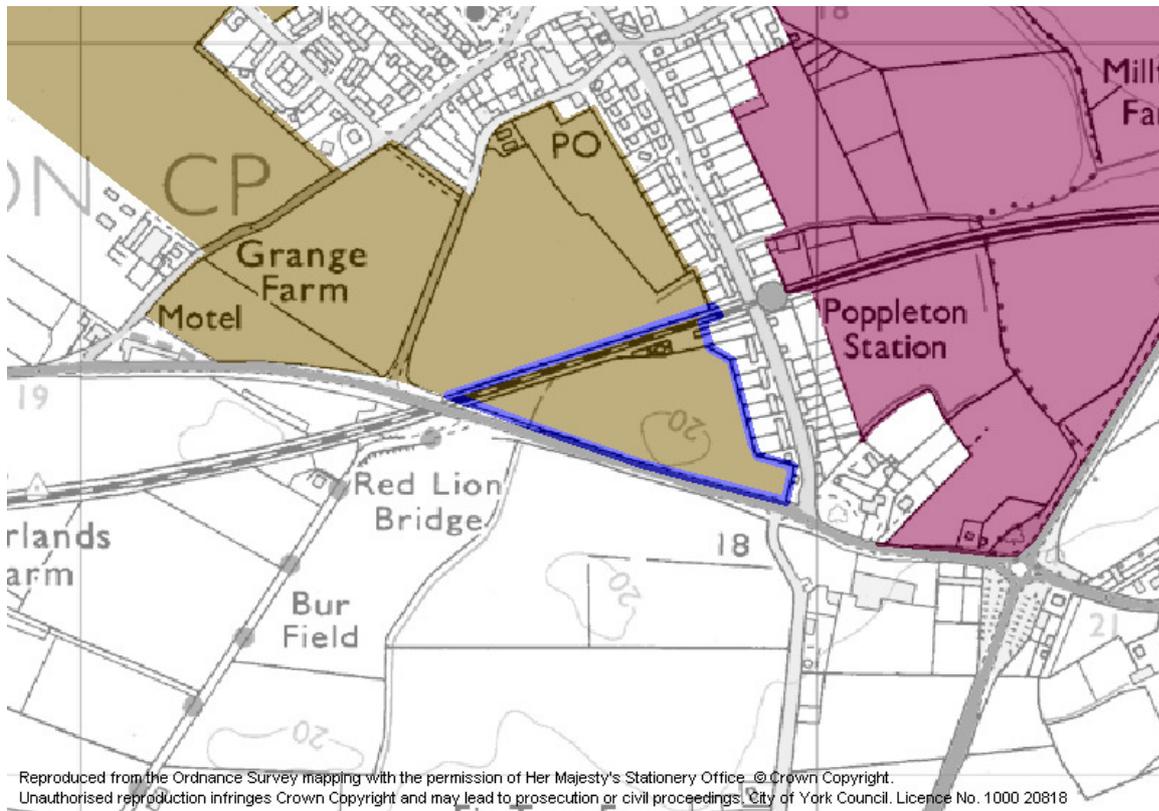
Proposed Change: Designate land to the south of the A59, between the A1237 and Acomb as ‘Area Retaining the Rural Setting’.



<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The land to the south of the A59, between the A1237 and Acomb is considered important to retain the rural setting of the City when viewed from the A1237 and the A59, approaching the western edge of the City.</p>
<p>Recommendation</p>	<p>Designate land to the south of the A59, between the A1237 and Acomb as ‘Area Retaining the Rural Setting’.</p>

Site 22: Pansy Field, West of Station Road, Poppleton

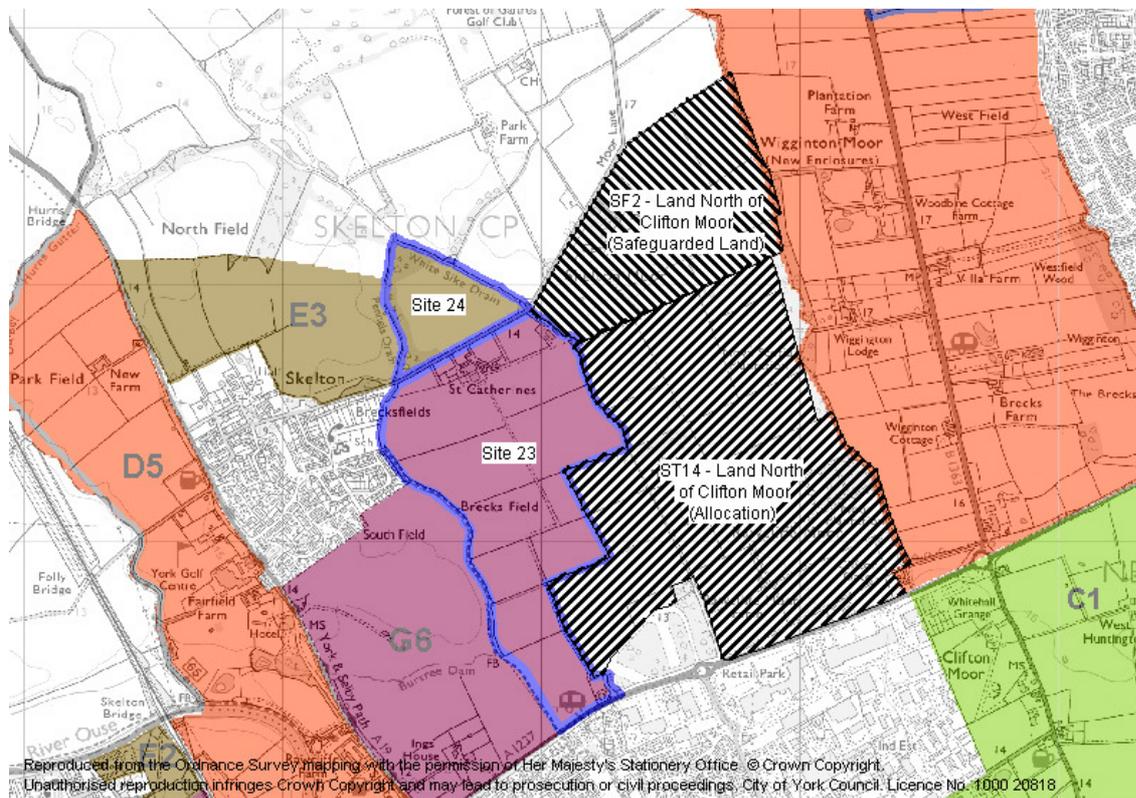
Proposed Change: Extend 'Village Setting' to Pansy Field, West of Station Road, Poppleton.



<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The site in question forms a triangle of land bordered by the York-Harrogate Railway line, the A59 and properties on Station Road, Poppleton. The site is extensively visible from the A59 (particularly where the road rises to Red Lion Bridge) and the railway line, with Poppleton in the background.</p> <p>The eastern part of the area was submitted through 2012 Call For Sites (Site 581 in the Site Selection paper) and the 2008 Call for Sites (Considered in the SHLAA 2011 - Site 170).</p> <p>It is considered that given the above, the whole site bordered by the York-Harrogate Railway Line, the A59 and properties on Station Road, Poppleton should be included within the 'Village Setting' designation.</p>
<p>Recommendation</p>	<p>Extend 'Village Setting' to Pansy Field, West of Station Road, Poppleton.</p>

Site 23: Land between Proposed Allocation ST14 (Land North of Clifton Moor) and 'Area Preventing Coalescence' to South East of Skelton

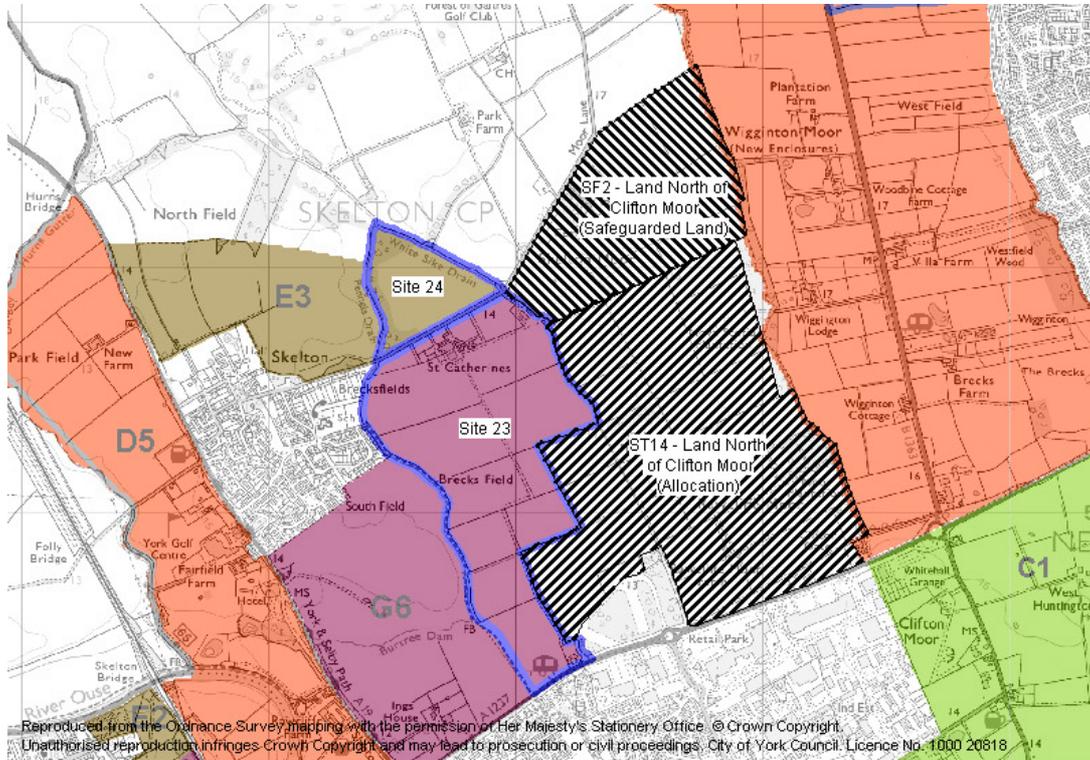
Proposed Change: Extend 'Area Preventing Coalescence' east as far as border with proposed Allocation ST14 (Land to North of Clifton Moor).



<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The Local Plan proposes the allocation of a 134ha area of land to the North of Clifton Moor for residential purposes. Given the extent of this area, it is considered that it is important to extend the designation of 'Area Preventing Coalescence' to the south east of Skelton as far as the Allocation ST14. The southern extent of this land should be the A1237 and the northern extent of this area should be Moor Lane, to the east of Skelton. The designation would help protect the land between Skelton and the proposed Allocation.</p>
<p>Recommendation</p>	<p>Extend 'Area Preventing Coalescence' east as far as border with proposed Allocation ST14 (Land to North of Clifton Moor).</p>

Site 24: Land to the North of Moor Lane, Skelton

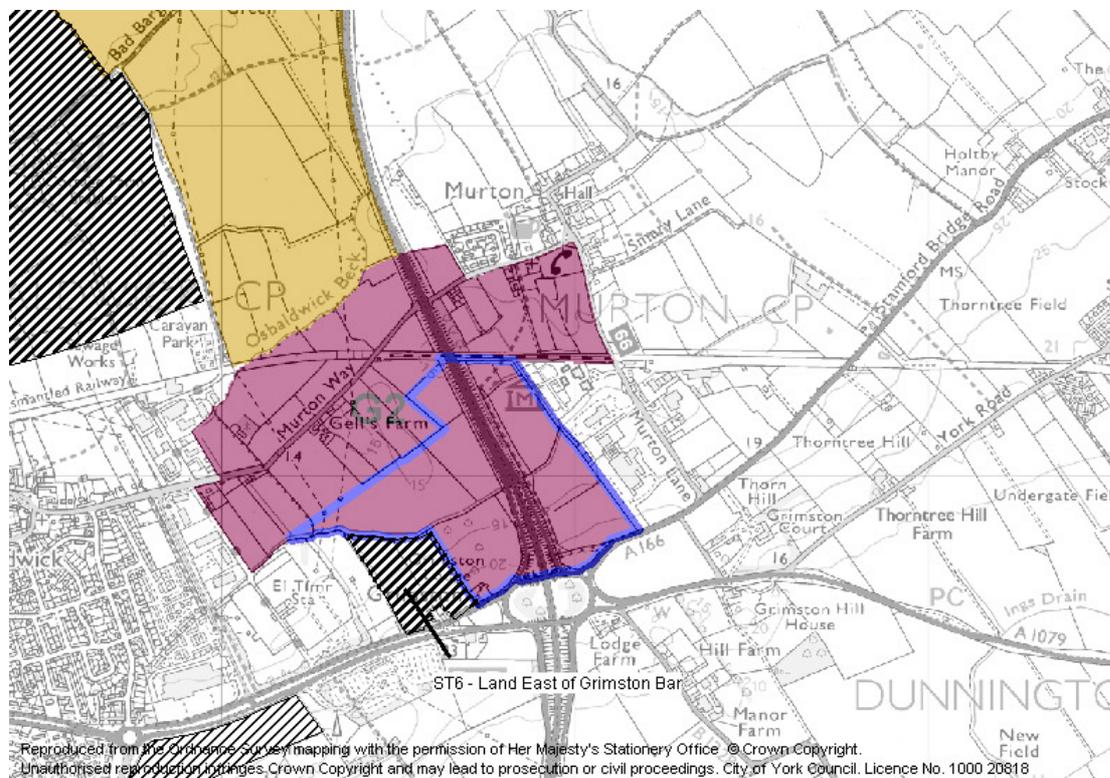
Proposed Change: Extend the ‘Village Setting’ designation north of Skelton Village, to the east - to include land north of Moor Lane, Skelton, as far as the point where it adjoins the Safeguarded Land (SF2).



<p>Reasons for proposing the addition to the Historic Character and Setting Designation</p>	<p>The land to the north of Moor Lane, Skelton adds to the setting of the village of Skelton, as it provides views across open fields to the attractive wooded approach to Skelton along Moor Lane. Consequently, due to the importance to the setting of Skelton, the designation ‘Village Setting’ should be extended to the east as far as the point where it adjoins the Safeguarded Land (SF2).</p>
<p>Recommendation</p>	<p>Extend the ‘Village Setting’ designation north of Skelton Village, to the east - to include land north of Moor Lane, Skelton, as far as the point where it adjoins the Safeguarded Land (SF2).</p>

Site 25: Land at Grimston Bar

Proposed Change: Extend 'Area Preventing Coalescence' at Grimston Bar to include land to the east of Housing Allocation ST6 as far as the York Auction Centre Yard, Museum of Farming and the existing designation 'Area Preventing Coalescence'.



Reasons for proposing the addition to the Historic Character and Setting Designation

The site forms part of the wider views of the City, rising significantly towards Grimston Bar roundabout and Hull Road.

There is particular concern about the land adjacent to Grimston Bar Roundabout because it is very prominent due to its rising topography and the narrowness of the area in relation to the Ring Road, and also York Auction Centre to the East and the proposed Allocation ST6, close to the Transformer Station. This area is relatively narrow and any additional development beyond the proposed allocation ST6 will put the area at increased risk of coalescence.

There is also evidence of ridge and furrow (Linear remains of Medieval agriculture) in the fields to the north of the area.

It is considered that all this area from the proposed Housing Allocation ST6 (Land East of Grimston Bar) as far as the York Auction Centre Yard should be designated as 'Area Preventing Coalescence'.

