

YORK

CITY OF YORK  
LOCAL PLAN  
Heritage Impact Assessment  
Annexes  
September 2017



### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

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		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form and the walls enclose the historic	Site is located within the ring road.		

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		core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	Local views of Acomb & Clifton Ings and River Ouse. There are views of Minster from the site.	Views towards the historic core, Ings, River Ouse and of the Minster may be obstructed by inappropriately sited development.  Site offer potential for new public views of the above.	Views analysis required.
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		

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2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory.	The Minster is visible from the site.	Inappropriate development may obscure landmarks from view.	Views analysis required.  Opportunities to create new revealed views of Minster and other landmarks.

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		(b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Development here has the potential to contribute to this characteristic.  Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground	Surrounding housing is generally two-storey in height. Industrial estate to the north-west edge.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.



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		close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

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		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	There are no known archaeological deposits in this area. The site was most likely used for agricultural purposes prior to the construction of the factory in the 20 <sup>th</sup> century.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Low archaeological potential of site confirmed by desk-based assessment and geophysical survey of adjacent playing fields.	(b) Development and intrusive investigation on this site would have a destructive impact on any surviving archaeological deposits. However, initial investigations suggest that the archaeological potential of the site is relatively low.	Non intrusive desk based assessment and geophysical survey complete.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	The construction of the factory will have had a negative effect on any surviving archaeology in this area.	Pockets of archaeology may survive on site. Development of factory will have had a destructive impact on any surviving archaeological deposits.	Archaeological watching brief may be required during ground works.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(a) Views of Minster may be visible from the site.	Development may potentially impact upon views of Minster from the site or surrounding areas.	Further information needed on potential development.  Heights of new builds to be controlled.  Views analysis needed.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site is situated close to Acomb and Clifton Ings but is separated from them by the railway. Views of the Ings and River Ouse are visible from site.	Development may impact on views available from the site. Limited impact anticipated on the perception of the former industrial site from outside.	Views analysis required.
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still	(d) The site is visible in part from the Ings/banks of the River Ouse.	Development may potentially impact upon setting of river corridors and views to and from the Ings/River Ouse	Views analysis required.  Open space should be

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		<p>hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>		area.	incorporated in the river corridor areas.
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted</b></p>	<p>(a) Site does not contribute to the open countryside surrounding York and has previously been an industrial site. One post-medieval boundary on the site (former field boundary now division as part of the industrial site).</p> <p>(b) SINC site bordering railway</p>	<p>(a) Development will not have a detrimental impact on the open country side character element.</p> <p style="background-color: red; color: black;">(b) SINC site may be adversely impacted by development.</p>	SINC site needs protection through the use of green buffering and landscaping.

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		<b>recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, ‘quiet streets’, pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<b>Summary:</b> Overall the assessment of this site has identified that development in this location	<b>Key recommendations/Mitigation:</b> - A views analysis is required to assess the impact of development on any views
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<p>would not cause any serious harm to the historic environment and has the potential to improve the former industrial site.</p> <p>Minor harm has been identified in relation to principal characteristics 3 and 6 particularly due to the potential for harm to views to and from the site and potential harm to the setting of the river/ings area.</p> <p>Partial minor harm may occur to characteristics 2, 4 and 5 due to the unknown nature of proposed housing design and potential harm to pockets of archaeological deposits which may have survived the construction and demolition of the factory structures.</p>	<p>which may be available from the site also to assess the impact of the development against the setting of the river/ings areas.</p> <ul style="list-style-type: none"><li>-Open space should be designed in the river corridor areas.</li><li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li><li>-Limited archaeological investigation required to further assess the nature and significance of any deposits on site.</li><li>-SINC site needs protection through green buffering and landscaping.</li></ul>
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### I Strong urban form

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1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

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		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

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2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	Site is located within the ring road – maintaining concentric form.	The relocation of Manor School and the existing pockets of residential development on the west side of Millfield Lane have already redefined	



Site 910 Former Civil Service Sports Ground,  
Appraisal Stage: Preferred Sites Consultation ST2

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		and the walls enclose the historic core.		the urban edge in this area. This development will be no further from the city centre than surrounding estates.	
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	Possible views towards the city centre from the site.	Potential obstruction of views by proposed development.	Views analysis needed.
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Site is located on one of the busier roads into the city (Boroughbridge Road).		Opportunity to improve this approach to the city.
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		

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		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and harm extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

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3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	No listed buildings or locally listed buildings in the vicinity.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and	Minster and other landmarks may be visible from the highest point on the site.	Potential obstruction of views by proposed development.	Further information on the views afforded to and from the site is needed.

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		the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	There are no monuments in this area.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
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4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing	Surrounding residential developments are generally one and two-storey in height although the school buildings and industrial units opposite vary in size.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.  Consideration should be given to height to buildings potentially facing the

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		and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			bungalows on Westview Close.  The topography of the site also needs to be taken into consideration in relation to building height.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health,	This site makes a neutral contribution to this character element as it is outside the historic core.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is the potential for archaeological deposits to exist on this site particularly due to its favourable topography. However, investigations in the adjacent field ahead of the recently constructed Manor School suggested that the site has low archaeological potential. Evaluation trenching at the school revealed traces of ridge and furrow and late medieval/post-medieval artefacts.	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(b) Desk based assessment and geophysical survey complete.
5.5	Majority of known and unknown archaeological features and deposits are not designated	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	There is potential for archaeological deposits to exist on this site particularly relating to medieval and post-medieval agricultural practices.	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.	Following initial investigations, a scheme of archaeological evaluation has been agreed with CYC.  Information on any archaeological features or

