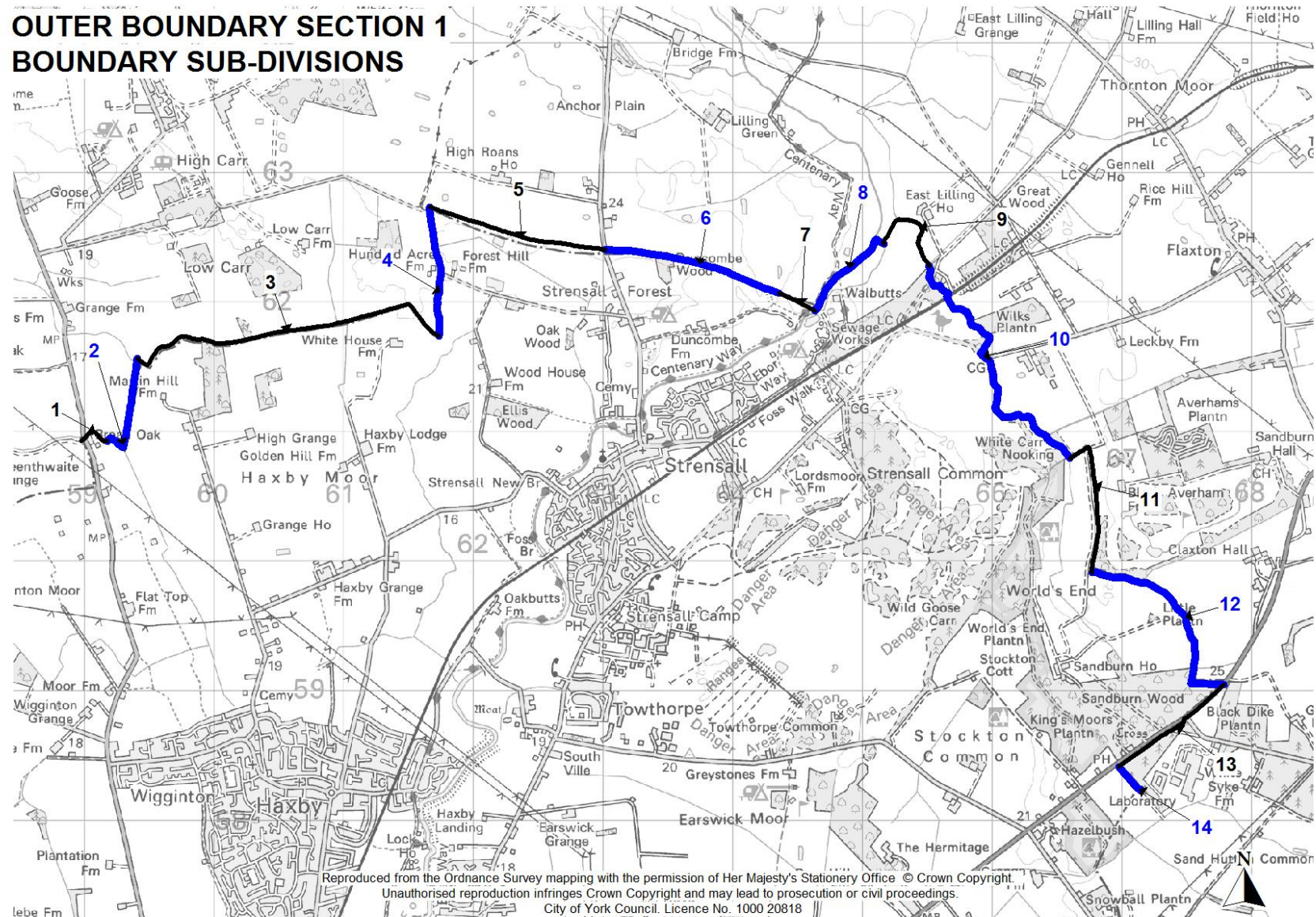


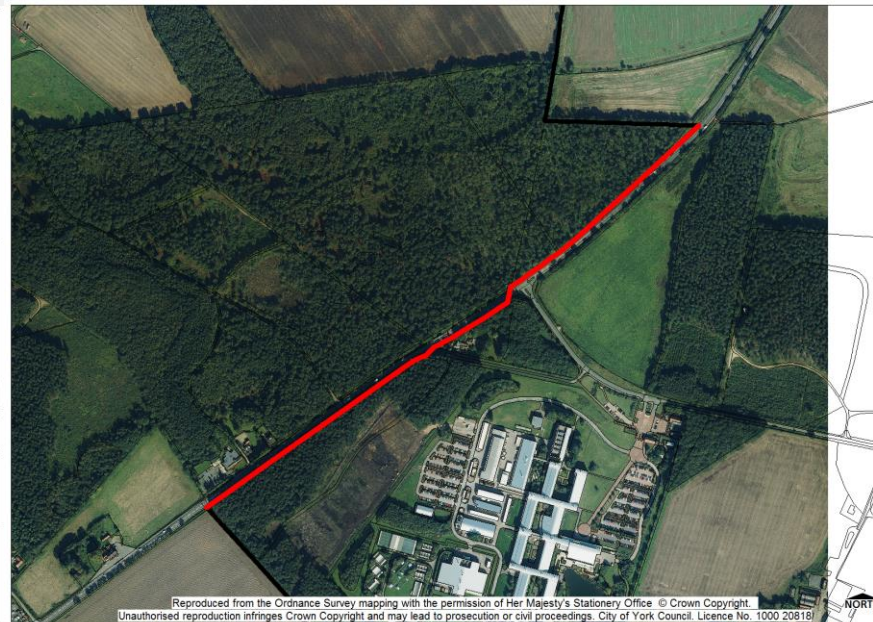
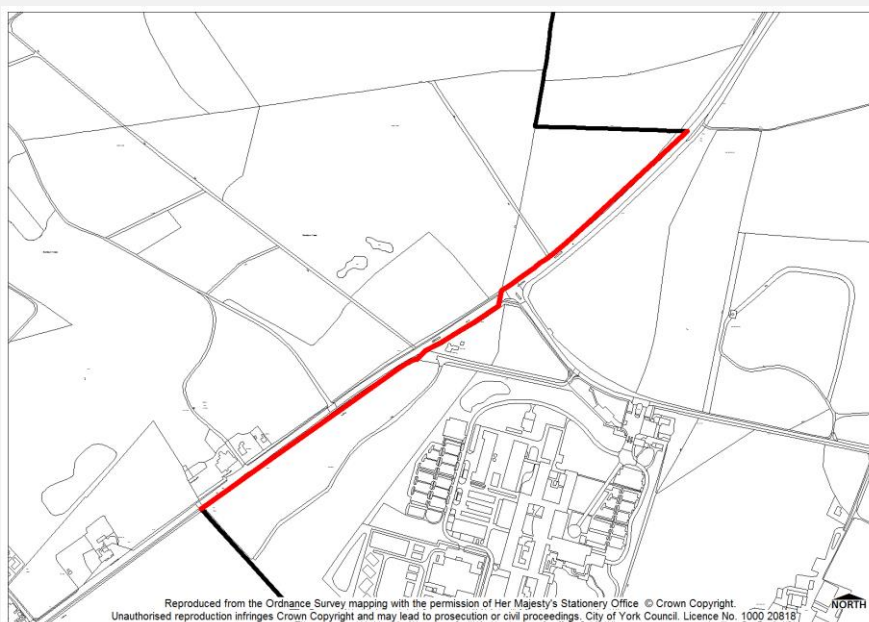
Annex 2 - Example

OUTER BOUNDARY SECTION 1 **BOUNDARY SUB-DIVISIONS**



Section: 1	Boundary: 13	Boundary Name: A64
----------------------	------------------------	------------------------------

From the point where the Green Belt boundary joins the A64, it runs south west, along the north western edge of the A64 to Neptunes Restaurant, following a strongly defined main road and dense tree belt.



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

Section: 1	Boundary: 13	Boundary Name: A64
----------------------	------------------------	------------------------------

<u>Openness Considerations for boundary setting</u>		
Purpose	Discussion	<u>Outcome</u>
Purpose 4 – Preserving the setting and special character of historic towns. Scoping/Strategic Principles set out in: SP1, SP2, SP3, SP7	Compactness (Criterion 1) The land is sensitive as part of a wider view of a dense compact city in an open or rural landscape. The land contained within this boundary is part of a general Long Distance view from South West Malton, across the CYC authority area, of York Minster in its wider setting of compact city within this open countryside setting and small settlement distribution (YCCHCAA). The land is sensitive as part of maintaining the scale, identity and distribution of settlements around York. The land to the north of this is identified as an extended Green Wedge (D2 - Gb Appraisal) which extends to the authority boundary and has an important role in maintaining the pattern of development and separation scale and pattern of settlements. The land needs to be kept permanently open to maintain a connection to open and historic setting. The area to the north and west of this boundary, is identified in the Green Belt appraisal work as extended Green Wedge D2, which extends from the urban edge of York to the local authority boundary in this location, and is described as being important to retain the open approaches, rural and historic setting of York (GB Appraisal). Landmark Monuments (Criterion 2) The land contributes to understanding the original siting and context of York Minster, and its visual dominance over the landscape. There are views across this area from South West Malton, with the Minster as a focus within in its setting of the city, (YCCHCA). These help to understand how the Minster would be viewed as a prominent landmark from surrounding settlements and drew people to the area. Landscape and Setting (Criterion 3) The land needs to remain permanently open to aid the understanding of the historical relationship of the city to its hinterland, particularly as perceived from open approaches The land is part of the open countryside around the city of York and contributes to the open approach of the A64 when travelling from the east. The land in this location is as Vale Farmland with Plantation Woodland which is characteristic of the landscape corridor surrounding York (North Yorkshire and York Landscape Study 2011) and of a similar character and nature to the area directly abutting the main urban area. The mixed plantation woodland	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING OF THE HISTORIC CITY.

