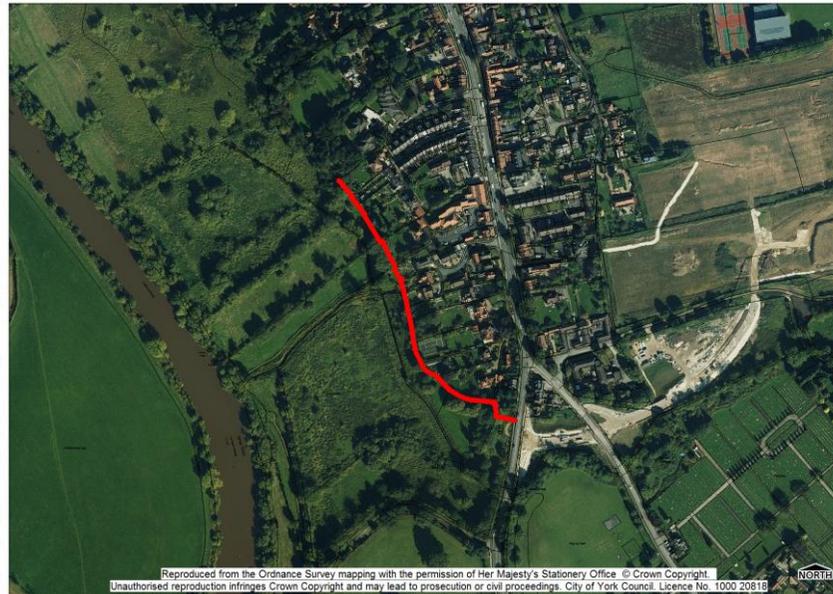
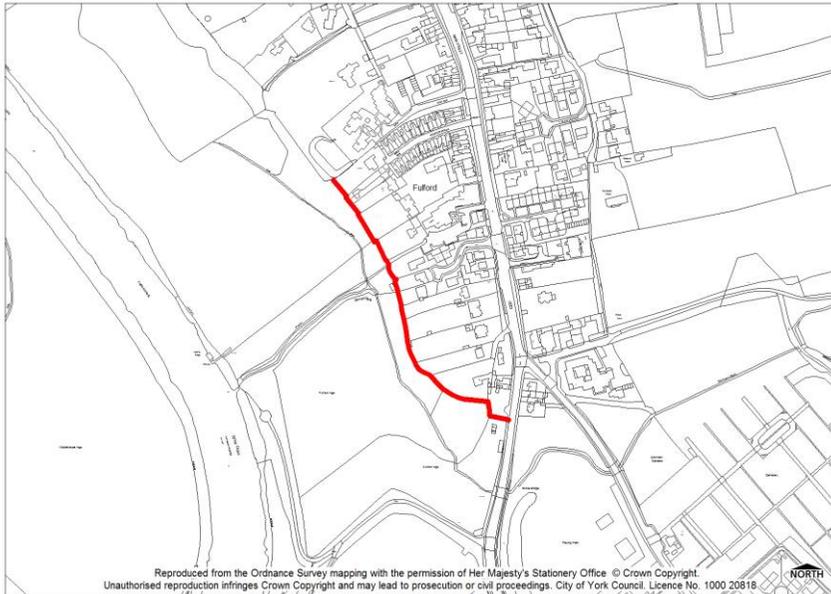


Annex 3 – Inner Boundary

Example

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From the West of Main St, Fulford, the boundary runs to the rear of properties of Main St, Pasture Farm & Prospect Terrace



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

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Green Belt Purpose	Discussion	<u>Outcome</u>
<p>Purpose 4 – Preserving the setting and special character of historic towns.</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP1, SP4, SP7</p>	<p>Compactness (Criterion 1) The land needs to be kept permanently open to maintain a connection to open and historic setting and maintain identity of the compact city in an open or rural landscape.</p> <p>The land forms part of a Green Wedge which extends the countryside into the City (SD107A) and supports as a compact walkable city by providing swathes of open countryside which are easily accessible, including from the City’s core. This part of the Green Wedge follows the river corridor and is of significance to the compactness of York as part of a finger of green and open space which brings the countryside into the heart of the City and contributes to a contained urban form.</p> <p>The area contributes to maintaining identifiable compact districts, in this case Fulford Village as a linear suburban and village area extending out from York’s central core. Openness plays an important part to the adjacent conservation area and views into and out of the area. Open land makes a positive contribution to the setting of Fulford Conservation Area, as foreground/background to views into and out of the village.</p> <p>Landmark Monuments (Criterion 2) The land to the needs to be kept permanently open to understand the original siting and context of landmark buildings and their setting.</p> <p>The Green Wedge to the west makes a positive contribution as foreground to the wider view of the Racecourse and Terry's Clock Tower.</p> <p>The Fulford Village Conservation Area adjoins the boundary to the east. The strong identity of the original linear village with its surviving historic street pattern and rural secluded character are some of the important surviving characteristics .</p> <p>Landscape and Setting (Criterion 3) The land needs to be kept permanently open to aid the understanding of the historical relationship of the city to it’s hinterland and significance of the designated conservation area.</p> <p>The proposed boundary is important in preserving the historic character and setting of York - a Green Wedge (C4) and a River Corridor (B3) lie to the west. These are described as “Hay flood Meadow, tall</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF THE HISTORIC CITY.</p>