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	heritage assets.		One post-medieval field boundary survives across the site (running between Millfield Road and Boroughbridge Road) with others forming the boundary to Westfield Close and Manor School. The boundary parallel to Millfield Lane is mid-late 20 <sup>th</sup> century in date.		deposits should also, if possible, be presented in some form to local residents.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	<p>(a) Possible views towards the city and nearby Upper Poppleton from the site.</p> <p>(c) Site forms part of the rural edge to the city. This has already been impacted upon by Manor School and other developments.</p>	<p>(a) The site may be quite visible due to the elevated level of the ring road over the railway. Development may have an impact on views from the hill towards the historic core and outwards across the rural landscape.</p> <p>(c) The presence of Manor School in the foreground has compromised the setting from the ring road. The loss of this open space would have a small impact on the rural setting of the city.</p>	<p>(a) Further views analysis required.</p> <p>(c) Green buffering to the boundary with Boroughbridge Road would assist in maintaining the image of a rural setting from the south-west.</p>

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse:</b> Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;	(a) Site does not significantly contribute to the open countryside surrounding York, particularly since the creation of Manor School adjacent. Site most visible from Boroughbridge Road arterial route as Greenfield land between urban edge and ring road/Poppleton. Within the site one post-medieval	(a) Development will not a significant detrimental impact on the open country side character element.	Retention of the 18 <sup>th</sup> century field boundary should be sought if possible as not many survive in this area.



	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	field boundary remains.		
6.5	Suburban villages	Street trees, public parks, large gardens, ‘quiet streets’, pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages	This site makes a neutral contribution to this character element.	Development of this site will not significantly reduce the distance between Upper Poppleton and the urban fringes of York.	

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>			

<p><b>Summary:</b></p> <p>Overall the assessment of this site has identified that development in this location would not cause any serious harm to the historic environment. Minor harm may occur to principal characteristics 4 and 5 particularly due to the unknown nature of proposed housing design and the potential for harm to any surviving archaeological deposits or historic landscape features. The site does not significantly contribute to the open countryside surrounding York, particularly since the re-location of Manor School adjacent.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-A views analysis is required to assess the impact of development on any views which may be available from the site also to further inform design proposals on how the development may appear from nearby areas due to its slightly elevated topography.</li> <li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-Retention of the 18<sup>th</sup> century field boundary should be sought if possible as not many survive in this area.</li> </ul>
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Site 35: Land adj to Hull Road, Grimston Bar,  
 Appraisal Stage: Preferred Options boundary (ST4)

### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

Site 35: Land adj to Hull Road, Grimston Bar,  
Appraisal Stage: Preferred Options boundary (ST4)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	Site is located within the ring road – maintaining concentric form.	Location of the site does not detract from compactness.	

Site 35: Land adj to Hull Road, Grimston Bar,  
Appraisal Stage: Preferred Options boundary (ST4)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	The raised nature of this site allows views towards the city centre and surrounding low lying areas.	High rise buildings and poor layout of any new development may impact upon views from the hillside.	Development should preserve the best of the views from the hillside. Views analysis required.
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Site is located on one of the main roads into the city (Hull Road).	Development needs to be suitable for an arterial road where it fronts Hull Road.	Potential to improve character of arterial road.
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site creates a small buffer between the newly expanded University of York campus (south) and 20 <sup>th</sup> century development to the north and west. This helps to maintain the university, Badger Hill Estate and housing to the north of Hull Road as distinct identifiable areas.	The removal of this open space would mean the loss of a buffer between the university site and residential development. This would have a negative impact on these areas as identifiable compact districts.	Good tree cover between the new development and the university campus would be recommended to reinforce the separation between the two areas.
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

Site 35: Land adj to Hull Road, Grimston Bar,  
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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	No listed buildings or locally listed buildings in immediate vicinity.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	Distant views of York Minster visible from the site.	Development may impact upon views from the hillside.	Development should preserve the best of the views from the hillside. Views analysis required.

Site 35: Land adj to Hull Road, Grimston Bar,  
Appraisal Stage: Preferred Options boundary (ST4)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

Site 35: Land adj to Hull Road, Grimston Bar,  
Appraisal Stage: Preferred Options boundary (ST4)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.  Character of development needs to mitigate against the abrupt edge of the landscape.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.  Roofscape needs to be



Site 35: Land adj to Hull Road, Grimston Bar,  
Appraisal Stage: Preferred Options boundary (ST4)

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			carefully designed given the elevated position of the site.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		

Site 35: Land adj to Hull Road, Grimston Bar,  
Appraisal Stage: Preferred Options boundary (ST4)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	The site is located within a landscape that has seen significant Prehistoric and Roman activity (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Desk based assessment has confirmed the potential for significant archaeological deposits to exist on this site.  The favourable topography in this area means it was an attractive for settlement and land use in the past (see below).	(b) Development and archaeological investigation of the site will have a destructive impact on any surviving remains or landscape features.	(b) Desk based assessment completed. Further non-intrusive investigations will include geophysical survey and possibly field walking.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Desk based assessment has confirmed the potential for significant archaeological deposits to exist on this site.  The site is located within a landscape that has seen significant Prehistoric and	Development of the site would have a destructive impact on any surviving archaeological deposits although made ground is known on the site.	Desk based assessment complete. Further non intrusive (see above) and intrusive archaeological evaluation required to assess the nature and significance of any archaeological deposits on

Site 35: Land adj to Hull Road, Grimston Bar,  
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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	assets.		<p>Roman activity.</p> <p>The preservation and survival of any archaeological features is likely to be good as development within the site has been limited. Investigations ahead of the recently constructed Heslington East Campus immediately south of this site revealed evidence of prehistoric-Romano-British occupation and activity. Field systems associated with this settlement are known to exist on part of this site.</p>		<p>site.</p> <p>Archaeological investigation ahead of development may shed further light on the historic land use of this area (the city's hinterland).</p> <p>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents.</p>

