

■ INTRODUCTION

- 8.1 In addition to the normal policies of restraint in the countryside there are areas where development pressures warrant further protective measures. These areas are the York fringe in the south and the wedges of countryside which extend into and between a number of settlements in the District.
- 8.2 The Structure Plan, approved in 1980, makes provision for an encircling Green Belt around York with an outer boundary about six miles from the city centre. The main objective of the York Green Belt is to safeguard the setting and special character of the historic city and its relationship with the surrounding countryside.
- 8.3 The outer Green Belt boundary as it affects Hambleton was established by the adopted Vale of York Local Plan and was later included in the York Green Belt Local Plan prepared by North Yorkshire County Council. This defines inner and outer boundaries for the entire Green Belt and establishes policies to control development within it.
- 8.4 The York Green Belt Local Plan has been through Public Inquiry but because of changes to the structure of Local Government in the Greater York area, the County Council was unable to formally adopt the Plan before the changes were implemented. Instead
- North Yorkshire County Council approved the Green Belt Local Plan for development control purposes with the intention that the Greater York authorities should integrate its provisions into their own local plans. The District-Wide Local Plan, therefore, carries forward the Green Belt boundary unchanged as it affects Hambleton.
- 8.5 The Government in PPG2 emphasises the great importance it attaches to Green Belts and to their long term protection from inappropriate development. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.
- 8.6 Although the area of land covered by the York Green Belt in the District is small, the Council will nonetheless give it the most rigorous protection from development and will maintain its open appearance by strong permanent restrictions on building.
- 8.7 Elsewhere there are locally important areas of open land which provide valuable gaps of open countryside between settlements or penetrate into the market towns. These areas have been identified as 'Green Wedges' and they will be protected from inappropriate development.

*OBJECTIVES*

- 8.8 The Policies for the Green Belt and Green Wedges have the following main objectives:
1. To preserve the setting and special character of the historic city of York and prevent it from being spoilt by suburban sprawl and sporadic development.
  2. To safeguard the open appearance of the countryside around York from further urban encroachment.
  3. To protect the open appearance of the 'Green Wedges' which abut and extend into a number of settlements.

## THE YORK GREEN BELT

### POLICY G1

#### THE YORK GREEN BELT BOUNDARY

The area shown on the Proposals Map and the Inset Map for Shipton is designated as Green Belt.

#### JUSTIFICATION

- 8.9 The area defined as Green Belt extends approximately six miles from York City centre. The boundary follows clearly identifiable features on the ground which are likely to be unchanged for years to come, such as roads and watercourses.
- 8.10 Shipton is 'inset', that is excluded from the Green Belt, as in the longer term it may have potential for further development. During the Plan period, proposals for development beyond the Development Limits will normally be refused in accord with Policy L1. On the other hand, Beningbrough and Overton, which are very small and devoid of services and facilities, have been included within the Green Belt and are 'washed over' by the Green Belt designation. Neither is suitable for further development and for this reason Development Limits have not been drawn. No new building beyond the categories set out in Policy G2 will be permitted in either Beningbrough or Overton.

### POLICY G2

#### TYPE OF DEVELOPMENT IN THE YORK GREEN BELT

Within the Green Belt there will be a presumption against the construction of new buildings or redevelopment or substantial extension of existing buildings for purposes other than:

1. Agriculture or forestry; or
2. Essential facilities required for outdoor sport and recreation, cemeteries or other uses which preserve the open character of the Green Belt and which do not conflict with the purposes of including land within it; or
3. Limited extension, alteration or replacement of existing dwellings subject to Policies H12 and H26; or
4. Small scale development which provides affordable housing for local people, subject to Policy H21.

## JUSTIFICATION

- 8.11 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. PPG2 identifies the general purposes of including land within the Green Belt as:
- to check the unrestricted urban sprawl of large built-up areas;
  - to prevent neighbouring towns from merging into one another;
  - to assist in safeguarding the countryside from encroachment;
  - to preserve the setting and special character of historic towns; and
  - to assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 8.12 The main purpose of the York Green Belt is to safeguard the setting and special character of the historic city of York by maintaining the open appearance of the countryside around the city.
- 8.13 PPG2 states that in Green Belts there is a general presumption against inappropriate development. Development is inappropriate in a Green Belt unless it is for the purposes outlined in Policy G2. PPG2 goes on to state that Local Plan policies should not make any reference to the possibility of allowing development in exceptional circumstances.
- 8.14 Development in connection with agriculture or forestry will normally be appropriate in the Green Belt. Farm diversification proposals will also be supported in those cases where the objectives of the Green Belt would not be prejudiced.
- 8.15 Outdoor sport and outdoor recreation because of their open nature may also be appropriate in the Green Belt. New buildings to provide facilities such as clubhouses, changing rooms or stables will only be acceptable where they are small scale, essential to the functioning of the sport or recreational use and conform to Policy G4.
- 8.16 Cemeteries are acceptable in principle, in the Green Belt being again substantially open in character.
- 8.17 Small scale proposals for touring caravans or tents which do not involve the erection of large ancillary buildings are unlikely to breach Green Belt objectives. Static caravan, cabin or chalet development, on the other hand, constitute inappropriate development within the Green Belt.
- 8.18 Other uses which in principle may be appropriate include the provision of low cost/affordable housing to serve local housing needs and development required to provide essential public services such as sewage treatment works and pumping stations, where for operational reasons these need to be located in the Green Belt.
- 8.19 With suitable safeguards the re-use of buildings need not prejudice the openness of the Green Belt. PPG2 notes that the re-use of buildings in the Green Belt can help diversify the rural economy and help secure the continuing care of land in the Green Belt. The conversion of agricultural or other rural buildings to new uses in the Green Belt will be considered against Policies H27 and EM11.
- 8.20 Limited extensions or alterations to existing dwellings are acceptable in the Green Belt provided they do not result in disproportionate additions over and above the size of the original building. Proposals will be considered against Policy H12. In a similar vein the replacement of dwellings need not be inappropriate and will be considered against Policy H26.