Recommendation	Extend 'Area Preventing Coalescence' at Grimston Bar to include land to the east of Housing Allocation ST6 as far as the York Auction Centre Yard , Museum of Farming, and the existing designation 'Area Preventing Coalescence'.
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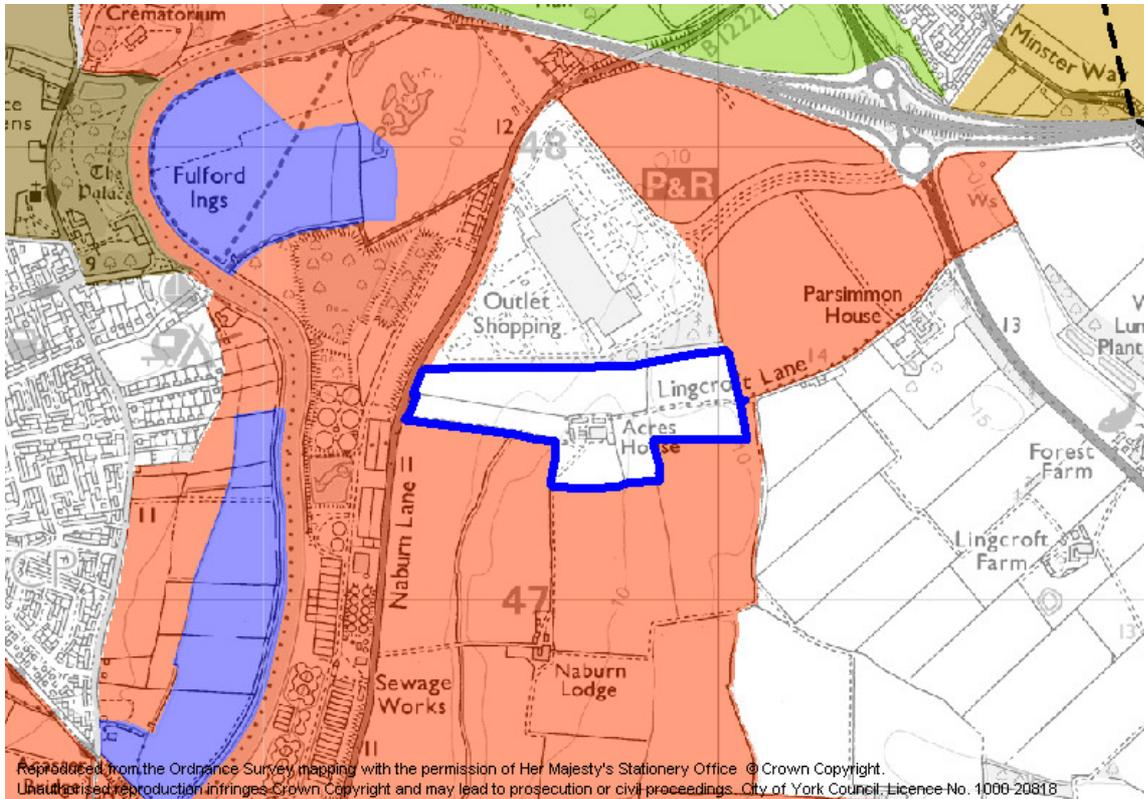
Annex B

Sites where removal of land proposed from Historic Character and Setting:



Site 26: Land to the South of Designer Outlet

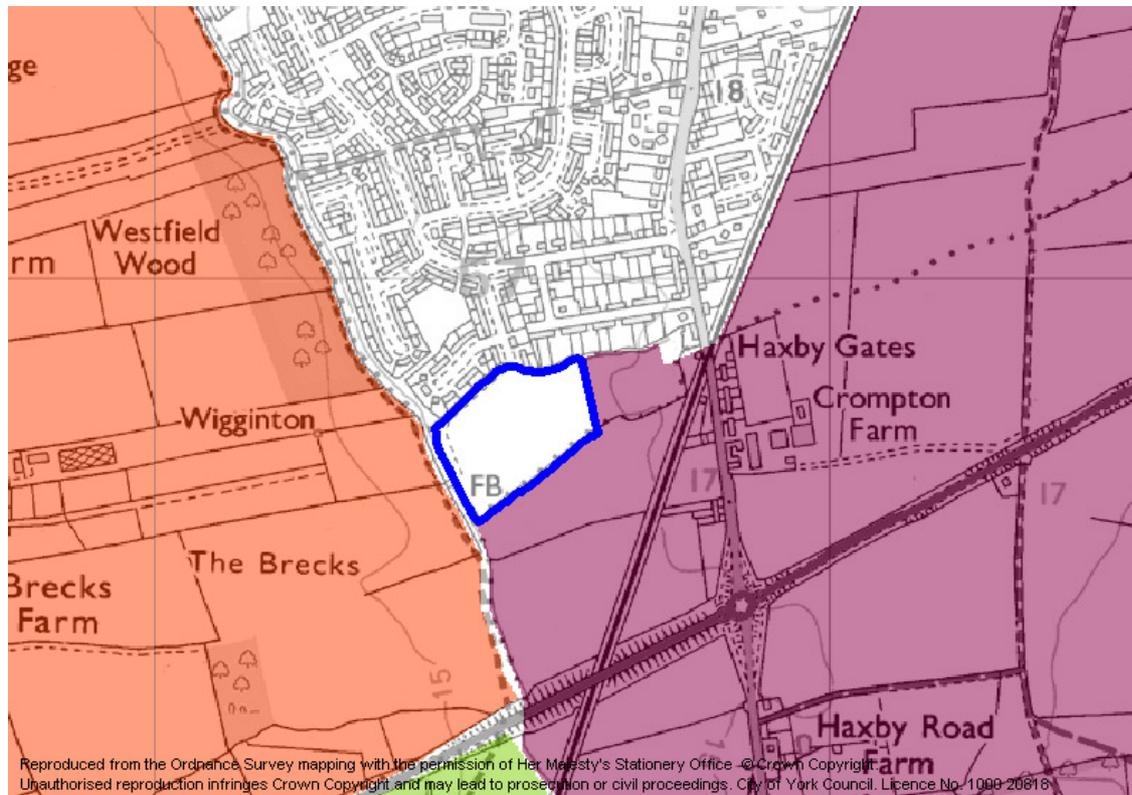
Proposed Change: Remove the site from the designation 'Extension to Green Wedge' south of Designer Outlet



<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>This site was submitted as part of the Call for Sites process. It formed part of the Extension to the Green Wedge, to the south of the A64 / Designer Outlet, as proposed in the Historic Character and Setting Technical Paper (January 2011). It is proposed that the site immediately south of the Designer Outlet should be removed from the Historic Character and Setting designation (Extension to Green Wedge) and designated as Safeguarded Land.</p> <p>Given the scale of the site relative to the size of the Green Wedge, its proximity to the existing Designer Outlet and the land form in the area, it was not considered that its removal would be prejudicial to the purpose of the extension to the Green Wedge, subject to appropriate boundary landscaping.</p>
<p>Recommendation</p>	<p>Remove the site from the designation 'Extension to Green Wedge' south of Designer Outlet.</p>

Site 27: Land Adjacent to Greystone Court, Haxby

Proposed Change: Remove the designation 'Area Preventing Coalescence'.

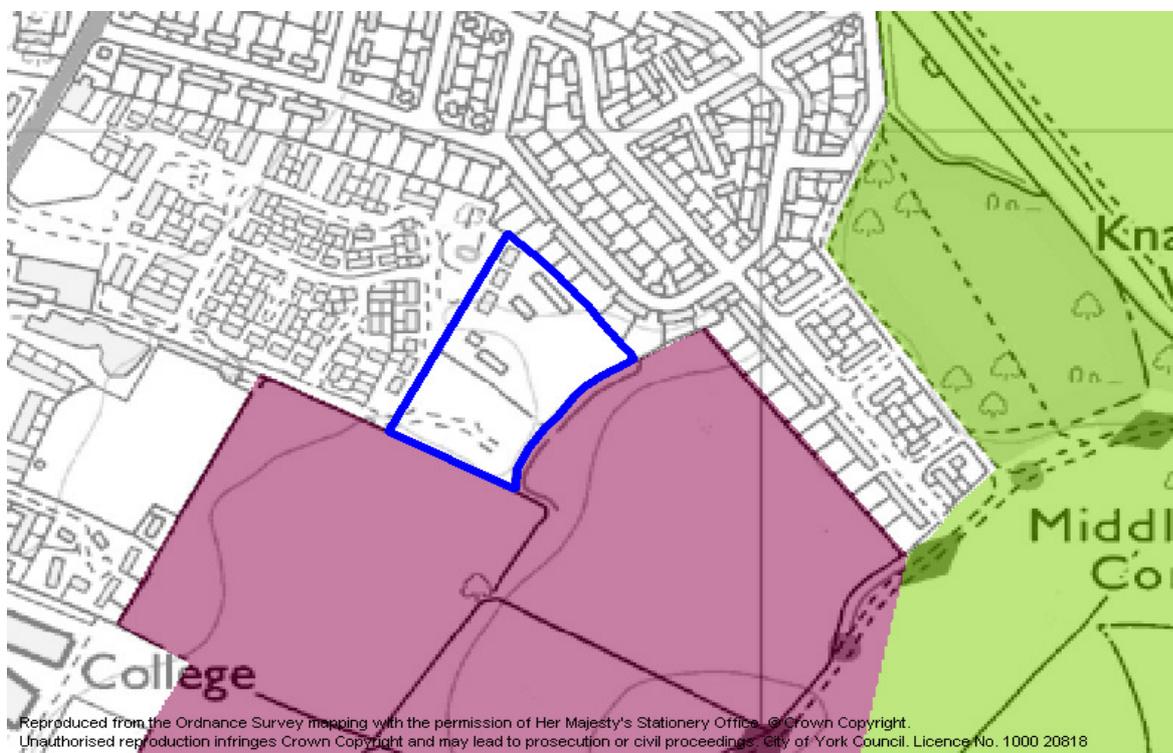


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<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>This site was submitted through the Call for Sites process. Removal of this site from the 'Area Preventing Coalescence' and developing for residential development would not prejudice the Area Preventing Coalescence between Haxby and New Earswick because the proposed development would only form a modest extension to Haxby, mitigated by a 'soft' landscaping approach to the development, with a public woodland walk on the southern boundary of the proposed new dwellings, significantly improving the visual appearance of the southern boundary of Haxby. The proposal would create a more defensible, permanent boundary to safeguard against future coalescence.</p>
<p>Recommendation</p>	<p>Remove the designation 'Area Preventing Coalescence'</p>

Site 28: Land at York College

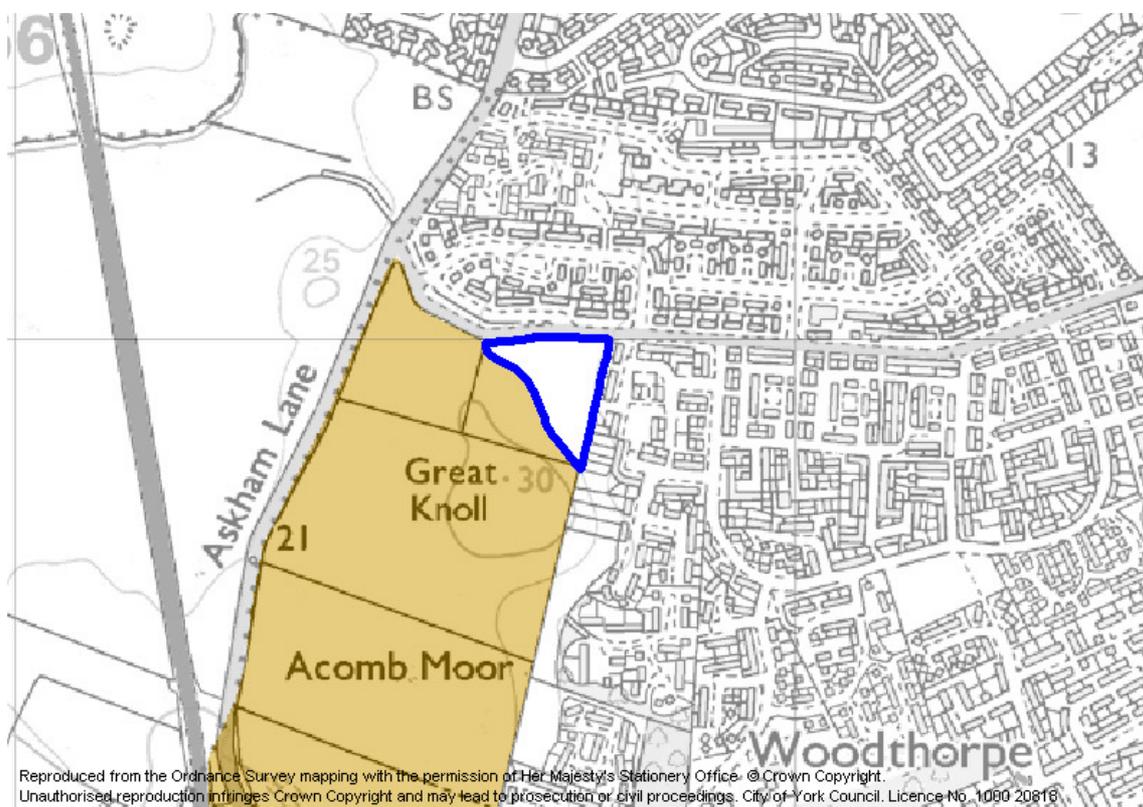
Proposed Change: Remove designation 'Area Preventing Coalescence' from eastern side of York College site



<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>This site formed part of the 'Area Preventing Coalescence' to the east of York College. However, the site is part of the wider existing permission for the York College housing site (Planning application ref 07/00752/REMM). The site includes an area of open space and housing – therefore, it should be removed from the designation 'Area Preventing Coalescence'.</p>
<p>Recommendation</p>	<p>Remove designation 'Area Preventing Coalescence' from eastern side of York College site</p>

Site 29: Land off Askham Lane

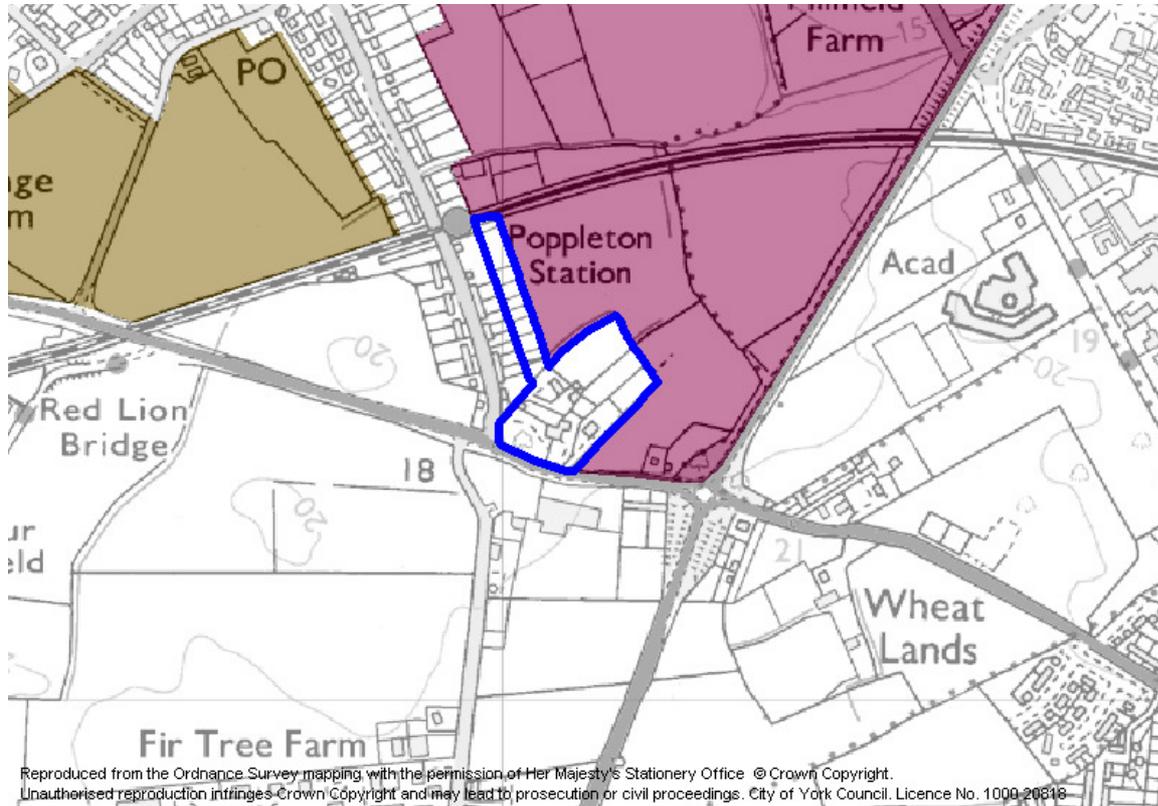
Proposed Change: Remove designation 'Area Retaining Rural Setting' from Land off Askham Lane



<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>This was a small part of a much wider site submitted through the Call for Sites process. It forms part of the expanse of land to the east of Askham Lane designated 'Area Retaining Rural Setting'. The topography of the area, especially along the Foxwood Lane frontage is notably undulating around the 'Great Knoll' area and there is an area bordered by Foxwood Lane and Stirrup Close which is notably lower than the surrounding area (diagonally across the field). It is considered that because of its topography, and views to it from the south, it would be acceptable for housing. Consequently, it is proposed that a small triangular piece of land bordered by Foxwood Lane and Stirrup Close is removed from the Historic Character and Setting designation and allocated for housing (H9 – Land off Askham Lane)</p>
<p>Recommendation</p>	<p>Remove designation 'Area Retaining Rural Setting' from Land off Askham Lane</p>

Site 30: Land to the east of Station Road, Poppleton

Proposed Change: Remove designation 'Area Preventing Coalescence' from the domestic gardens to the east of Station Road, Poppleton and on the corner of Station Road and the A59.