## 6 Landscape and setting

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed</p>	<p>360 degree views from Kimberlow Hill towards the historic core and The Minster and outwards across the rural landscape of the Wolds and the Vale.</p>	<p>The site is quite visible due to its topography. Development may have an impact on views from the hill towards the historic core and outwards across the rural landscape.</p> <p>The now rural view of the hill will take on a more urban nature. Housing on the site will be clearly visible from the</p>	<p>Views towards the site should be protected by a buffer if development is carried out to the southern part of the site to ensure skyline is retained.</p> <p>Retain significant views of the Minster and cityscape</p>

Site 35: Land adj to Hull Road, Grimston Bar,  
Appraisal Stage: Preferred Options boundary (ST4)

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		from majority of ring road by way of field margin (northern ring road business parks exception to rule). <b>(d) Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).		surrounding lower land to the north and from the surrounding lower land to the north.	<p>through the housing layout.</p> <p>Utilise opportunity to frame existing views and create new views through the site with a new built form and landscape.</p> <p>Due to the topography and visibility of the site, development should be similar in scale to neighbouring residential areas and appropriate for the rural interface.</p> <p>Development should respect the long term quality of Kimberlow Hill topography, views and open space.</p> <p>Development should complement the landscape structure of Heslington east campus.</p> <p>Retain hedge along Hull Road and protect/enhance green edge to Hull Road.</p>
6.2	Strays (including	Openness; greenness; natural/rural character within city. Village	This site makes a neutral contribution to this character		

Site 35: Land adj to Hull Road, Grimston Bar,  
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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	racecourse) and common land	greens.	element as it is not common land nor within a main urban area.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse</b> : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat	(b) A mature landscape situated behind the site acts as a gateway for biodiversity.	(b) Development here may have a negative affect on this landscape without mitigation.	(b) Management of the landscape and information for residents to enhance awareness of landscape of Kimberlow Hill.

Site 35: Land adj to Hull Road, Grimston Bar,  
 Appraisal Stage: Preferred Options boundary (ST4)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, ‘quiet streets’, pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-</b>	This site makes a neutral contribution to this character element.		

Site 35: Land adj to Hull Road, Grimston Bar,  
 Appraisal Stage: Preferred Options boundary (ST4)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		<b>standing, clearly definable settlements</b>			

<p><b>Summary:</b></p> <p>The assessment of this site has identified that development in this location may potentially result in serious harm to principal characteristic 5 regarding the archaeological complexity of the site. A desk based assessment has confirmed that the site may contain features relating to the prehistoric and Romano-British period. Minor harm may occur to principal characteristics 3, 4 and 6 (and partial minor harm to 2) particularly due to the unknown nature of proposed housing design and its visibility occupying an elevated position, the potential harm on views from the hillside and the loss of a buffer between the university campus and residential areas. Kimberlow Hill currently provides 360 degree views towards the historic core and The Minster and outwards across the rural landscape of the Wolds and the Vale.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Roofscape needs to be carefully designed given the elevated position of the site.</li> <li>- Develop site with low-medium density housing and small scale buildings due to the topography of the area.</li> <li>- Retain, frame and create new views of the Minster, rural area and cityscape through the housing layout.</li> <li>- Good tree cover required to maintain a degree of separation between the development and the campus, while buildings should complement the landscape structure of Heslington east campus.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> </ul>
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NB: This refers to the total site area but it is acknowledged with Local Plan Policy that there are different designated development zones within the site for different types of development.

### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality ‘frames’</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small</b>	This site makes a neutral		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few examples of formal compositions such as at ‘Eye of York’	contribution to this character element.		
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises;</b> unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This part of the city contains many interesting viewpoints and industrial and commercial buildings of interest.	Inappropriate development on this site may compromise the views to and from the area – in particular of the Minster and City Walls as well as impact on the setting of some listed buildings.  See 4&6 for specific information on buildings and views.	Opportunity to develop this area as interesting extension to the city centre incorporating elements of its existing industrial character.
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form and the walls enclose the historic core.	Site is located just outside the main city centre area and is easily accessible.	Mixed use development here would bring more housing and retail outlets to the fringes of the city centre.	No negative impact to mitigate.
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	<p>Four key views of the Minster from/crossing this area were identified in (YCHCAA) (10: Water Lane, 11: Leeman Road, 12: ECML 18: Station Avenue).</p> <p>Water Lane- one of the most expansive panoramas of the historic core.</p> <p>Station Avenue-first view of the Minster for pedestrians travelling from station to city centre.</p> <p>The nearby stretch of City Wall provides significant views of the railway architecture.</p> <p>Further views of the Minster can be gained from Railway Terrace, the carriage works and Cinder Lane.</p> <p>A significant railway</p>	Inappropriate development may obscure views of city landmarks such as the Minster or significant elements of the railway infrastructure from within the site and further afield.	<p>Key views of the Minster, other major heritage assets and local landmarks should be maintained and enhanced to help orientation and local distinctiveness.</p> <p>Building height and scale needs to be considered on this site as to not obscure any key views of the Minster or potentially significant internal views.</p> <p>Consideration to this character element should also be given where the scale of a building may detract from the visual pre-eminence of the Minster, the setting of the adjacent Central Historic Core Conservation Area or any listed buildings.</p> <p>Opportunity to create new</p>