8.21 Although PPG2 states that limited infilling in existing villages is appropriate in Green Belts this has been omitted from Policy G2. Beningbrough and Overton are the only villages in the Green Belt and these are unsuitable for development for the

reasons described in paragraph 8.10. Similarly, the infilling or redevelopment of major existing developed sites has been omitted because there are no such sites in the Green Belt.

**POLICY G3**

**ENGINEERING, OTHER OPERATIONS AND CHANGE OF USE OF LAND WITHIN THE YORK GREEN BELT**

Within the Green Belt there will be a presumption against the carrying out of engineering or other operations or changes in the use of land which do not maintain the open character of the Green Belt and conflict with the purposes of including land within it.

**JUSTIFICATION**

8.22 PPG2 advises that inside a Green Belt, approval should not be given for forms of development including engineering, mining or other operations, or the making of a material change in the use of land,

which would adversely affect the character and function of the Green Belt. The only uses which would generally be considered acceptable in principle within the Green Belt are those identified by Policy G2.

**POLICY G4**

**REQUIREMENTS FOR DEVELOPMENT WITHIN THE YORK GREEN BELT**

Proposals for development or redevelopment which in principle are appropriate in the Green Belt will only be permitted where it can be shown that the scale, location and design of any building or structure would not detract from the open character or visual amenity of the Green Belt, when viewed either from within or outside it. Similarly the open character or visual amenities of the Green Belt should not be harmed by development beyond its boundary.

**JUSTIFICATION**

8.23 Proposals may be made for types of development which in principle are appropriate in the Green Belt, however, their scale, location, design or materials

may impair its open character or visual amenities and so breach Green Belt objectives.

## GREEN WEDGES

## POLICY G5

## GREEN WEDGES

The following Green Wedges, as shown on the Inset Maps, will be protected and enhanced:

GREEN WEDGE	SETTLEMENT	INSET MAP
1. Land between Ainderby Steeple and Morton-on-Swale	Ainderby Steeple/ Morton-on-Swale	56
2. Bedale Beck	Bedale	1
3. Land between Stokesley Road and Brompton	Brompton	58
4. Sandhutton Lane/Carlton Road	Carlton Miniott	99
5. East of Millfield Lane	Easingwold	34
6. Leven Valley	Great Ayton	79
7. Land between Kirkby and Great Broughton	Kirkby/ Great Broughton	80
8. Land between South Otterington and Newby Wiske	South Otterington/ Newby Wiske	120
9. Land between Northallerton and Brompton	Northallerton/ Brompton	70
10. Castle Hills/White House Farm	Romanby/Northallerton	70
11. Broomfield	Romanby	70
12. River Leven	Stokesley	91
13. North of A172	Stokesley	91
14. Sowerby Flatts	Sowerby	124
15. Cod Beck/The Holmes	Thirsk	124
16. Thirsk Hall	Thirsk	124
17. Land between Thirsk and South Kilvington	Thirsk/ South Kilvington	124

Within these areas development will not be permitted where it would adversely affect their open character, visual amenity, recreation and wildlife value or compromise the gap between settlements. Development within or adjacent to Green Wedges will be encouraged, or where necessary required, to make a positive contribution to them.

## JUSTIFICATION

8.24 Green Wedges are areas of predominantly open land which extend into or abut a number of the larger settlements. The Council considers it important to protect these features because they contribute to the character of settlements; prevent built-

up areas becoming one undifferentiated mass; afford the public recreational opportunities including access or potential access to the countryside; and provide corridors for wildlife (see Policy NC7).

- 8.25 There are in addition some 'Green Wedges' situated between settlements which lie close to one another. The Council wishes to preserve the separate identity of neighbouring settlements and communities. It will therefore resist development which compromises the open character of the 'Green Wedges' between settlements.
- 8.26 Some 'Green Wedges' include large areas of farmland. Whilst it is not the intention of the Policy to prevent development required for agriculture or farm diversification the Council will resist such development where it would impair the open character of 'Green Wedges'.