<p>Reasons for proposing the removal from the Historic Character and Setting Designation</p>	<p>The area of land in question consists of domestic gardens. The gardens of the properties to the east of Station Road, south of Poppleton Station, have recently been extended into the 'Area Preventing Coalescence, whilst the extensive gardens of the properties on the corner of Station Road and the A59 are extensively wooded. They have been removed from the Green Belt and is not considered that they should now be covered by the Historic Character and Setting designation due to their domestic appearance and character. It is therefore considered that they are removed from this designation.</p>
<p>Recommendation</p>	<p>Remove designation 'Area Preventing Coalescence' from the domestic gardens to the east of Station Road, Poppleton and on the corner of Station Road and the A59.</p>



Technical Paper

City of York

LDF | Local
Development
Framework

Historic Character and Setting

City of York Council
January 2011

Historic Character and Setting Technical Paper

1) Introduction

- 1.1 The purpose of this Technical Paper is to support the Spatial Strategy section of the Local Development Framework Core Strategy, in terms of the historic character and setting of the Green Belt. It provides an update on further work which has recently been undertaken on this issue. It will supplement and provide an update to the York Green Belt Appraisal, which was published in 2003 to support the City of York Local Plan, and is also evidence base to the LDF.
- 1.2 This Paper considers potential changes to the boundaries proposed in the 2003 Appraisal document, in light of issues raised on historic character and setting designations as part of the consultation on the Core Strategy and Allocations DPD. It is not intended to readdress or reconsider the background principles in or behind the Appraisal or make any changes to the principles behind the designation of a piece of land.
- 1.3 This Technical Paper includes 5 Annexes as follows:
- Annex A – Map of the existing Historic Character and Setting Areas (2 x A3 maps);
 - Annex B – Proformas considering suggested changes to historic character and setting designations where officers recommend changes to the designations;
 - Annex C - Proformas considering suggested changes to historic character and setting designations where officers recommend no changes to the designations;
 - Annex D – A proforma where a previous drafting error was identified (Land at Bishopthorpe Road);
 - Annex E – Map showing the proposed changed Historic Character and Setting Areas (2 x A3 maps).

2) Background

- 2.1 In February 2003, the Council published a 'Green Belt Appraisal', which was produced as supporting evidence to the emerging City of York Local Plan. It sought to identify those areas within York's Draft Green Belt that were key to the City's historic character and setting.

3) The current work undertaken

- 3.1 This current work incorporates the outcomes (where related to the Historic Character and Setting of the Green Belt) of a study ('Fulford Parish Council – LDF Submission Including Review of Fulford's Green Belt Land'), undertaken and submitted by Fulford Parish Council, as supporting evidence to their consultation response on the Core Strategy. This document gave an overview of the Parish Council's considerations of the Green Belt in their area and suggested a number of amendments to the Historic Character and

Setting within Fulford Parish. The document was supported by a memory file of photographs. In addition, the document included a number of issues not specifically related to the Historic Character and Setting areas – these issues will be addressed through other relevant means, such as the Allocations DPD (which will address Green Belt boundary issues).

3.2 In addition to the work undertaken by Fulford Parish Council within their Parish, this paper considers the character and setting for the rest of the City, with an assessment of the issues relating to the historic character and setting of the Green Belt, submitted as part of the consultation responses to the Core Strategy and Allocations DPD.

3.3 However, with the exception of the comments received from Fulford Parish Council, many of the comments addressed in this Technical Paper weren't specifically regarding the designation of the historic character and setting areas, but about designating Green Belt land for other uses (including alternative Areas of Search through the Core Strategy). However, they are relevant to this document as they would have a direct implication on the historic character and setting of an area or piece of land.

3.4 The assessment of comments and sites relating to the historic character and setting was undertaken jointly by officers from the City Development Team and the Council's Landscape Architect and Ecologist / Countryside Officer.

3.5 This current work has been undertaken as a response to 3 main areas of work in relation to the LDF, as follows:

- 'Fulford Parish Council – LDF Submission Including Review of Fulford's Green Belt Land';
- Consultation responses to the Core Strategy Preferred Options document;
- Consultation responses to the Allocations DPD Issues and Options document.

3.6 In relation to 2 & 3 above, officers have undertaken an appropriate assessment of sites where this is possible, given the level of information provided.

3.7 The following sites are assessed in this Technical Paper:

Site 1: Land south of A64 / west of Heslington Common (Extension to Green Wedge);

Site 2: Land between A64 and Heslington Lane (Green Wedge);

Site 3: Land between Fordlands Road and Stone Bridge (Green Wedge);

Site 4: Land north of A64 / south east of Naburn Lane / west of Fordlands Road area (Green Wedge);

Site 5: Land south of A64 / east of Naburn Lane (Extension to Green Wedge);

Site 6: Land east of York – Selby cycle track (Extension to Green Wedge);

Site 7: East of Bishopthorpe Road, opposite former Terry's site;

Site 8: Land adjacent to York College;

- Site 9:** Land adjacent to York College - London Bridge;
Site 10: Area of Search 'D', south of Moor Lane;
Site 11: Land east of Askham Lane;
Site 12: Land at Knapton, part of Areas of Search E & F;
Site 13: Land at Whitehall Grange, Clifton Moor;
Site 14: Westfield, Wigginton;
Site 15: Foss Bank Farm, Earswick;
Site 16: Extension to Area of Search A - east of Monks Cross;
Site 17: Land to the north of Stockton Lane;
Site 18: North Selby Mine;
Site 19: Mapping error - Land at Bishopthorpe Road.

4) Non-mapped wording changes to descriptions of areas designated in the 2003 Green Belt Appraisal document

4.1 In addition to the suggested changes in the boundaries of the Historic Character and Setting areas, Fulford Parish Council suggested a specific wording change to the 2003 Green Belt Appraisal, which described the rural setting of the City in the Heslington / Fulford areas (as opposed to the principles of the document), as follows:

Page / paragraph – existing wording	Reason for objection	Officers comment / recommendation
Page 15 / Area F2: South of Heslington: <i>'Open agricultural landscape affording good views towards the Minster and Heslington village'</i>	Fulford Parish Council object to this wording because a large part of the shaded land is actually south of Fulford and forms part of the setting for Fulford village. This area affords attractive views towards numerous landmarks (including the Minster) that are not available from the south of Heslington.	Officers agree with these comments and suggest the following wording change: <i>'South of Heslington and Fulford – open agricultural landscape affording good views towards the Minster, Heslington and Fulford'</i> (Page 15 / Area F2)

4.2 Additionally, the table below outlines comments made which are not site specific, but relate to boundaries of Historic Character and Setting areas.

Respondent	Respondents comments	Officers comment / recommendation
Commercial Estates Group and Hallam Land Management (ref ID 2698)	If development is to be limited to within the outer ring road, there is no need to identify areas for 'Extension of Green Wedge' which all lie outside the outer ring road.	'Green Wedges' and 'Extensions to Green Wedges' are an important characteristic of the historical form and layout of York, which must be protected. The 'Extensions to Green Wedges' provide an important open approach to the rural setting of the

		<p>City and allow for the future extension of the Green Wedges. Their ongoing protection is vital to the setting of the City and existing Green Wedges, whether future development is limited to the outer ring road or not.</p> <p><u>Officer Recommendation: No change</u></p>
Commercial Estates Group and Hallam Land Management (ref ID 2698)	Identification of 'Areas Retaining Rural Setting' all lie within outer ring road and could equally be applied to all currently undeveloped areas lying between existing urban edge and outer ring road.	<p>The designation of 'Areas Retaining Rural Setting' are specific to areas of open countryside visible from prominent locations enabling views of the city and in particular the Minster or conservation areas. Not all undeveloped areas will have these characteristics and therefore, cannot be designated as such.</p> <p><u>Officer Recommendation: No change</u></p>
Commercial Estates Group and Hallam Land Management (ref ID 2698)	There are locations where the outer urban edge extends out as far as outer ring road and therefore development in areas beyond outer ring road which are not limited by other constraints and which abut current urban edge, such as Clifton Moor, would benefit equally if not more, from access to goods and services.	<p>It is acknowledged that in several locations around the City, the urban edge abuts the outer ring road – however this doesn't necessarily imply that in such locations development beyond the outer ring road is acceptable, even though they do not lie within an area of constraint. There are other issues which can include transport network implications, sustainability considerations, landscape character, agricultural land classification, open space and flood risk considerations, as outlined in Topic Paper 1.</p> <p><u>Officer Recommendation: No change</u></p>

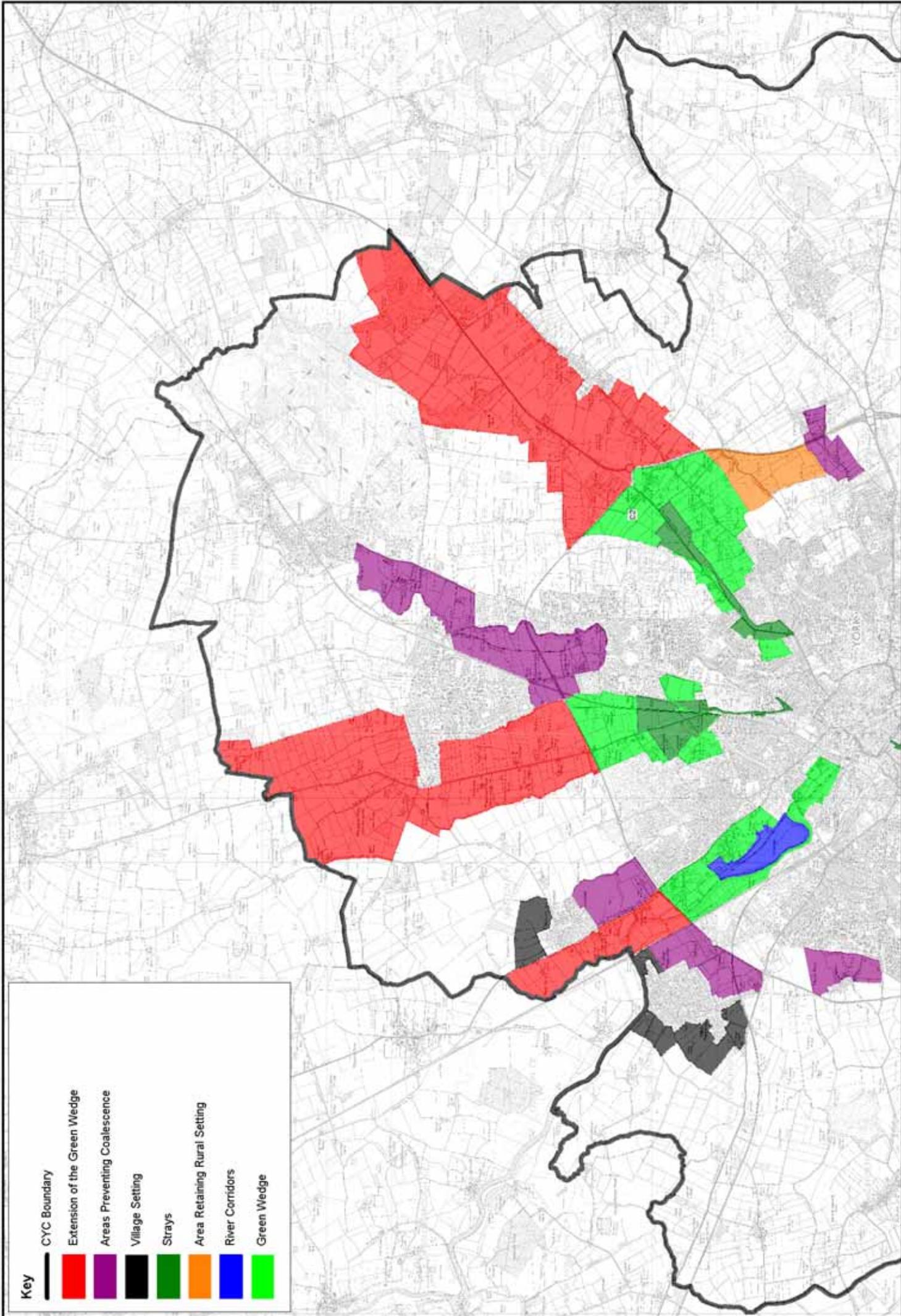
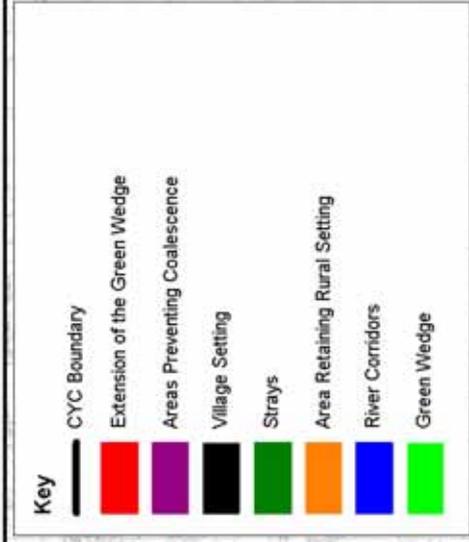
5) Recommendations and Conclusions

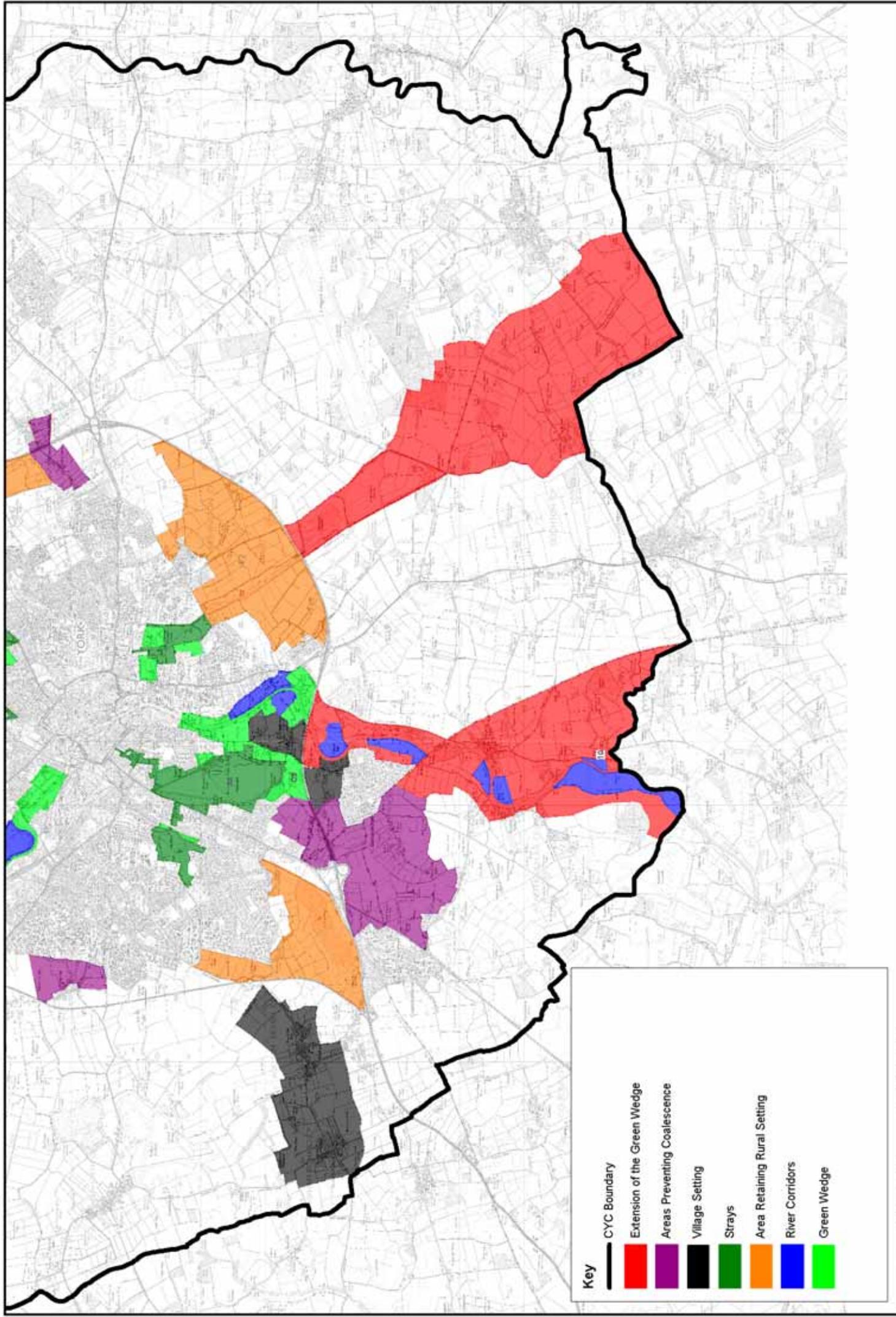
- 5.1 It is concluded that the historic character and setting maps in the 2003 Green Belt Appraisal should be amended to include the changes set out in Annex B and Annex D, and as set out in the attached Historic Character and Setting map for the City of York (Annex E).
- 5.2 Additionally, the description of 'Area F2', as set out on page 15 of the '2003 Green Belt Appraisal' should be amended as set out above.