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
			infrastructure viewpoint is located on Cinder Lane within the York Central site.		revealed views of the Minster and other key buildings through design and scale of new development.
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	Site is an identifiable, mixed use, sub area just outside the main city centre area (see below).		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This is an identifiable distinct from all surrounding developments. It is an industrial and commercial area providing a vital transport link to and from York.  Some areas detached from others by railway operations.	Mixed use development here would expand the city centre area to the north-west.  Area may lose some of its industrial/railway identity although the site will still be a transport hub.  Opportunity to create an identifiable new district in the city.	Retention of important railway buildings (many of which are listed) and functioning railway station should mitigate against potential loss of character. Potential development areas are contained within existing railway area.
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		core.			
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	The buildings within and bordering this site are predominantly functional railway and industrial buildings. Many of these buildings add value and character to the area and play a significant role in telling the story of York and Britain's rail network.  Large scale designated railway heritage assets at the southeast end of the site next to the city centre - site forms	Development may subsume or seek to demolish significant buildings which would have a negative impact on the character of the area.	Development should aim to protect the setting of the listed buildings within and bordering the area. Proposed development plans should also aim to sympathetically convert as many of the significant industrial buildings as possible for modern use-in particular those which have been nominated for inclusion on the Local List of Heritage Assets (see York Central Audit of

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
			a backdrop to the area.		Heritage Assets 2013 for further detail).  There is an opportunity to better reveal the significance of this area and its history through the retention/use of these buildings.
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.	Views of York Minster can be gained from many parts of the site (see section 6).  The railway station, City Walls and York Eye are also important landmarks which are visible from various points across this site.	Inappropriately tall or poorly located development may obscure views of landmarks within and outside this site.	Existing views can be protected by carefully choosing the site of new builds and/or regulating their height.  Further views analysis required to assist in determining the footprint and height of development  There is an opportunity to potentially create new revealed views of the Minster and other key buildings such as the railway station through the strategic positioning of new buildings on the site.
3.3	Substantial number of medieval	Buildings that reflect functional importance as civic centres, places of justice, work and religious	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	communal buildings	activity.			
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	The City Walls are located within close proximity to several listed buildings including the railway station.	Development may have a negative effect on the setting of the listed buildings or may impact upon the clustering of the monuments in this area.	Development in the area of these listed and scheduled structures should be designed so it does not detract from their setting or impact upon their inter-visibility.
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	At the eastern edge of the site and on Holgate Road there are several listed buildings and buildings identified as 'of merit' in the York Central Historic Core Conservation Area Appraisal (YCHCAA) associated with the railway. Just outside the site boundary are the Scheduled City Walls.	Inappropriate development may have a negative effect on the setting of the listed buildings.	Development in the area of the designated and non-designated structures of merit/interest should be designed so it does not detract from their setting.
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	There is a diverse range of structures within and surrounding this area including medieval city walls, industrial, railway and headquarter buildings.	Mixed use development may enhance the diversity of the buildings in this area if designed to incorporate some of the most significant historic structures.	The rich range of diverse historical buildings here should be retained wherever possible in future development proposals to maintain the high level of diverse structures in the area.
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	Buildings within this area predominantly date to the 19 <sup>th</sup> century and later. The eastern end of the site including the Railway Station and Station Avenue fall within the Central Historic Core Conservation Area. Site also borders the St. Paul's Square/Holgate Road Conservation Area.	Poor architectural design on this site would be detrimental to the high quality of buildings in York city centre. It may also impact on the setting of the Central and St. Paul's Square Conservation Areas.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.  Development must respect Conservation Areas.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	The buildings on this site are predominantly late 19 <sup>th</sup> to early 20 <sup>th</sup> century, two to three storey functional railway and industrial buildings. This area sits adjacent to residential development dating to the 19 <sup>th</sup> century, 1930s and 21 <sup>st</sup> century.	Poorly thought out site layout or architectural design may detract from existing buildings on site and in the immediate vicinity. It could also fail to respond to the special qualities and settings of the grouping of railway heritage assets.	Opportunity to create well designed mixed use area, reflecting existing character while also creating a contemporary development with an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in the city centre.  Local distinctiveness could be strengthened by reference to the site's railway heritage and by acknowledging the spaciousness and character of buildings at its SE end.

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station or within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Current buildings relating to the station area are restrained in height and scale. They do not impinge on views of the Minster or look too high for their setting.	Without mitigation measures, inappropriately tall buildings may have a negative affect on the general rhythm and massing of the area as well as impacting upon key views.	Buildings need to be at an appropriate scale taking into account surrounding structures.  Some taller structures may be acceptable providing they do not harm views across the city, the appearance of the central conservation area or detract from the setting of the listed buildings.  Materials used within the new development should aim to sympathetically integrate with existing and surrounding buildings.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	Limited examples of ironwork (such as the cast-iron window frames on the railway institute gymnasium) and other evidence of skilled craftsmen on the site.	Poor craftsmanship would be detrimental to the high quality of design on buildings in York generally.	High quality craftsmanship to new buildings here should be encouraged.  Attempts should be made to retain or replicate any examples of good craftsmanship on existing buildings within the site.



## 5 Archaeological complexity

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	Partly within the Central Historic Core and the central <b>Area of Archaeological Importance.</b>	Development on the site would have a detrimental impact on any surviving archaeological deposits.	A programme of a desk-based review of existing archaeological information, excavation of archaeological evaluation trenches, deposit characterisation and production of a site-specific deposit model must be undertaken. The information from this exercise will be used to develop a detailed programme of archaeological mitigation for the site.
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	Roman cemeteries known in the area around the current station and in the vicinity e.g. Holgate Road. Evidence of Roman Colonial buildings and the possible site of a bridge in the Tanners Moat area (north-east corner of the site). Roman-modern deposits located close by within the city walls.	Development on the site would have a detrimental impact on any surviving archaeological deposits.	A programme of a desk-based review of existing archaeological information, excavation of archaeological evaluation trenches, deposit characterisation and production of a site-specific deposit model must be undertaken. The information from this exercise will be used to develop a detailed programme of archaeological mitigation for the site.
5.3	2000 years of	Archaeological deposits relating to	Area located just outside of	Development on the site would have a	A programme of a desk-