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	<p>herb fen marsh contributing to the open rural approach to the city and site of the battle of Fulford 1066” and “open agricultural and semi-improved grassland adjacent to the river Ouse providing an open setting to the river valley and approach to the city”. This area of Ings is historically important due to its representation of historical agricultural uses. The fields adjacent to the boundary today have significant legibility to the past landscape.</p> <p>Open land makes a positive contribution to the setting of Fulford Conservation Area, as foreground/backdrop to views into and out of the village. The Green Belt boundary in this section follows part of the Fulford Village Conservation Area which is to the west. There are recognised gradually unfolding views along main street which reveal the contrast between the character of the Ings and the attractive varied styles of and ages of housing and their gardens at the western fringe of the settlement. Openness plays an important part in the conservation area and views into and out of the area.</p>	
<p>Purpose 1</p> <p>Checking unrestricted sprawl</p> <p>Scoping/Strategic Principles set out in:</p> <p>SP4, SP5, SP8</p>	<p>(Criterion 4) The is an urban area at risk of unrestricted sprawl</p> <p>The land fulfills a role in preventing the sprawl of the urban area to the east of the proposed boundary – the Fulford Village area, a historic linear village straddling Main Street/Fulford Road which has expanded from the late 18th to late 20th century with residential and commercial properties. It retains its own sense of identity despite the urban sprawl of the nearby city and forms a distinct community. There is a clear and consistent line between the built and the rural environment which follows the rear boundary of the properties along Main St, Pasture Farm & Prospect Terrace which is also the conservation area boundary. The proposed Green Belt boundary follows this line.</p> <p>The land to the west of the proposed boundary has remained constrained from development as part of the historic green wedge. There are no built structures and no evidence of existing urban sprawl between the existing urbanised line to the rear of the properties and the River Ouse. This area a rural feel, with a strong sense of openness and bringing a sense of linkage to the countryside.</p>	<p>IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO PREVENT UNRESTRICTED SPRAWL.</p>

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	Alternative boundary to follow established infrastructure could follow the River Ouse. This would be significant and would constitute significant sprawl far beyond the existing settlement detracting from the pattern of development.	
Purpose 3 Safeguarding the countryside from encroachment Scoping/Strategic Principles set out in: SP4, SP5, SP9	(Criterion 5) The land to the southwest predominantly functions as part of the countryside and contributes to the character of the countryside through openness and views characterised by an absence of built development The land to the west of the proposed boundary has a countryside character, having remained constrained from development as part of the historic green wedges. There is an absence of built development/urbanising influences on this open land. This has also allowed for the development of local wildlife interest and has provided recreational opportunities. The boundary is within 50m of Fulford Ings SSSI and within 250m of SINC Fulford Ings Village Green (SE64-03YK).	IT IS NECESSARY TO KEEP LAND PERMANENTLY OPEN TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT.
Local Permanence		
Proposed Boundary	rear boundary of properties with path or openland	The proposed boundary has associations with historical features and has been established for a significant period of time. This definition is reinforced by containing the limits of the urban area in this location where it meets less dense
Recognisability of proposed boundary	The proposed boundary is a recognisable mix of built and natural features in the form of rear boundary walls and fences punctuated by trees and shrubs which follow the route of a well established feature in the form of the rear boundary of properties on Main St, Pasture Farm & Prospect Terrace.	
Permanence Scoping/Strategic Principles set out in: SP13	The proposed boundary marks the original field pattern which can be distinguished from First Edition OS Survey Plan of 1852 and was further reinforced by urbanised development from the 18th century which has been further infilled and reinforced by inter war and early 20th century housing. The boundary features offer strength and resilience to change, particularly as it marks the extent of the urban area where it meets open land and has been present in this form since the 18th century. Planning permissions on the enclosed 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.	

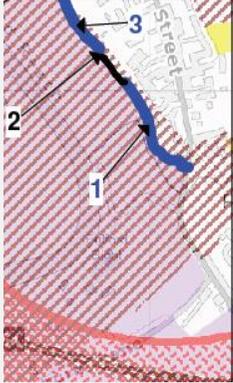
Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm & Prospect Terrace
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		<p>and more open land uses. The layering of different boundary features in the form of historical as well as current built and natural features offers strength and resilience to change.</p>
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Strategic Permanence - Consistency with the Local Plan Strategy and Site Selection

<p>Consistency with Local Plan strategy (NPPF Para 85)</p> <p>Scoping/Strategic Principles set out in: SP10, SP11, SP12</p>	<p>The land between the urban edge (boundary 1) and river Ouse has access to two or more services and therefore could potentially provide a sustainable location for growth, focusing development towards the urban area within the Green Belt (in line with NPPF para 85) and thereby contributing to the long term permanence for the York Green Belt.</p> <p>In line with the Local Plan Spatial Strategy, opportunities for growth would be beyond the current boundary. Most significantly the land is identified as being of primary importance to the setting of the historic city as part of the historical river corridor (Ings) and a wider Green Wedge. While there are no identified nature conservation interests immediately adjacent to this boundary, the land between it and the River Ouse does contain the Fulford Ings Village Green Site of importance to Nature Conservation. Immediately to the north and South are areas designated as being of Special Scientific Interest (Fulford Ings) and the land is all part of an important green infrastructure corridors offering linkages for these wildlife.</p> <p>The land is therefore unsuitable when considered against the spatial strategy and spatial shapers in the plan and does not form a reasonable alternative to development.</p>
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Section: 8	Boundary: 1	Boundary Name: West of Main St, Pasture Farm & Prospect Terrace
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Land Considered/Site Selection	Land adjacent to this boundary has not been proposed for development