Annex A

**Map showing the existing Historic Character
and Setting areas for York (2 x A3 maps)**

Greenbelt Appraisal Map - North





Annex B

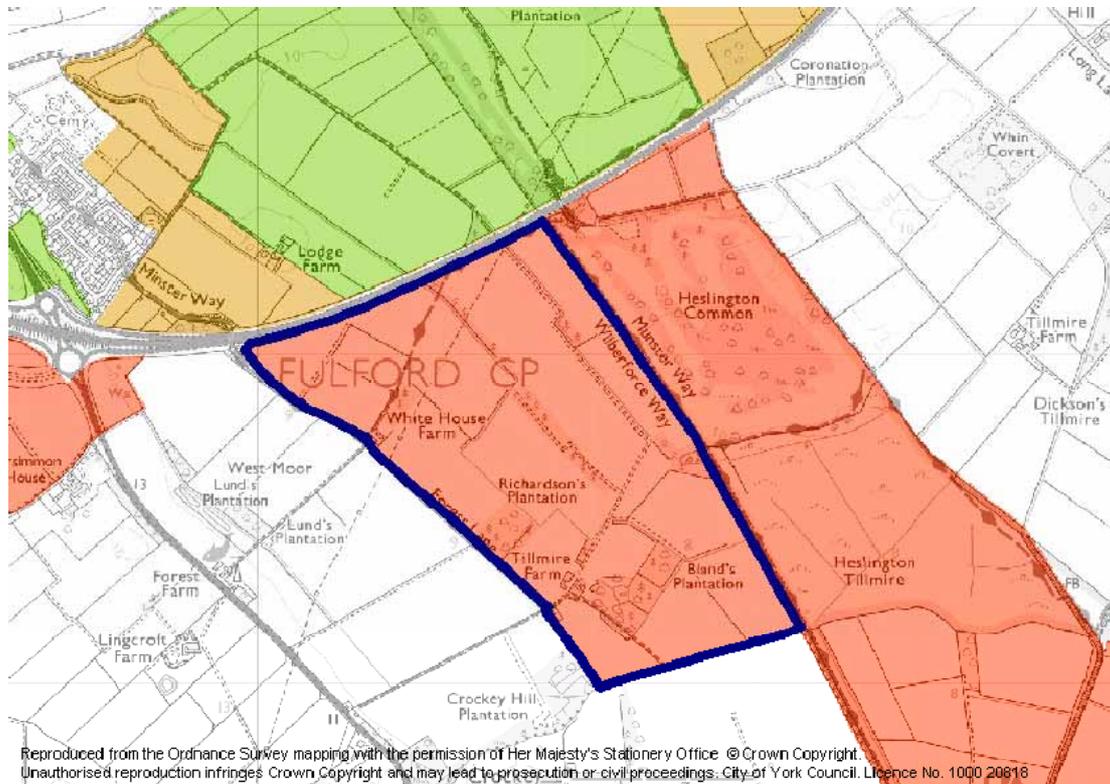
Proformas considering suggested changes to historic character and setting designations where officers recommend changes to the designations



Site 1: Land south of A64 / west of Heslington Common

Proposed Change: Include land as 'Extension to Green Wedge'

Comments via: 'Fulford Parish Council – LDF Submission including Review of Fulford's Green Belt Land'.

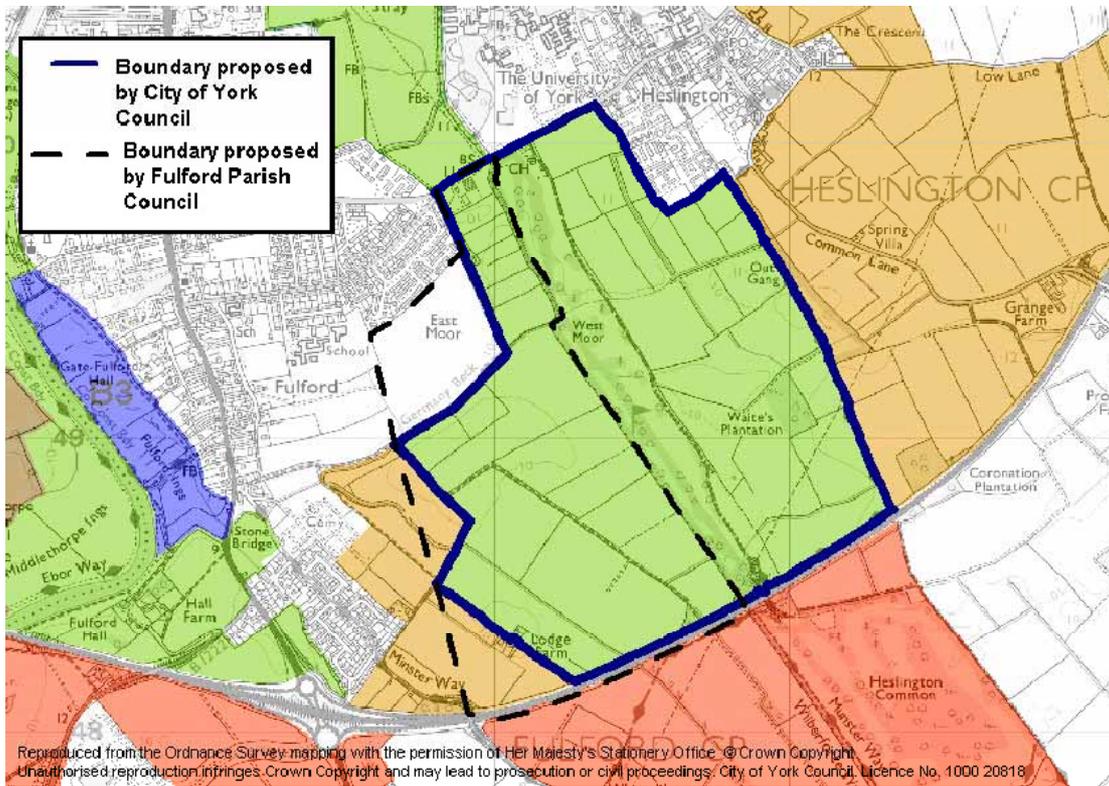


Comment ref / objector	Fulford Parish Council
Summary of objector's comments	<p>That the delineation of the boundaries of the extension of the Green Wedge south of the A64 be redrawn to include additional areas further to the west.</p> <p>The existing 'Extension to the Green Wedge' in this location is very narrow, defined by the golf course and subsequently broadening to include Heslington Tillmire. The landscape to the west displays significantly more openness and affords views towards the Minster and Terry's Tower from public vantage points.</p>
Officer comments	This is a logical amendment to the 'Extension to the Green Wedge' (D3), given the open character of the area and views across the area, and views of the Minster, Terry's Factory Tower and other landmarks.
Officer recommendation	Amend area of 'Extension to Green Wedge' to include land to south of A64, east of Forest Lane and north of drain (to south of field south of 'Bland's Plantation')

Site 2: Land between A64 and Heslington Lane (Green Wedge)

Proposed Change: That the Green Wedge at the eastern edge of Fulford, which comprises Walmgate Stray and surrounding areas of undeveloped land should continue southwards from Heslington Lane to the A64.

Comments via: 'Fulford Parish Council – LDF Submission including Review of Fulford’s Green Belt Land’.



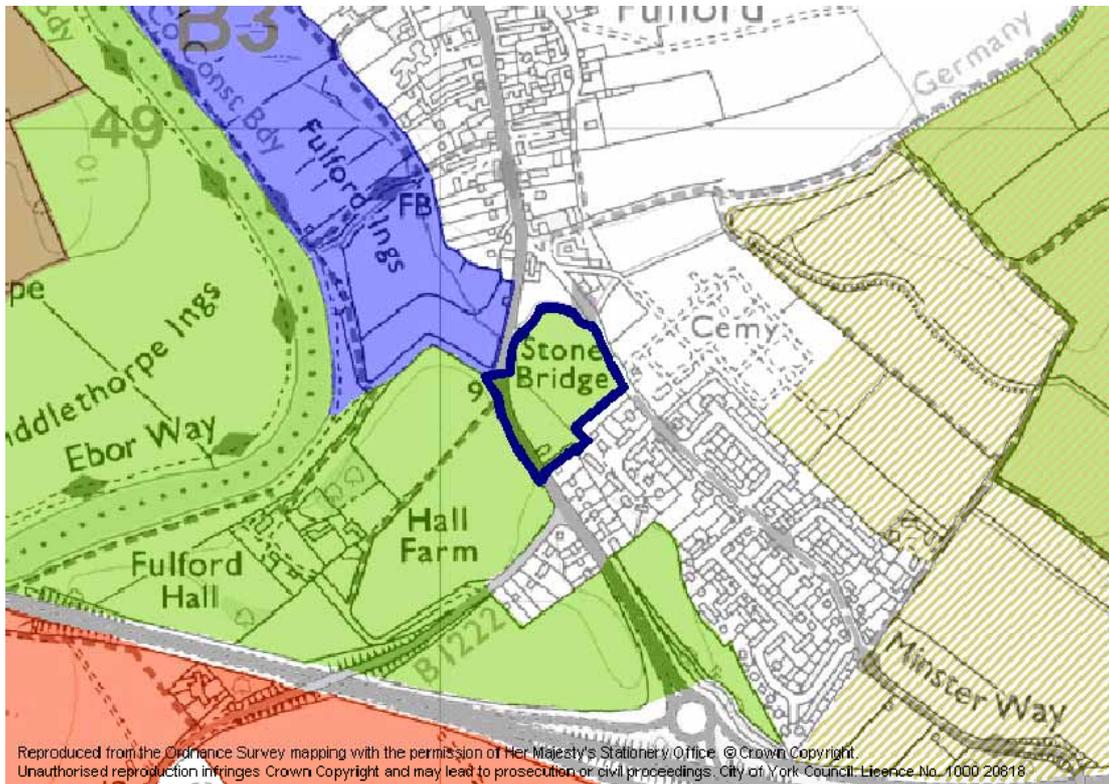
Comment ref / objector	Fulford Parish Council
Summary of objector's comments	<p>That the Green Wedge at the eastern edge of Fulford, which comprises Walmgate Stray and surrounding areas of undeveloped land should continue southwards from Heslington Lane to the A64.</p> <p>At Heslington Lane, the wedge is exceptionally narrow. Therefore it is crucial that further undeveloped land should serve to reinforce it. It is clear that the land between Michel’s Lane and the edge of the golf course would serve this purpose in a southerly direction and it would also be beneficial to reinforce it by the addition of further lateral areas, as otherwise the wedge will be so narrow as it extends to the A64 that it will be unable to perform the function of protecting strategic open land.</p> <p>Only land within Fulford Parish Council was suggested as part of this addition to the Green Wedge, although it is acknowledged that this may</p>

	go beyond the Parish boundary.
Officer comments	<p>Given the open character of the area, and extent of the public rights of way across the area, and the way other Green Wedges extend to the Ring Road in the rest of the City, this is a logical amendment. The western boundary does not follow any physical boundaries, so should be drawn around existing field boundaries (and should skirt around the Germany Beck allocation, rather than include part of it). The boundary drawn by Fulford Parish Council only includes land within the Parish Council area to the east – the amendment would need to consider the character of the area, rather than parish boundaries. Officers believe it should go as far as the boundary of the ‘Outgang’ to the south of Heslington village. The proposed additional of ‘Green Wedge’ would also act as an Area Retaining the Rural Setting of the City – so it could be a dual designation.</p>
Officer recommendation	<p>Extend ‘Green Wedge’ from Heslington Lane in the north, the ‘Outgang’ in the east, A64 in the south and Germany Beck and existing field boundaries to the west.</p>

Site 3: Land between Fordlands Road and Stone Bridge
(Green Wedge)

Proposed Change: That land separating Fulford and the Fordlands Road settlement be designated as an Area Preventing Coalescence.

Comments via: 'Fulford Parish Council – LDF Submission including Review of Fulford's Green Belt Land'.



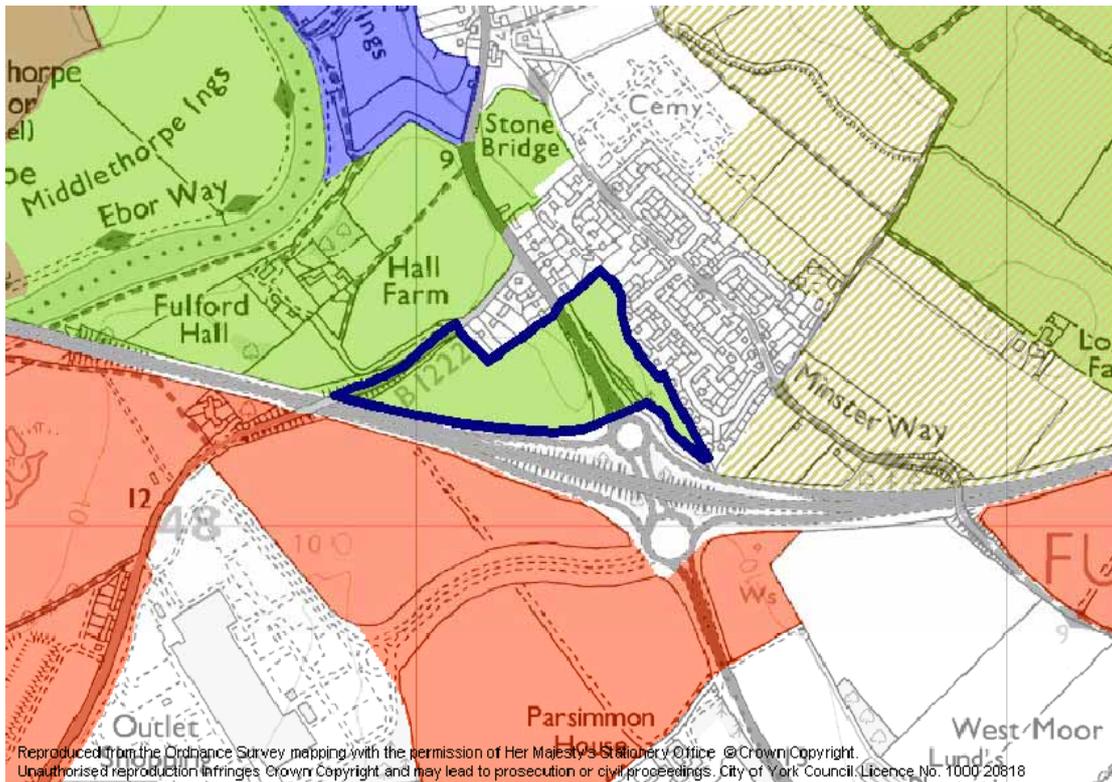
Comment ref / objector	Fulford Parish Council
Summary of objector's comments	<p>That land separating Fulford and the Fordlands Road settlement be designated as an area preventing coalescence.</p> <p>There is a substantial area preventing coalescence between the historic part of Fulford village and the Fordlands Road settlement. This consists of the Germany Beck corridor with associated water meadows, the southern part of the cemetery and the open space amenity ground adjacent to the A19. It is crucial that these historic rural areas remain open so that the separate identity and character of the settlements are preserved.</p>
Officer comments	<p>It is agreed that the open areas of land between Fordlands Road and Fulford village deserves further protection from encroachment. However, it is considered that it is most appropriate to designate this land as 'Green Wedge' (C4) rather</p>

	<p>than 'Area Preventing Coalescence' because the latter is aimed at preventing coalescence of settlements with different identities and individual characters, whereas the Fordlands Road area is considered part of the same community. Therefore, it is considered more appropriate to designate it as a 'Green Wedge'. Officers consider that the land immediately north of Stone Bridge and the area around the Cemetery are less open than the playing field between Fulford Road and Fordlands Road, so although remaining in the Green Belt, do not merit additional designation.</p>
Officer recommendation	<p>The playing fields between the Fordlands Road area and the beck near Stone Bridge should be included within the Green Wedge (C4).</p>

Site 4: Land north of A64 / south east of Naburn Lane / west of Fordlands Road area (Green Wedge)

Proposed Change: That the Green Wedge (C4) be broadened to encompass the fields and open land of the A19 southern approach corridor, including both the arable field to the south of Naburn Lane and the field east of the A19 (adjacent to the Fordlands Road settlement)

Comments via: 'Fulford Parish Council – LDF Submission including Review of Fulford’s Green Belt Land’.