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	urban development	at least Roman through to the present day	the Roman and Medieval city so remained as burial area and later agricultural land until the 19 <sup>th</sup> century.	detrimental impact on any surviving archaeological deposits.	based review of existing archaeological information, excavation of archaeological evaluation trenches, deposit characterisation and production of a site-specific deposit model must be undertaken. The information from this exercise will be used to develop a detailed programme of archaeological mitigation for the site
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(a) Limited potential for wet organic deposits possibly dating to the prehistoric period to exist in areas around Holgate Beck.  (b) Excavations have proven that Romano-British archaeology still survives in some pockets across the area despite 19 <sup>th</sup> century construction of the railway. Archaeological deposits relating to 19 <sup>th</sup> century railway structures are also present on the site.	(a&b) Further development or archaeological excavation will have a detrimental impact on any surviving archaeological deposits.  Potential harm to sub surface and extant heritage assets if area not fully understood.	(a&b) Desk-based assessment has been completed ahead of further archaeological investigation.  Several areas of archaeological potential have been identified in the York Central Audit of Heritage Assets 2013 on the sites of demolished buildings. This document should also be used when considering the standing buildings within and surrounding the area.
5.5	Majority of	The York HER contains some 6000	Non-designated heritage	Development of the site would	An appropriate

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	known and unknown archaeological features and deposits are not designated heritage assets.	records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	assets include the carriage works, former iron works and wagon works buildings, NER horse stables and Roman archaeological deposits. Assets bordering the site include Carleton Street and Carlisle Street.	potentially have a negative impact on any surviving archaeological deposits and non-designated extant buildings.	archaeological mitigation strategy including excavation (excavation, community involvement, analysis, publication and archive deposition) and deposit monitoring programmes must be agreed and implemented to protect/record potentially significant archaeological deposits.  A programme of a desk-based review of existing archaeological information, excavation of archaeological evaluation trenches, deposit characterisation and production of a site-specific deposit model must be undertaken. The information from this exercise will be used to develop a detailed programme of archaeological mitigation for the site.  The final development must incorporate interpretation of the archaeological and historic development of site

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
					in order to deliver public benefit and enhance knowledge of the site for residents

## 6 Landscape and setting

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element as it is not common land nor within a main urban area.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field</p>	The creation of the railway in the mid 19 <sup>th</sup> century led to the loss of the former agricultural landscape. Very few former field boundaries remain (as urban division).	No real threat to this character element as majority of pre-industrial landscape has already been destroyed. Historic boundaries tend to survive on the edges of this area which have already been developed and will not be affected.	

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		<p>pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>			
6.5	Suburban villages	Street trees, public parks, large gardens, ‘quiet streets’, pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	Small amount of formal green spaces outside the station area – outside the proposed development site.		
6.7	Relationship of the historic city of York to the surrounding villages	<p>The relationship of York to its surrounding settlements. This relationship derives from:-</p> <p>(a) the <b>distance</b> between the settlements</p> <p>(b) the <b>size</b> of the villages themselves,</p> <p>(c) the fact that they are <b>free-standing, clearly definable settlements</b></p>	This site makes a neutral contribution to this character element.		

<b>Summary:</b>	<b>Key recommendations/Mitigation:</b>
<p>The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 5. Development may cause serious harm to any surviving archaeological deposits and non-designated extant buildings. Excavations have proven that Romano-British archaeology still survives in pockets across the area despite 19<sup>th</sup> century construction of the railway and survives well outside of the station in the Leeman Road/Tanners Moats area. The site also falls partly within the Central Area of Archaeological Importance.</p> <p>Minor-serious harm may occur to several other characteristics (2, 3, and 4) particularly due to the potential harm to views of landmark buildings and monuments, the unknown nature of proposed development design, the impact of development on the setting of nearby listed buildings and scheduled monuments and that the site falls partly within the Central Historic Core. A partial minor harm grading has been awarded to characteristic 1.</p>	<ul style="list-style-type: none"> <li>- Retention of important railway buildings and the remaining functionality of the railway should mitigate against potential loss of character.</li> <li>- There is an opportunity to potentially create new revealed views of the Minster and other key buildings. Existing views can be protected by carefully choosing the site of new builds and/or regulating their height.</li> <li>- Development in the area of these listed and scheduled structures should be designed so it does not detract from their setting or impact upon their inter-visibility.</li> <li>- The setting of listed buildings within and bordering the area should be protected. Proposed development plans should also aim to sympathetically covert as many of the significant industrial buildings as possible for modern use-in particular those which have been nominated for inclusion on the Local List of Heritage Assets.</li> <li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Some taller structures may be acceptable providing they do not harm views across the city, the appearance of the central conservation area or detract from the setting of the listed buildings.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site, and to inform production and agreement of an appropriate programme of mitigation measures</li> </ul>

### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		



Site 850: ST7 East of Metcalfe Lane,  
Appraisal Stage: Preferred Sites Consultation (ST7)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form and the walls enclose the historic	The site is located within the ring road.	This site is separated from the main urban area to be standalone but increases the distance from the city centre to the edge of perceived urban area.	Provision of cycle routes and facilities.  A degree of loss of compactness is unavoidable.