Section: 1	Boundary: 13	Boundary Name: A64
----------------------	------------------------	------------------------------

	to the north contributes to the rural and historic landscape and has origins between 1600 and 1850AD. The area has maintained significant legibility to its historic landscape with some increase in boundary cover since First Edition OS mapping. The area contains broad leaf and coniferous species which are defined externally by drains. Woodland does not negatively impact on the openness of the Green Belt and may not be a permanent feature of the landscape.	
Purpose 1 Checking unrestricted sprawl Scoping/Strategic Principles set out in: SP4, SP8	Not Applicable	N/A
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP2, SP3, SP9	The land is characterised by an absence of built development or urbanising influences and functions as part of the countryside in terms of relationships and acceptable uses within it Urbanisation between the main urban area and the outer boundary is limited. It is mainly the A64 trunk road, sporadic businesses and dwellings along it (villages are dealt with separately in annex 4) and the large buildings of the Central Science Laboratory to the South (Not within the York Authority Area). The sporadic buildings are of low density and do not detract significantly from the open rural feel of the area. The Central Science Laboratory is a much larger and denser development but is screened from view as much as possible by the deep tree belt. The land contributes to the character of the countryside through openness, views and tranquility The A64 Trunk Road to the edge of the authority boundary in this location is bordered by dense woodland - with a large historical area to the north west, and a dense tree belt around Central Science Laboratory, to the south east. Consequently, views are very restricted along this section of the boundary but open up closer to the city. The dense woodland is within District Green Corridor 4 which feeds into Strensall Common as well as an area designated as extended green wedge.	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT
Local Permanence - Road / dense woodland / car park / Administrative boundary		

Section: 1	Boundary: 13	Boundary Name: A64
----------------------	------------------------	------------------------------

Recognisability of proposed boundary	The boundary along this section follows strongly defined natural features (dense woodland) and man-made features (A64 Trunk Road and Neptunes Restaurant). It also forms the administrative boundary between City of York Council and Ryedale District Council and also follows the boundary between Stockton-On-The-Forest Parish Council (CYC) and Sand Hutton Parish Council (Ryedale District Council). The landuse to the north relates to historical features and land cover. To the south beyond the edge of the CYC boudnary the land use is of the modern development of the science facility and screening of this. It is not within the scope of this study to assess land outside of the authority boundary.	The proposed boundary has been established for a significant period of time. There is a layering of different boundary features and administrative boundaries offering strength and resilience to change.
Permanence Scoping/Strategic Principles set out in: SP13	The boundary comprises of historical features following the parish boundary of Stockton-On-The Forest parish (CYC) & the adminstraive boundary with Sand Hutton Parish (Ryedale) between the CYC and Ryedale boundary. All of the existing planning permissions on the enclosed land which is proposed for inclusion within the Green Belt are consistent with acceptable development within the Green Belt and will not change the nature of the area	
Strategic Permanence –		
Consistency with Local Plan strategy (NPPF Para 85) Scoping/Strategic Principles set out in: SP10, SP11, SP12	The land approaching this outer extent of the City of York authority boundary and York Green Belt is not currently developed and has no access to services. It therefore does not 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. The land immediately to the north of the proposed boundary is identified as being of primary importance to the setting of the historic city as part of an extended Green Wedge. While the land is not designated open space of nature conservation, it is part of District Green Corridor Corridor No 4. linking important wildlife sites in the area. The land is not suitable for development in line with the Local Plan strategy.	



Section: 1	Boundary: 13	Boundary Name: A64
----------------------	------------------------	------------------------------

Land Submitted Site 865 Site Ref: 865 	Site 865 Four Alls Pub, Malton Road Site 865 was submitted through the Preferred Sites Consultation (2016) for consideration as employment development. The site did not pass criterion 4 (Access to services and transport) and therefore was not considered as a sustainable location.
--	---