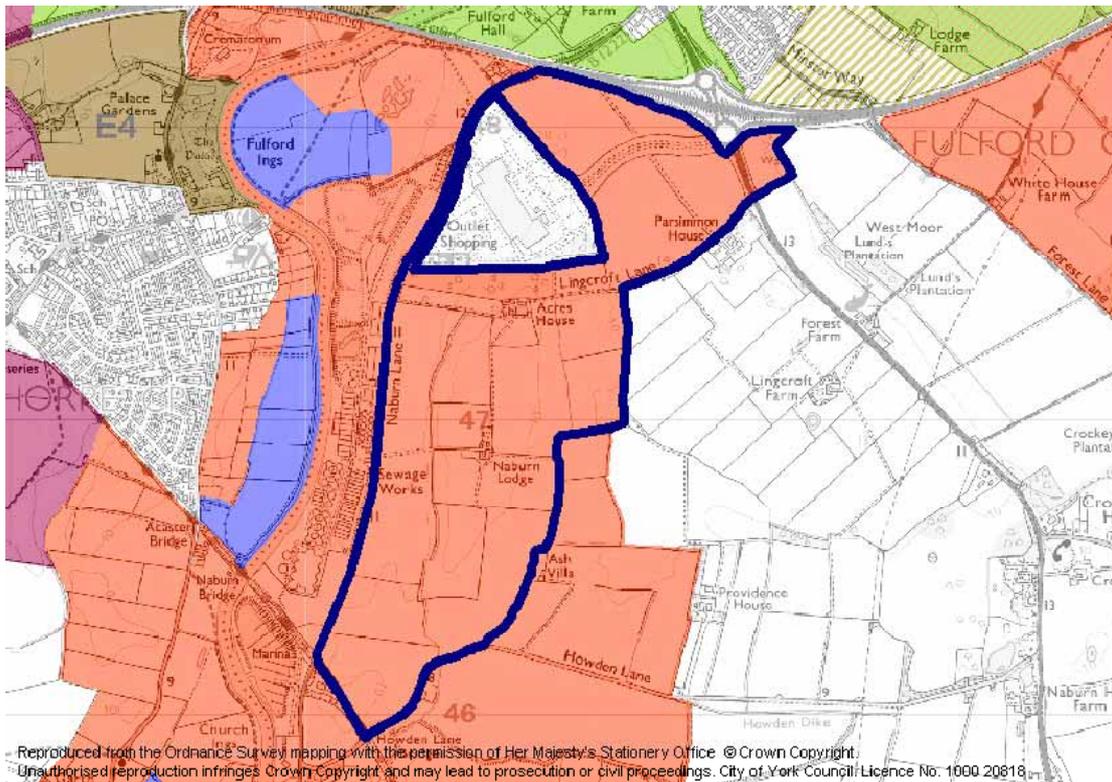
Comment ref / objector	Fulford Parish Council
Summary of objector's comments	<p>That the Green Wedge (C4) be broadened to encompass the fields and open land of the A19 southern approach corridor, including both the arable field to the south of Naburn Lane and the field east of the A19 (adjacent to the Fordlands Road settlement).</p> <p>The arable field south of Naburn Lane contributes to the openness and rural character of the A19 corridor and prevents urban sprawl and assists in safeguarding the countryside from encroachment. It also performs a valuable role in preventing coalescence between the Designer Outlet and housing at Naburn Lane.</p> <p>The field between the A19 and Fordlands Road settlement acts as a green buffer zone between the</p>

	housing at Fordlands Road and the busy A19 carriageway, whilst the trees along the field boundary serve to screen the washed over settlement from view. It therefore prevents sprawl of the built up area and safeguards the countryside from encroachment.
Officer comments	Officers agree that designating both suggested sites either side of the A19, north of the A64, as 'Green Wedge' would be appropriate and give a continuance of protection to the approaches to Fulford from the south. The A19 approach does give an open and rural feel as you enter Fulford – this is inferred by the Conservation Area Appraisal and the emerging Fulford Village Design Statement.
Officer recommendation	Amend boundary of 'Green Wedge' (C4) to include land at each side of the A19, north of the A64 intersection.

Site 5: Land south of A64, east of Naburn Lane (Extension to Green Wedge)

Proposed change: Broaden Green Wedge Extension (D4) to include the open fields adjacent to the A19, including the arable fields between the Designer Outlet and the A64 Ring Road. (“Requested” addition to the Extension to the Green Wedge)

Comments via: ‘Fulford Parish Council – LDF Submission including Review of Fulford’s Green Belt Land’.



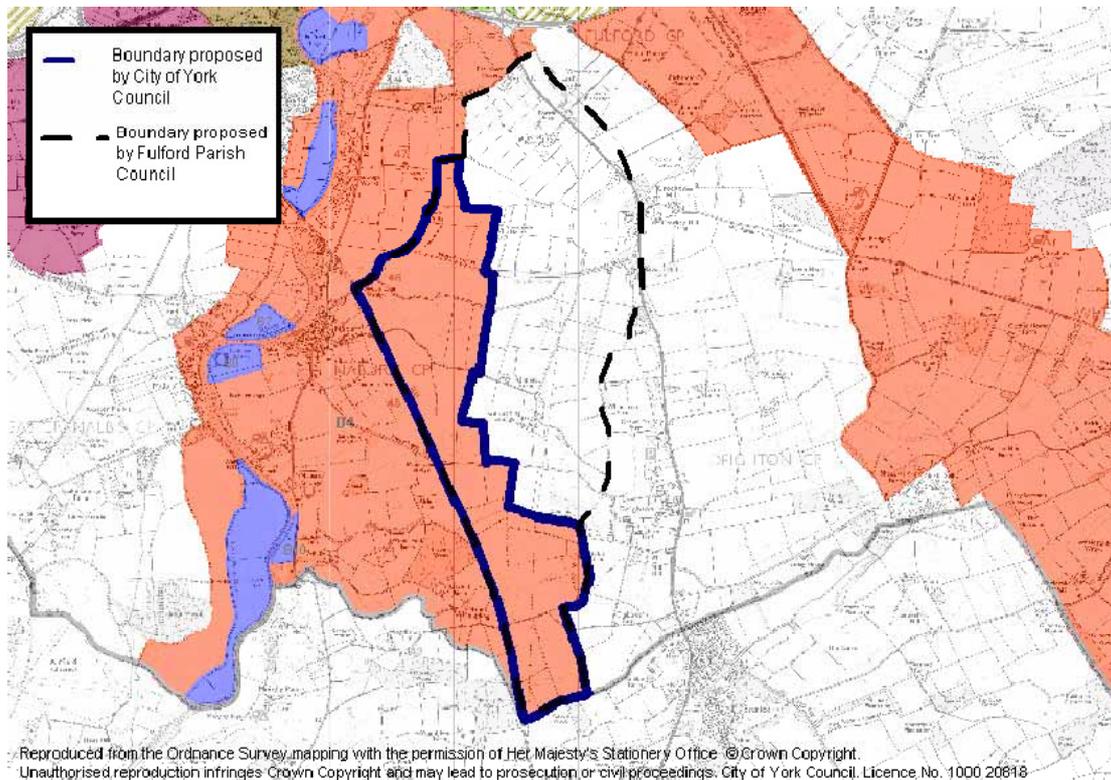
<p>Comment ref / objector</p>	<p>Fulford Parish Council / Dobbies Garden Centre PLC (2507) / Land and Development Practice (568/476)</p>
<p>Summary of objector's comments</p>	<p>Fulford Parish Council suggests that the Green Wedge Extension (D4) be broadened to include the open fields adjacent to the A19, including the arable fields between the Designer Outlet and the A64 Ring Road. (Fulford Parish Council's "Requested" addition to the Extension to the Green Wedge).</p> <p>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 as described in various categories of the Green Belt Appraisal.</p>

	<p>Additionally, it was proposed by two other objectors that the 2 fields either side of the access road from the A19 / A64 Interchange and the Designer Outlet be removed from the Green Belt and developed for employment purposes.</p>
<p>Officer comments</p>	<p>The addition of this tract of land links well to the existing 'Green Wedge', particularly if the two fields either side of the A19, north of the A64 are also included as 'Green Wedge' (as recommended above). The linkages to the existing area of 'Extension to Green Wedge' (B5) should also be considered. However, officers consider that the existing area covered by the Designer Outlet and its car park should be excluded from the "Requested" Extension to the Green Wedge'.</p> <p>In terms of the land either side of the Designer Outlet access proposed for employment use, given the open character of the land and its gateway to Fulford, it would be important to retain the openness of these fields and designate them as part of the 'Extension to the Green Wedge'.</p>
<p>Officer recommendation</p>	<p>Amend 'Extension to Green Wedge' to include "Requested" extension, but <u>EXCLUDE Designer Outlet and its car park from designation.</u></p>

Site 6: Land east of York – Selby cycle track, west of A19
(Extension to Green Wedge)

Proposed change: Broaden Green Wedge Extension (D4) to include the open fields east of the York – Selby cycle track (“Recommended” addition to the Extension to the Green Wedge)

Comments via: ‘Fulford Parish Council – LDF Submission including Review of Fulford’s Green Belt Land’.



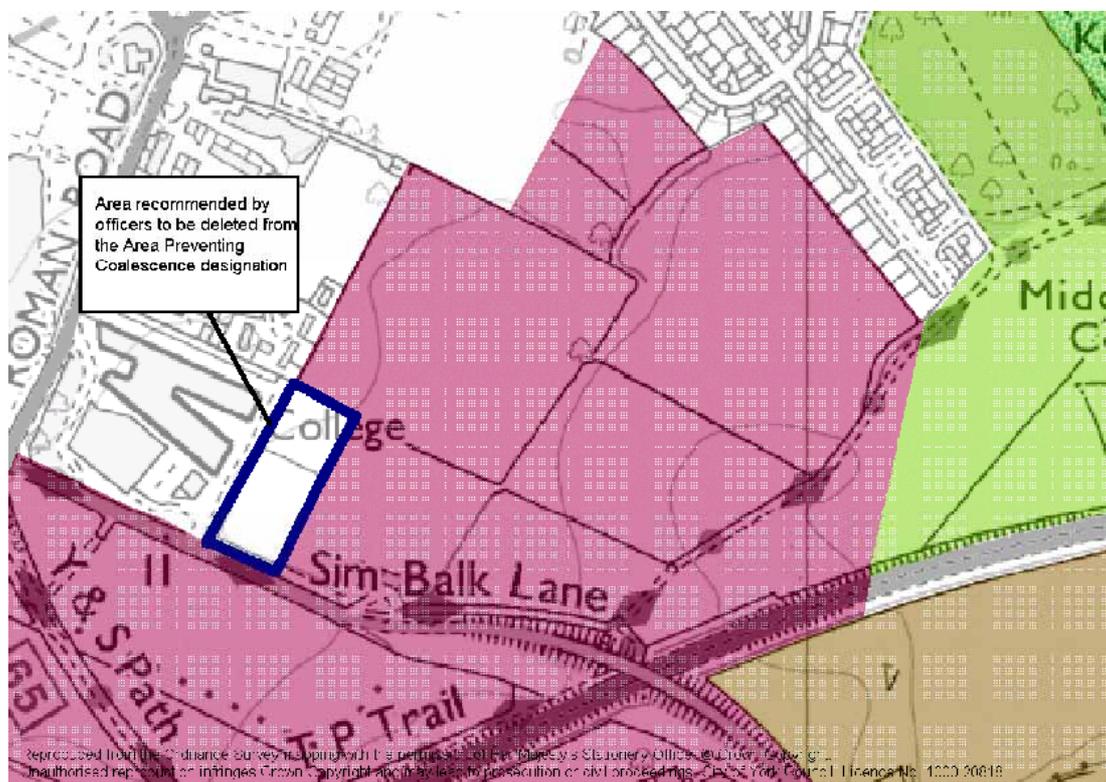
Comment ref / objector	Fulford Parish Council
Summary of objector's comments	<p>That the Green Wedge Extension (D4) be broadened to include the open fields east of the York – Selby Cycle Track (Fulford Parish Council’s “Recommended” addition to the Extension to the Green Wedge).</p> <p>Because of its 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 as described in various categories of the Green Belt Appraisal.</p> <p>The A19 is the main approach to the City from the south and runs through generally flat low-lying landscape of arable fields – it includes many elements that contribute to York’s historic character and setting.</p>

Officer comments	This particular 'Green Wedge' (D4) relates primarily to the River Ouse Corridor and associated Ings on the edge of Fulford village. The York – Selby Cycle Track should also be a consideration. However, to include all the land "Recommended" by Fulford Parish Council would be excessive and would not relate specifically to the River Ouse or the cycle track and its vicinity. However, officers consider that a narrower tract of land more closely related to the York – Selby Cycle Track and the River Ings adjacent to the River Ouse may be more acceptable.
Officer recommendation	Amend 'Extension to Green Wedge' to include <u>part</u> of "Recommended" extension, following field boundaries closer to York – Selby Cycle Track, rather than as "Recommended" by Fulford Parish Council.

Site 8: Land Adjacent to York College

Proposed Change: Exclusion of land from the 'Area Preventing Coalescence' for educational uses.

Comments via: Core Strategy – smaller sites: less than 10 ha (not considered strategic).

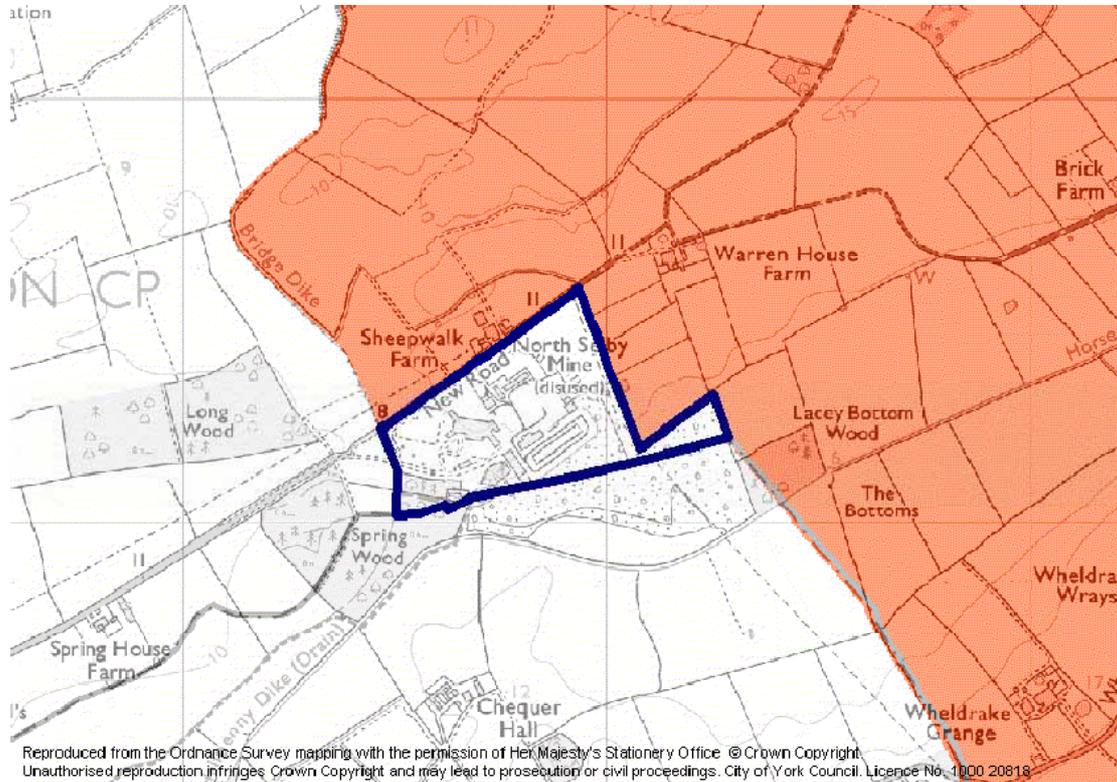


Comment ref / objector	282: York College
Summary of objector's comments	The College wish to consider the option of expanding to the east of its current building - but more likely to the north east. Proposed Use: Educational uses.
Officer comments	The land to the east of York College is within the Area Preventing Coalescence (G3). Overall, this area as a whole, is an important designation between the Tadcaster Road area and Bishopthorpe. However, the field immediately east of the college building is of diminished importance in terms of openness, due to the floodlit synthetic sports pitches. Therefore, officers consider the exclusion of the area occupied by the synthetic pitches up to the field boundary to the north would not prejudice the overall historic character and setting of this area.
Officer recommendation	Amend the boundary of the 'Area Preventing Coalescence' (G3) to exclude the specified land (existing synthetic sports pitches) adjacent to York College.