Site 850: ST7 East of Metcalfe Lane,  
Appraisal Stage: Preferred Sites Consultation (ST7)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		core.		Connectivity of the site to the main urban area will be important.	
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	Views of Minster and city considered in section 6.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	Existing rural tracks lead to open fields beyond.	Development may threaten these access routes around Bad Bargain lane.	Maintain tracks and green corridors throughout the site and beyond.
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral	Opportunity to create new urban	Opportunity for this site to

Site 850: ST7 East of Metcalfe Lane,  
Appraisal Stage: Preferred Sites Consultation (ST7)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.	village.	form own strong identity.
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The</b>	Views of York Minster can be gained from the site. Holy Trinity Church and Foss Islands Chimney also visible in this area.	Development may obscure views of landmarks such as the Minster. The York Central Historic Core Character Appraisal identified the view of the Minster from the ring road in this area as a Key View (No. 5).	Further views analysis needed against proposed development plans.  Significant views should be respected within proposed schemes.

Site 850: ST7 East of Metcalfe Lane,  
Appraisal Stage: Preferred Sites Consultation (ST7)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		<b>Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
4.1	Architectural	Buildings representing <b>two</b>	This site makes a neutral	Poor architectural design would be	Opportunity to request

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	legacy	<b>thousand years of architectural development</b> in close proximity to each other.	contribution to this character element.	detrimental to the generally high quality of buildings and craftsmanship in York.	high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Characteristic materials and forms of the rural farmsteads should be used to inspire design. Distinctive spatial configuration should also be recognised.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

Site 850: ST7 East of Metcalfe Lane,  
Appraisal Stage: Preferred Sites Consultation (ST7)

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological	This site makes a neutral contribution to this character element as it is outside the historic core.		

Site 850: ST7 East of Metcalfe Lane,  
Appraisal Stage: Preferred Sites Consultation (ST7)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	The site contains archaeology relating to the agricultural nature of the city's rural hinterland (see below)		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) A desk based survey has confirmed the potential for significant archaeological deposits to exist on the site.	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains (which could be of high significance) or landscape features.	(b) Desk based assessment complete. Further non-intrusive archaeological investigation such as geophysical survey should precede excavation of archaeological evaluation trenches. The results will be used to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	A desk based survey has confirmed the potential for significant archaeological deposits to exist on the site.  Evidence of a Romano-British settlement is well known in the vicinity of Apple Tree Farm.  Non designated landscape	Development of the site which would remove its visible historic grain will be detrimental to the area.  Sub-surface remains may potentially be destroyed by development in the area.  The potential loss of the farm buildings will remove the remaining agricultural and historic character from the area.	The results of the geophysical survey and evaluation trenches should influence the layout of the development and provide evidence to contribute to the archaeological record, particularly on the Roman relationship between the civilian settlement in the city and the rural

Site 850: ST7 East of Metcalfe Lane,  
 Appraisal Stage: Preferred Sites Consultation (ST7)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
			<p>features exist across the site such as medieval ridge and furrow (in varying degrees of preservation) and medieval and post-medieval field boundaries. The ridge and furrow may also protect earlier landscape features lying beneath it.</p> <p>Apple Tree Farm – an historic farmstead within the site contributing to the agricultural character of the area and the economic association between former rural hinterland and city centre.</p>		<p>hinterland/farming landscapes.</p> <p>The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition.</p> <p>Further inspection of ridge and furrow on the site should take place to decide which areas merit preservation as part of open space.</p> <p>Historic hedgerows should be retained – or development should follow field pattern on site where possible.</p> <p>The precise extent and content of the mitigation strategy will depend on the content of the masterplan for the site</p>



Site 850: ST7 East of Metcalfe Lane,  
Appraisal Stage: Preferred Sites Consultation (ST7)

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					<p>The final development must incorporate interpretation of the archaeological and historic development of site in order to deliver public benefit and enhance knowledge of the site for residents</p> <p>Ways of incorporating some of the oldest farm buildings into the new development should be explored.</p>

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road</p>	<p>(a) Views towards city centre and views of York Minster from site. The York Central Historic Core Character Appraisal (YCHCAA) identified the view of the Minster from the ring road in this area as a Key View (Key View 5: A64 East). Rural views to the north, east and south outwards from the site.</p>	<p>(a) Development may obscure views towards the city and of landmarks such as the Minster. Development will also impact upon the vantage points for views out of York towards the rural areas and neighbouring villages.</p> <p>Views of the rural landscape from the existing housing e.g on Bramley Garth and Hill View will be impacted upon by the new development.</p>	<p>(a) Further analysis needed of views to and from the site. Key views should be retained within proposed development.</p> <p>Strong landscaped edge needed to the development particularly on the eastern side.</p>

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>business parks exception to rule).            (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	<p>(c) The site contributes to the rural edge setting of the city by providing a large field margin between the ring road and existing housing developments.</p>	<p>Development will reduce the depth of vale of York lowland 'meadow'/agricultural setting of the Minster and urban edge.</p> <p>(c) Development of the site would reduce the field margin between the ring road and urban areas, impacting on the rural setting of the city.</p>	<p>By keeping the building heights to one-two storeys on site, providing green buffers and retaining hedgerows and trees the impact on the views from the neighbouring housing will be kept to a minimum.</p> <p>(c) Current site boundaries are such that despite development a reasonable gap will still exist between the ring road and the urban fringe.</p> <p>Green edged site boundaries and planned open green space within the site should also negate some of the loss of setting. Any potential boundary change further to the east (which would enlarge the site) should be discouraged.</p> <p>Areas outside the proposed allocation towards the ring road should be designated as Green Belt to ensure the remaining field margin is retained.</p>