Site 18: North Selby Mine

Proposed Change: Remove land from Extension to Green Wedge and include as 'Area of Search' – for Renewable Energy with Associated Science City York related employment use.

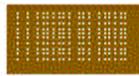
Comments via: Core Strategy – alternative areas of search (strategic sites).



Comment ref / objector	515: UK Coal Mining Ltd.
Summary of objector's comments	The site should be removed from Green Belt and include as 'Area of Search'. The proposed use is for Renewable Energy with Associated Science City York related employment use.
Officer comments	Mostly within 'Extension to Green Wedge' (D3). However, given the existing scale and level of buildings, it is felt that this area should be excluded from the designation 'Extension to Green Wedge'.
Officer recommendation	Amend boundary of 'Extension to Green Wedge' to exclude North Selby Mine site.

Annex C

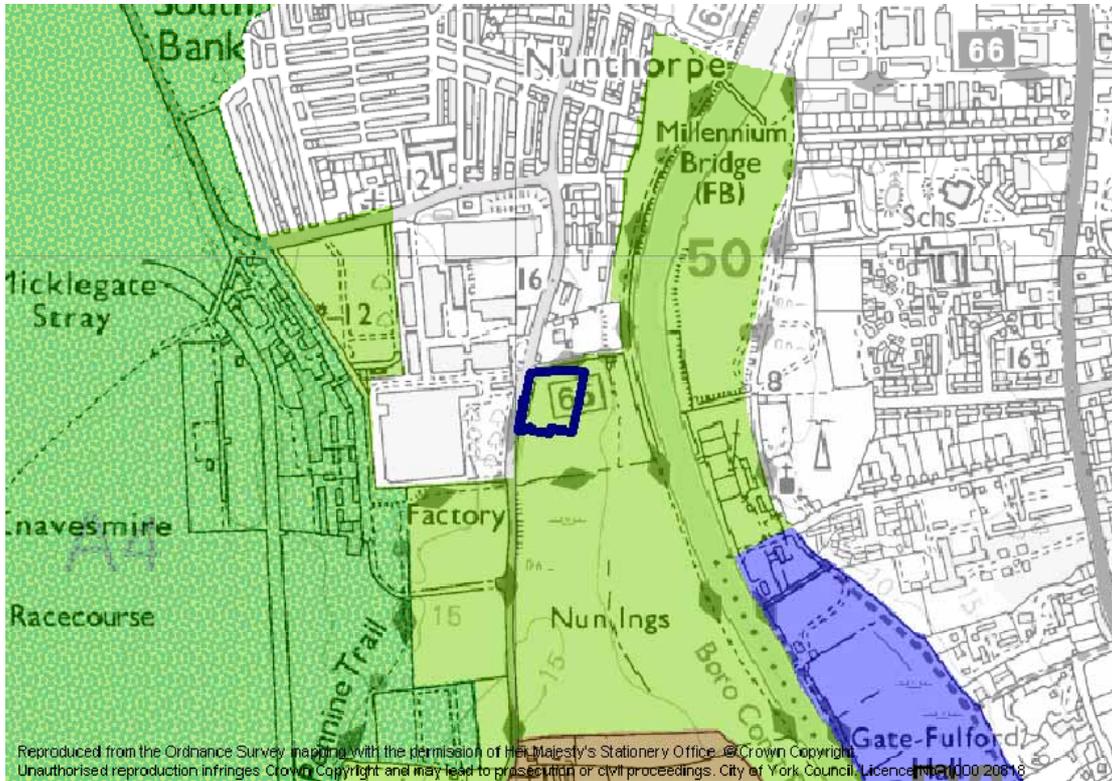
Proformas considering suggested changes to historic character and setting designations where officers recommend no changes to the designations

Key	
	CYC Boundary
	Village Setting
	Area Retaining Rural Setting
	Strays
	Green Wedge
	River Corridors
	Extension of the Green Wedge
	Areas Preventing Coalescence
	Suggested Amendments

Site 7: East of Bishopthorpe Road, opposite former Terry's site

Proposed Change: The car park to the east of Bishopthorpe Road should be excluded from the Green Belt.

Comments via: Allocations DPD

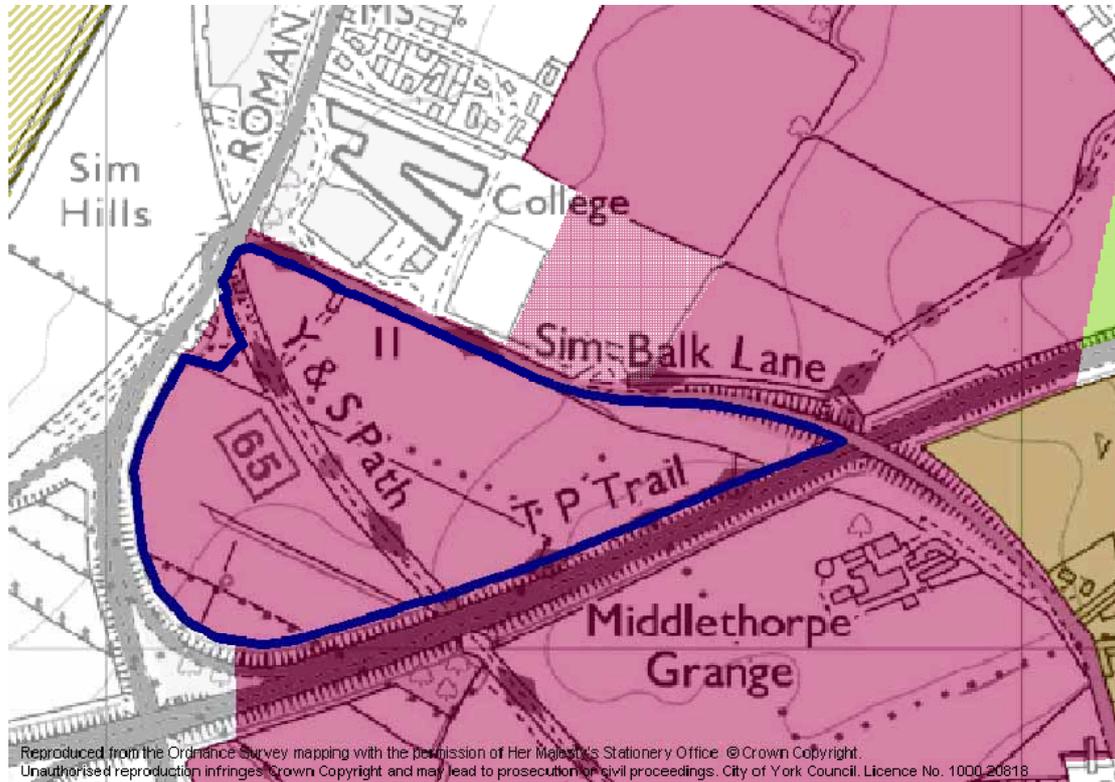


Comment ref / objector	2523: Grantside Ltd.
Summary of objector's comments	The car park to the east of Bishopthorpe Road should be excluded from the Green Belt.
Officer comments	This site lies within Green Wedge (C4). Even though a car park currently sits within this area, it was designed to maintain the character of the Green Wedge by sitting on land which is at a lower level than the surrounding area, therefore reducing visual intrusion. Consequently, it is important for views across the Ings from the higher location of Bishopthorpe Road, but also, and probably more important visually, across from the Ings towards the Terrys Factory Clock Tower and the other listed buildings. (N.B. Boundary of Green Wedge to North of Car park is incorrectly mapped – see site 19).
Officer recommendation	No change to historic character and setting boundary.

Site 9: Land adjacent to York College - London Bridge

Proposed Change: Exclusion of land from 'Area Preventing Coalescence' for sports and open space facilities.

Comments via: Core Strategy – smaller sites: less than 10 ha (not considered strategic).

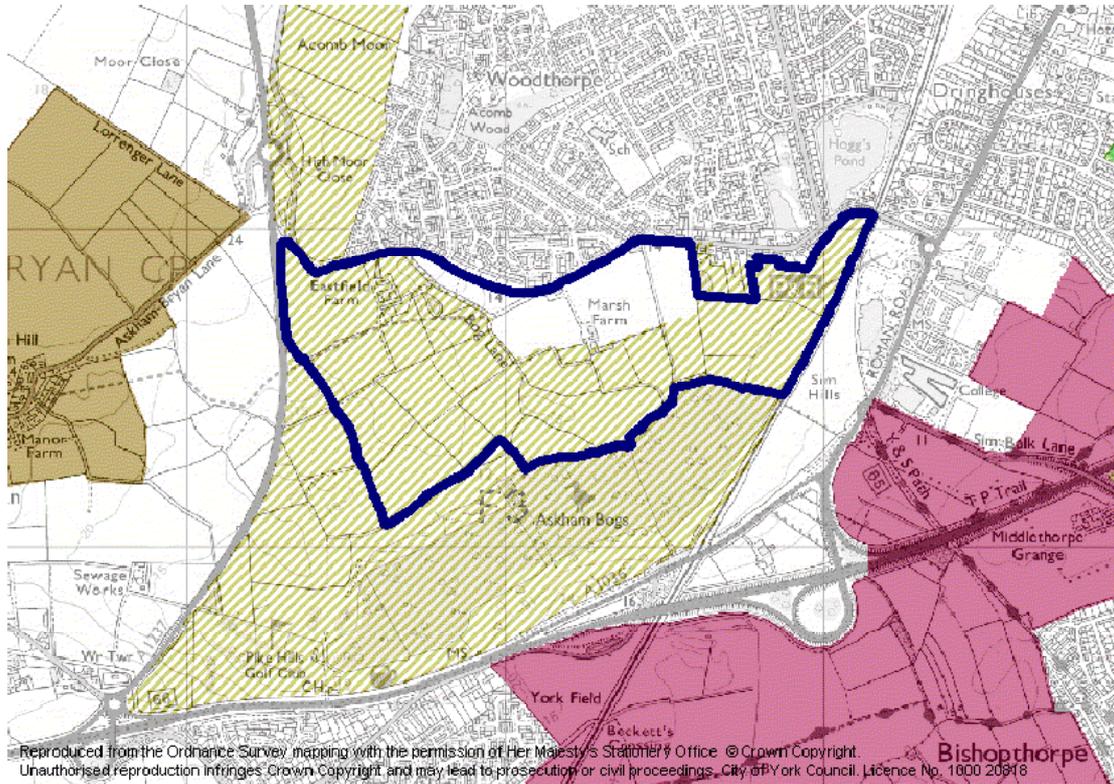


Comment ref / objector	282: York College
Summary of objector's comments	Proposed Use: Sports and open space facilities.
Officer comments	The site lies within 'Area Preventing Coalescence' (G3). The site is important to prevent coalescence between Tadcaster Road area and Bishopthorpe. However, the site could also function as a Green Wedge as well.
Officer recommendation	No change to historic character and setting boundary.

Site 10: Area of Search ‘D’, south of Moor Lane

Proposed Change: That the land should be Excluded from the Green Belt and included as an ‘Area of Search’ – for mixed use / employment / residential.

Comment via: Core Strategy – alternative areas of search (strategic sites).
Comment 161 is also included in the Allocations DPD.



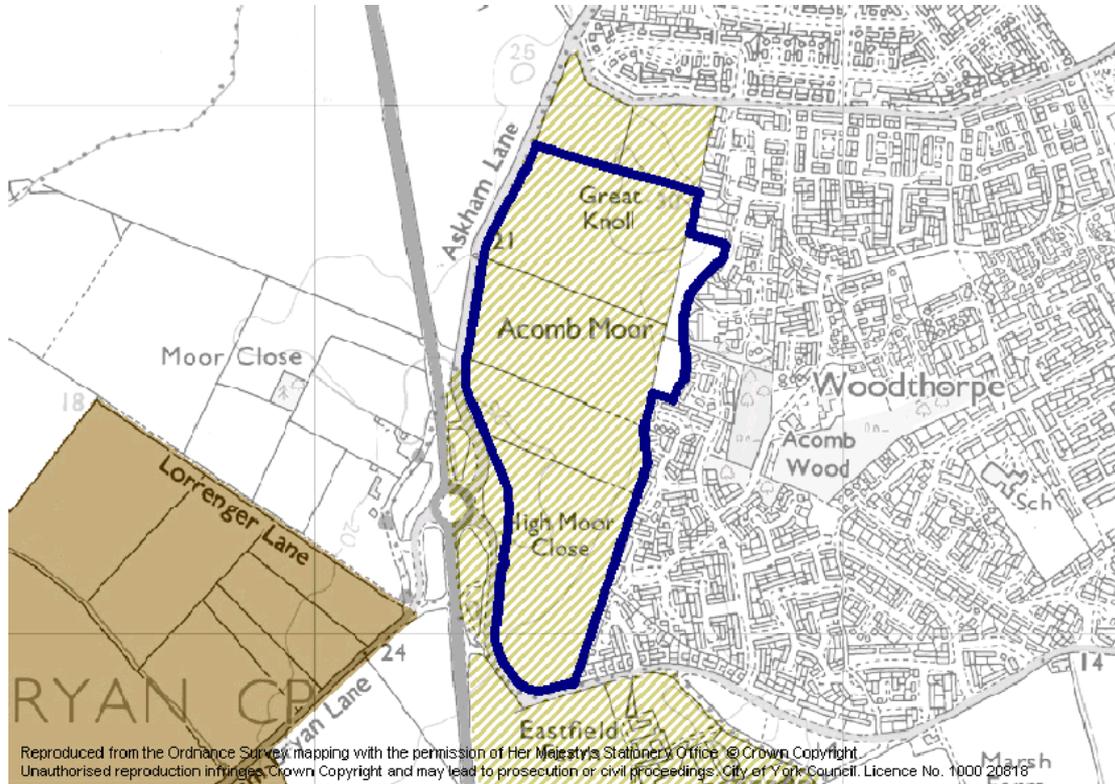
Comment ref / objector	2542: Moor Lane Consortium 161: Persimmon Homes
Summary of objector’s comments	Remove from Green Belt and include as ‘Area of Search’ – for mixed use / employment / residential Does not fulfil the purpose of including land within the Green Belt (Persimmon Homes).
Officer comments	<p>The majority of the site lies within ‘Area Retaining the Rural Setting of the City’ (F3), and part south of Moor Lane is undesignated.</p> <p>Much of this land is an open agricultural landscape and affords good views across it with prominent views of the Minster. It also forms an important buffer zone, essential to Askham Bog and its setting. The land maintains the water table for the bog. Its contrast with surrounding field and creates the setting for the bog.</p> <p>Consequently, its existing designation is considered</p>

	important to the historic character and setting of the area.
Officer recommendation	No change to historic character and setting boundary.

Site 11: Land east of Askham Lane

Proposed Change: Remove land from 'Area Retaining the Rural Setting of York' and use for residential development.

Comments via: Consultation responses to the Core Strategy and Allocations DPD.

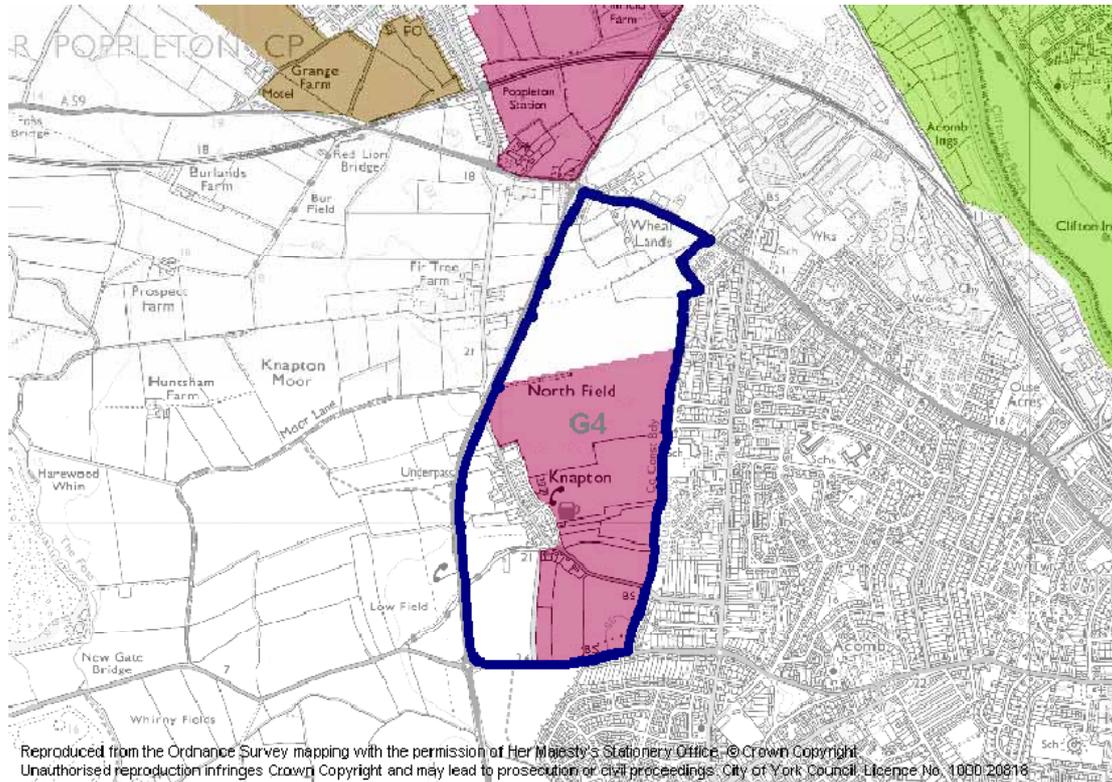


Comment ref / objector	161: Persimmon Homes 2542: Terence O'Rourke
Summary of objector's comments	The Green Belt boundaries are drawn excessively tightly around York, and that the land should be released from the Green Belt for Housing development.
Officer comments	The site lies within the 'Area Retaining the Rural Setting of the City' (F3). The area of land is essential to the rural setting of York – providing an interface between the built up part of York and the flat rural areas beyond the Outer Ring Road.
Officer recommendation	No change to historic character and setting boundary.

Site 12: Land at Knapton - part of Areas of Search E & F

Proposed Change: Exclusion of land from Green Belt and 'Area Preventing Coalescence' (G4) for residential development.

Comments via: Core Strategy - Other areas – alternative Areas of Search. No boundaries or maps provided by objectors. Therefore, maps have been drawn by officers based on estimated boundaries. Comments 2527 and 2537 are also included in the Allocations DPD.



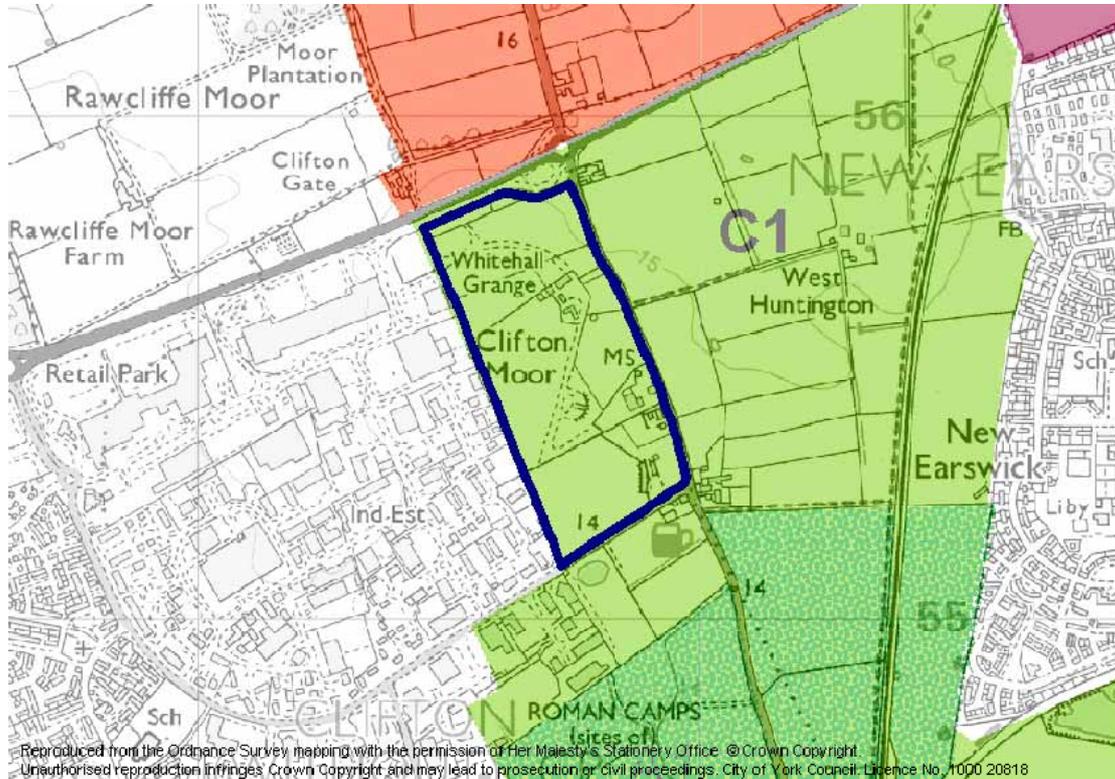
Comment ref / objector	2527/2528/2537/2688: Carter Jonas
Summary of objector's comments	<p>Proposed Use: Residential</p> <p>The objector states that the area is not considered as being important to the Historical Character and Setting of York and that the topography would suggest that development of this area would not affect the setting of the historic city or strategic views of the Minster. It is acknowledged by the objector that part of the site lies within the Area Preventing Coalescence (G4), but that this is a 'localised' issue, which could be dealt with through masterplanning and how the area is laid out for development, rather than the existing designation.</p>
Officer comments	<p>Officers consider that part of the site with the existing designation of 'Area Preventing Coalescence' (G4) is very important, as it prevents the rural village of Knapton coalescing with the urban edge at Acomb – and should not be considered through masterplanning alone. The</p>

	remaining part of the site outside the designation would be considered through the Allocations DPD.
Officer recommendation	No change to historic character and setting boundary.

Site 13: Land at Whitehall Grange, Clifton Moor

Proposed Change: That the land be removed from the Green Belt and included as an 'Area of Search' – for employment.

Comment via: Core Strategy – Alternative Areas of Search (strategic sites).

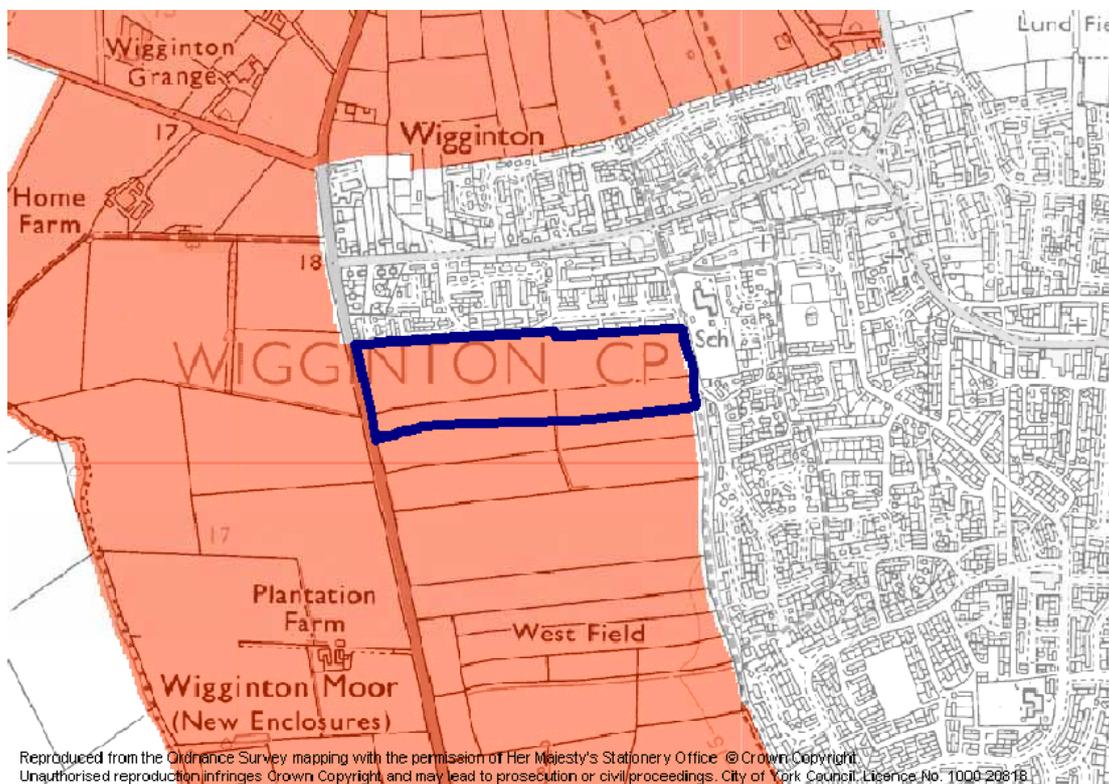


Comment ref / objector	172: Raymond Barnes
Summary of objector's comments	Remove from Green Belt and include as 'Area of Search' – for employment Although the Core Strategy identifies this section of Wigginton Road as forming part of the Green Wedge, its appearance as a corridor can be maintained through careful siting, design and landscape, involving the erection of low rise buildings in a parkland setting.
Officer comments	The site is currently designated as 'Green Wedge' (C1). The current designation complements the Stray. The width of the wedge is also important in this location. Additionally, the loss of this site would have a detrimental impact on the extension to the Green Wedge, immediately north of the site.
Officer recommendation	No change to historic character and setting boundary.

Site 14: Westfield, Wigginton

Proposed Change: That the land be excluded from the extension to the Green Wedge and used for residential development.

Comments via: Core Strategy – smaller sites: less than 10 ha (not considered strategic). Also included in Allocations DPD comments.

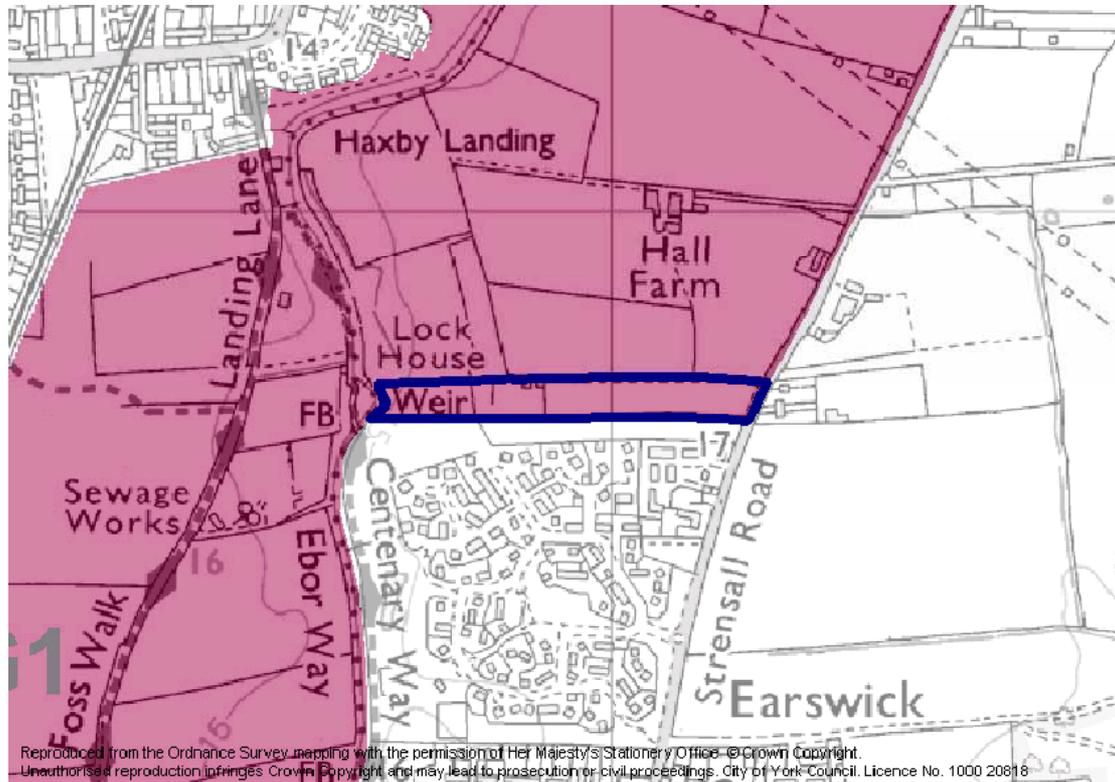


Comment ref / objector	161: Persimmon Homes
Summary of objector's comments	Proposed Use: Residential. Does not fulfil the purpose of including land within the Green Belt.
Officer comments	The site currently lies within the 'Extension to the Green Wedge' (D1). This land forms part of an extensive open approach to the rural historic setting of York, adjacent to the B1363. Consequently, the proposed change would offer less defensible boundary for the extension to the Green Wedge.
Officer recommendation	No change to historic character and setting boundary.

Site 15: Foss Bank Farm, Earswick

Proposed Change: That the land be excluded from the 'Area Preventing Coalescence' and used for residential development.

Comments via: Core Strategy – smaller sites: less than 10 ha (not considered strategic).

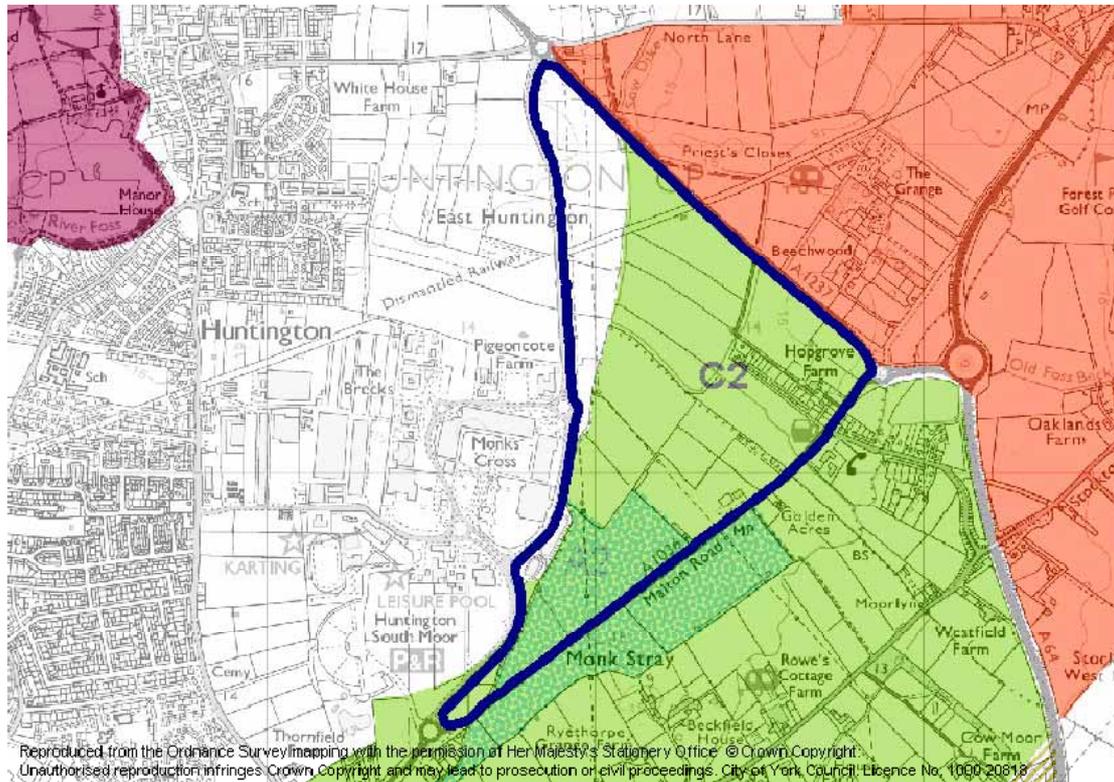


Comment ref / objector	2624: Strutt & Parker 605: Mrs Barker
Summary of objector's comments	Proposed Use: Residential
Officer comments	The site lies within the area 'Area Preventing Coalescence' (G1). It is regarded as very important for preventing coalescence between Haxby and Earswick, and aids the rural setting. In this area, the gap between Earswick and Haxby is particularly narrow – consequently, any development in this area would have a significant impact on this gap. Additionally, the Foss Walk PROW is also located close to the site and officers feel it is important that this is retained. Also, a line of mature poplar trees run along the edge of the site which help in reducing the risk of coalescence.
Officer recommendation	No change to historic character and setting boundary.