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and lngs	(a) <b>Derwent/Ouse:</b> Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;	(a) The site currently forms part of the open countryside surrounding the city but falls outside the area specifically earmarked as land protecting the rural setting of York.  Collection of farmstead buildings with associated gardens and fields.	(a) This development will remove part of the countryside surrounding the city.  Development would reduce context of farmsteads and the contribution they make to the rural character and identity.  (b) Development here may have a negative affect on this landscape	(a) Ensure no development further to the east of the current proposed boundaries.  Green edges and buffering required for the eastern edge of the site and to boundaries of existing settlements.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>(b) Species rich grassland, hedgerows, trees</p> <p>(d) Historic field boundaries across the site generally. Large patches of ridge and furrow associated with the village also exist across the site.</p>	<p>without mitigation.</p> <p>(d) Development which would remove these features would have a detrimental impact on this character element without mitigation.</p>	<p>Retain reasonable farmstead buildings and possibly some function and a sufficient degree of context and retain the sense of identity and historic connection that such complexes provide.</p> <p>(b) Evaluation required to assess the contribution the area makes to the setting of the Conservation Area and an assessment of what impact its loss and subsequent development might have upon the character of the Conservation Area.</p> <p>Selected areas of ridge and furrow should also be retained where possible as part of the planned open space.</p> <p>Low building heights and low-medium housing densities may also minimise the impact on the rural setting of the city.</p>
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-	This site makes a neutral contribution to this character		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		friendly environment, strong community identity, allotments, front gardens bound by hedges	element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	(a) This area provides a large green open area situated between the eastern edge of the urban area and ring road. It contributes to the rural setting of York and Neighbouring Murton.	(a) Although the distances between Murton and York will be decreased by development on this site, the proposed site boundaries are such that a reasonable gap between the ring road, Murton and York's urban area will remain. (c) Small standalone settlement to fit the urban form of York being new to this side of this city within the outer ring-road.	(a) Any potential boundary change further to the east should be discouraged.  Areas outside the proposed allocation towards the ring road should be designated as Green Belt to ensure the remaining field margin is retained.  Maintain strong boundaries/open space to Osbaldwick and Tang Hall.

<p><b>Summary:</b></p> <p>The assessment of this site has identified that serious harm may be caused to principal characteristic 3 as development may obscure key views (key view 5 identified in YCHCCA) of the Minster.</p> <p>Minor-serious harm identified in relation to characteristic 6 regarding the impact on historic landscape features, removal of open countryside and impact on setting of</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>- A degree of loss of compactness is unavoidable.</li> <li>- Further views analysis needed against proposed development plans. Significant views of the Minster or other important buildings/landscapes should be respected within proposed scheme.</li> </ul>
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<p>Osbalwick.</p> <p>Minor harm has been identified in relation to characteristics 5 due to the potential for harm to any surviving archaeological deposits.</p> <p>Development of this site has been identified as causing minor harm in relation to characteristics 2 and 4 particularly due to the potential impact on compactness and the unknown nature of proposed housing design.</p>	<ul style="list-style-type: none"><li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Characteristic materials and forms of the rural farmsteads should be used to inspire design. Distinctive spatial configuration should also be recognised.</li><li>- Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.</li><li>-The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition</li><li>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li><li>- Ways of incorporating some of the oldest farm buildings into the new development should be explored.</li><li>- Evaluation required to assess the impact of development on the setting of the Conservation Area</li><li>- Use of strong green edge boundaries to the site and planned open green space may partially negate some loss of setting when viewed from the ring road.</li></ul>
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### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

Site 849: North of Monks Cross,  
 Appraisal Stage: Further Sites Consultation (ST8)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises;</b> unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	The site is located within the ring road.	Site is located within the ring road but some impact on compactness as site is located some way from city centre area. However, development	Development should not expand further than the proposed eastern boundary to maintain an element of



Site 849: North of Monks Cross,  
Appraisal Stage: Further Sites Consultation (ST8)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		and the walls enclose the historic core.		surrounding Huntington already exists at this distance from the city centre.	compactness.
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	The openness of the current site provides a transition zone between a primary residential area and the larger scale of the edge city uses at Monks Cross.	The transition zone will be compromised by development here.	The form of development must allow for a transition zone between the rural and commercial area.  The creation of green corridors throughout the site will enhance connectivity and 'rural' space through the settlement.

Site 849: North of Monks Cross,  
Appraisal Stage: Further Sites Consultation (ST8)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	The site is located within the fields surrounding the medieval village of Huntington. The obvious/immediate connection to the village has been lost due to 20 <sup>th</sup> century development west of North Moor Road.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory.	This site makes a neutral contribution to this character element.		

Site 849: North of Monks Cross,  
 Appraisal Stage: Further Sites Consultation (ST8)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		(b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing	Surrounding developments are predominantly one storey in height although two storey buildings are also present.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.  Any large increase in height and massing would upset the characteristic form of area.	Particular attention should be paid in this area to the heights of the proposed new builds. Generally surrounding developments are predominantly bungalow estates. Two storey buildings are more

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			common close to the North Moor Estate in the centre of the site. New builds should be sympathetic to the heights of surrounding developments.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more	This site makes a neutral contribution to this character element as it is outside the historic core.		

Site 849: North of Monks Cross,  
Appraisal Stage: Further Sites Consultation (ST8)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	The site may contain archaeology relating to the agricultural nature of the city's rural hinterland (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) A desk based and geophysical survey has confirmed that the site has low archaeological potential.	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(b) Non-intrusive archaeological investigation undertaken. Further intrusive investigation may be required.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	A desk based and geophysical survey has confirmed that the site has low archaeological potential. High quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, strip fields and post-medieval field boundaries. The ridge and furrow may protect	Development of the site which removed the visible inherited historic grain would be detrimental to the area.  Sub-surface remains may potentially be destroyed by development in the area.  The loss of the farm will remove the remaining agricultural character from the area.	Desk based assessment and geophysical survey complete. Further archaeological evaluation may be required to assess the nature and significance of any archaeological deposits on site.  Archaeological investigation may shed further light on