Site 16: Extension to Area of Search A – east of Monks Cross

Proposed Change: Remove from Green Belt and include as ‘Area of Search’ – for residential. Area of Search A should be extended to include land up to the Ring Road.

Comments via: Core Strategy - Other areas – alternative Areas of Search. No boundaries or maps provided by objectors. Therefore, maps have been drawn by officers based on estimated boundaries.

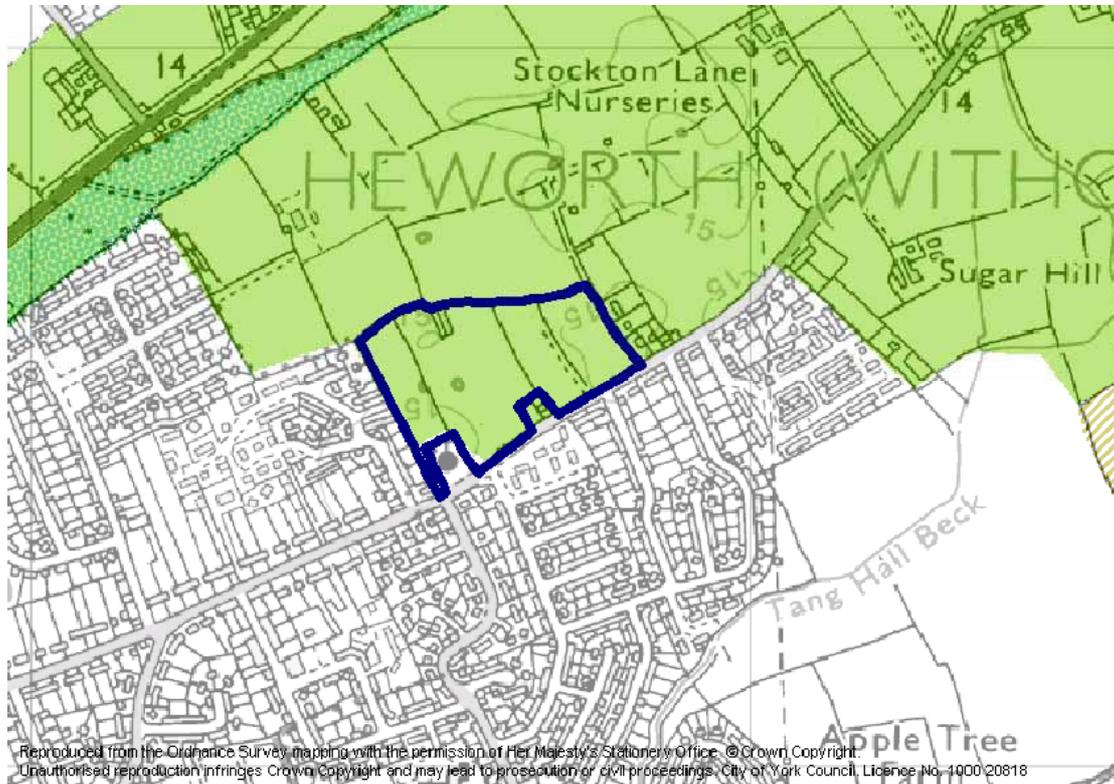


Comment ref / objector	568: Land and Development Practice
Summary of objector's comments	Remove from Green Belt and include as ‘Area of Search’ – for residential. Area of Search A should be extended to include land up to the Ring Road.
Officer comments	The site appears to lie mostly within the ‘Green Wedge’ (C2) and Stray (A2). The area creates an important approach to York from the Hopgrove roundabout, and acts as a continuation of Monk Stray. It acts as a buffer zone to Monks Cross, which relates to the scale of Monks Cross. The beck / drain which runs north to south forms a logical boundary to western boundary of the Green Wedge / east of Monks Cross.
Officer recommendation	No change to historic character and setting boundary.

Site 17: Land to the north of Stockton Lane

Proposed Change: The 6ha area of land to the North of Stockton Lane should be excluded from the Green Wedge for housing.

Comments via: Allocations DPD.



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Comment ref / objector	546: Miller Homes.
Summary of objector's comments	The 6ha area of land to the North of Stockton Lane should be excluded from the Green Wedge for housing.
Officer comments	This land lies within the 'Green Wedge' (C2) which is characterised by flat agricultural fields between Stockton Lane and Malton Road. This involves open approaches to the City, which provide a rural setting to the City. This land retains important views towards Monk Stray. It potentially has important linear field patterns.
Officer recommendation	No change to historic character and setting boundary.

Annex D

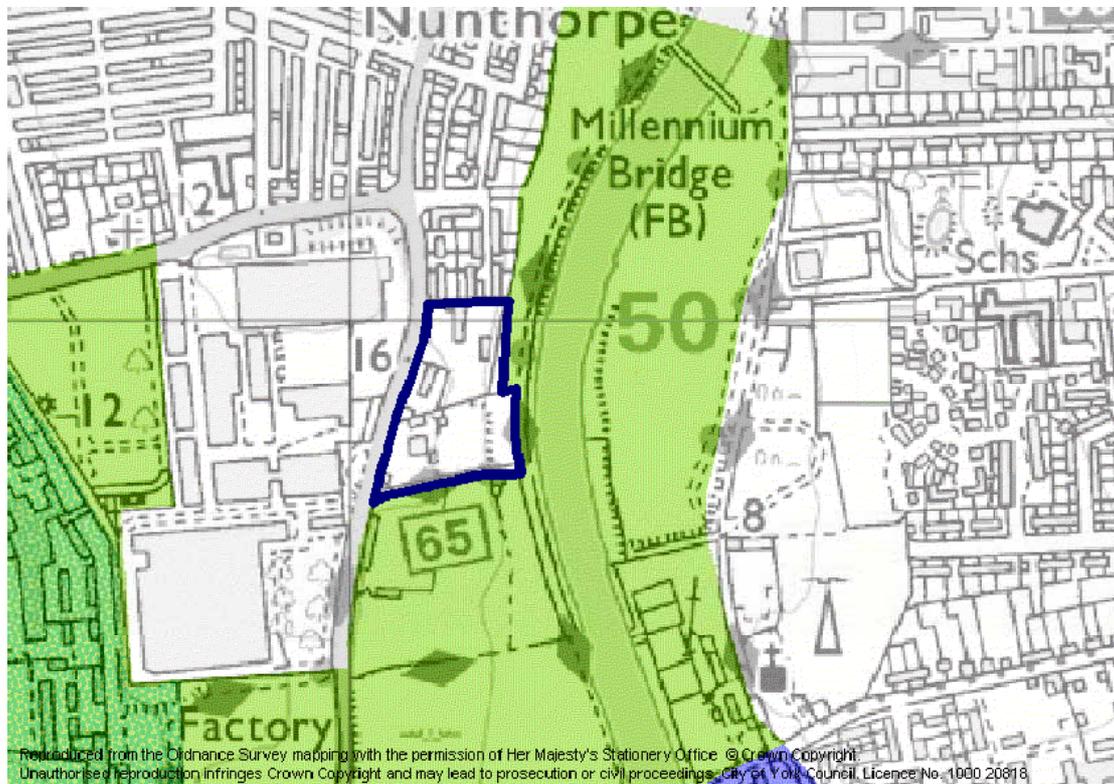
Proforma where a previous drafting error was identified (Land at Bishopthorpe Road)

Key	
	CYC Boundary
	Village Setting
	Area Retaining Rural Setting
	Strays
	Green Wedge
	River Corridors
	Extension of the Green Wedge
	Areas Preventing Coalescence
	Suggested Amendments

Site 19: East of Bishopthorpe Road, opposite former Terry's site – drafting error

Proposed Change: That the boundary for the Green Wedge be altered north of the car park to the east of Bishopthorpe Road.

Comments via: N/A.



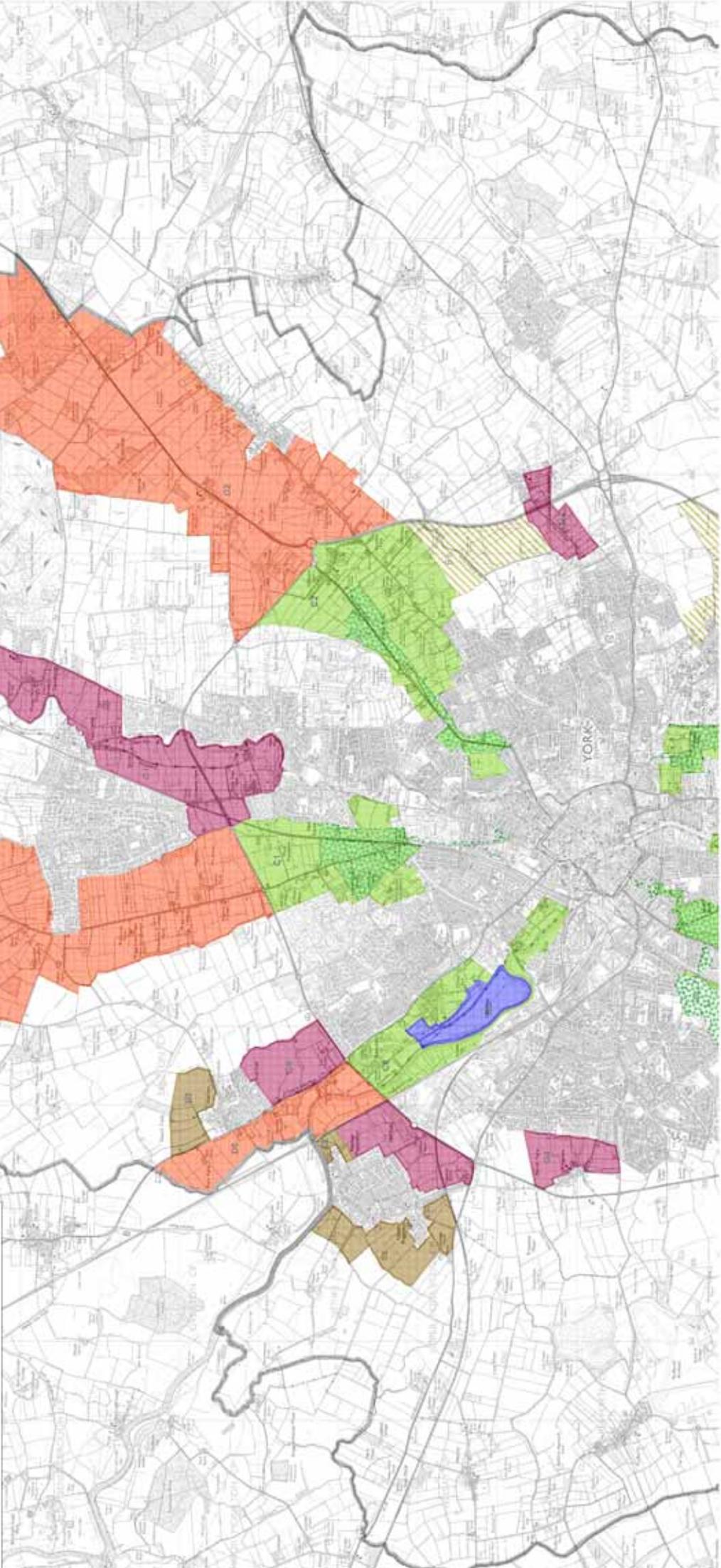
Comment ref / objector	N/A
Summary of objector's comments	N/A
Officer comments	It was noted that this site was incorrectly mapped in the 2003 Green Belt Appraisal document, as it showed the area north of Terry's Car Park as being within the 'Green Wedge' (C4) – however, the site does not lie within the Green Belt
Officer recommendation	Alter the boundary of the Green Wedge to exclude land north of Terry's Car Park, as shown above.

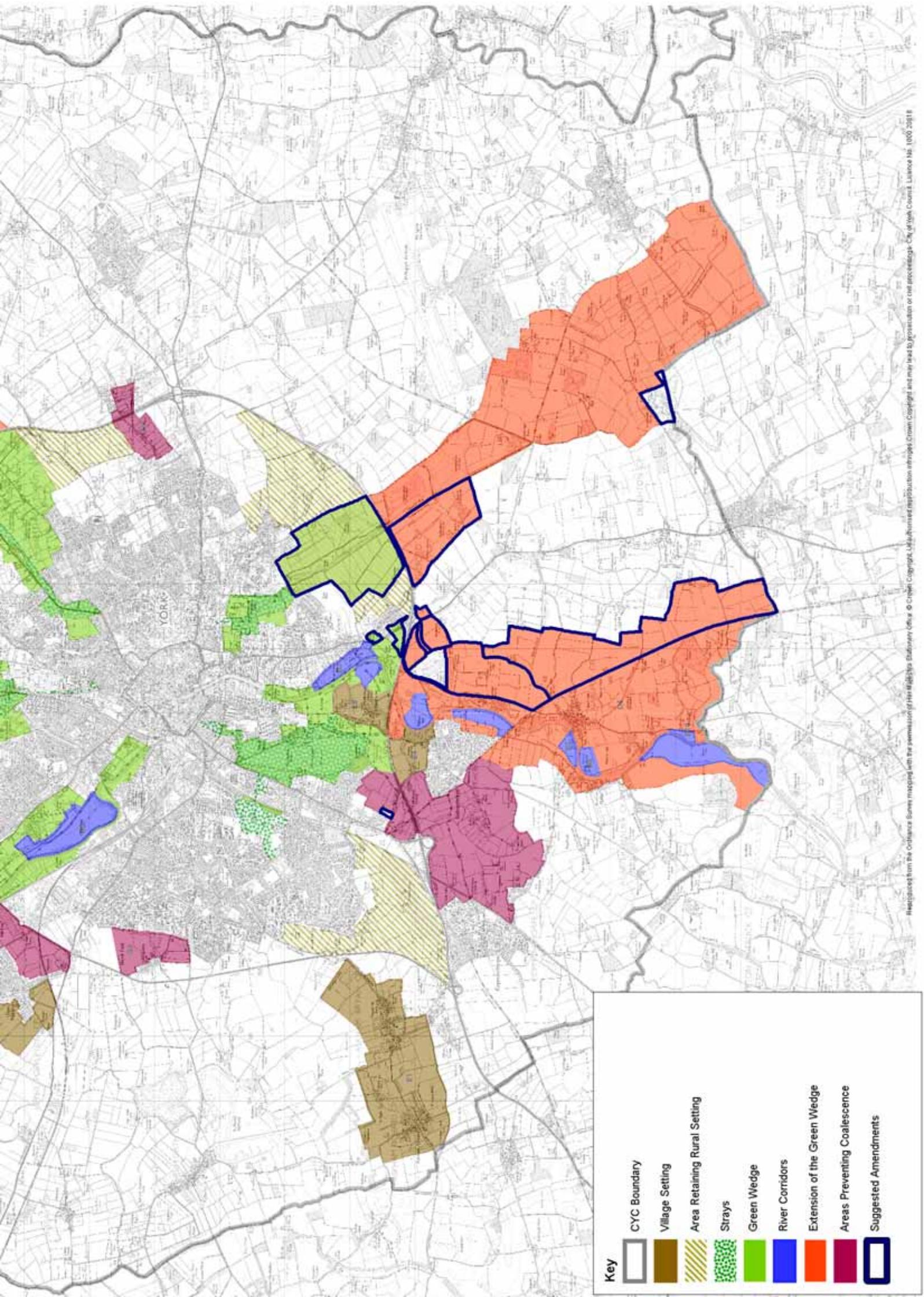
Annex E

**Map showing the revised Historic Character
and Setting areas for York**

Key

- CYC Boundary
- Village Setting
- Area Retaining Rural Setting
- Strays
- Green Wedge
- River Corridors
- Extension of the Green Wedge
- Areas Preventing Coalescence
- Suggested Amendments





Key

-  CYC Boundary
-  Village Setting
-  Area Retaining Rural Setting
-  Strays
-  Green Wedge
-  River Corridors
-  Extension of the Green Wedge
-  Areas Preventing Coalescence
-  Suggested Amendments