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
			<p>earlier landscape features lying beneath it.</p> <p>White Horse Farm – a farmstead within the site contributing to the agricultural character of the area. The date of the farm is unknown but is post 1852.</p> <p>Residential development to the west was generally created within the limits of former strip fields.</p> <p>The former York to Beverley railway (1847) once ran across the site.</p>		<p>the historic rural hinterland of York.</p> <p>Further inspection of ridge and furrow on the site should take place to decide which areas merit preservation as part of open space.</p> <p>Ways of incorporating some of the farm buildings into the new development should be explored.</p> <p>The former line of the railway could be revealed across the site in some way if possible.</p> <p>Historic field boundaries, in particular curving or strip field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</p> <p>Information on any archaeological features or deposits should also, if possible, be presented in</p>

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					some form to local residents to enhance knowledge.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	(c) The site contributes to the rural edge setting of the city by providing a large field margin between the ring road and existing housing developments.	(c) Development of the site would reduce the field margin between the ring road and urban areas, impacting on the open rural setting of the city. The proposed area of development runs up to the ring road at its north-east corner thereby potentially removing the field margin altogether and altering the rural character of North Lane which traverses the A1237.	<p>(c) Landscaping and buffering to outer edges may assist in mitigation against the rural edge setting when viewed from the ring road.</p> <p>It would be preferable if the proposed development site could be pulled away from the ring road.</p> <p>On the eastern side the area is bounded by the Monks Cross Link Road – meaning that a field margin will still exist here between the link road the ring road. The remaining field margin (east of the link road), could potentially be put forward as Green Belt land for protection against further</p>



Site 849: North of Monks Cross,  
Appraisal Stage: Further Sites Consultation (ST8)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
					development.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	The site is not common land nor within a main urban area. It does however, contribute to the rural character of the fringes of the urban area and intersects with local green infrastructure corridors.	Development may remove internal green corridors.	Potential designs for the site could incorporate green corridors and increase connectivity with the natural environment.
6.3	Rivers and lngs	(a) <b>Derwent/Ouse:</b> Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich	(a) The site currently forms part of the open countryside surrounding the city. It contributes to the rural setting of York and Huntingdon.  (b) <b>Site of Natural</b>	(a) This development will remove part of the countryside surrounding the city but falls outside the area specifically earmarked as land protecting the rural setting of York.  (b) Development here may have a	(a) Reduce the size of the site at the north-eastern point so the development is further away from ring road/Monk Cross Link Road junction.  (b) <b>The SINC site is outside</b>

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		<p>hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p><b>Conservation Interest (SINC) borders the area</b></p> <p>(d) A rural setting to the east of Huntington although the immediate rural setting of the village has already been impacted upon by mid 20<sup>th</sup> century development. Several strip fields, historic field boundaries and ridge and furrow associated with the village exist across the site.</p> <p>(e) A dismantled railway (York to Beverley) crosses the southern end of the site.</p>	<p>negative affect on this landscape without mitigation.</p> <p>(d) The loss of the remaining agricultural land here would further erode the village setting and the landscape character, a significant portion of which has a localised landscape quality.</p> <p>(e) The site threatens permanent removal of this landscape layer.</p>	<p>of the development boundary but needs protection through buffering.</p> <p>Existing hedgerows should be retained and enhanced where possible within the new development.</p> <p>(d) As much of the inherited landscape characteristics should be retained within design proposal. E.g. using existing boundaries to guide development plots and retaining as many green boundaries as possible.</p> <p>(e) Development would have the potential to highlight/incorporate its route within the open space and/or movement network.</p>
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b>	has the potential to contribute to this character		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		(b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	(a) This area provides a large green open area situated between Huntington and the ring road.	(a) The distance between Huntington and smaller outlying farms such as Galtres Farm, that are components of a rural community, will be reduced by development here.	(a) Green buffering should be used to maintain a rural image when looking from Galtres Farm to the new development.  Any potential boundary change further to the east should be discouraged. A new Green Belt designation in this area may assist in protecting the remaining field margin here in the future.

<p><b>Summary:</b></p> <p>The assessment of this site has identified that development in this location may cause minor harm to principal characteristics 2, 4, 5 and 6 particularly because of the distance of the development from the city centre, the unknown nature of proposed housing design, the potential for harm to any surviving archaeological deposits or historic landscape features and the impact on the rural edge setting of the city.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Development should not expand further than the proposed eastern boundary</li> <li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>- Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.</li> <li>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li> </ul>
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Site 849: North of Monks Cross,  
Appraisal Stage: Further Sites Consultation (ST8)

	<ul style="list-style-type: none"><li>- Ways of incorporating some of the farm buildings into the new development should be explored.</li> <li>- Reduce the size of the site at the north-east corner so the development is further away from ring road/Monk Cross Link Road junction.</li> <li>-Development would have the potential to highlight/incorporate the former railway route within the open space and/or movement network.</li></ul>
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### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises;</b> unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.	Development may have an impact on the compactness of Haxby.	Reduce the site to the existing building line.

Site 823: North of Haxby,  
 Appraisal Stage: Preferred Sites Consultation (ST9)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	Haxby has its own identity as		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	a separate former rural village.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	Haxby is a medieval village surrounded by modern development which has impinged on its strip fields.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		



	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological	This site makes a neutral contribution to this character element as it is outside the historic core.		

Site 823: North of Haxby,  
Appraisal Stage: Preferred Sites Consultation (ST9)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is the potential for archaeological deposits to exist on this site.	(b) Development and intrusive archaeological investigation of the site would have a destructive impact on any surviving deposits.	(b) Desk based assessment and geophysical survey completed. Further intrusive archaeological investigation required.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Haxby was established by the 9 <sup>th</sup> century although Roman activity is also known in the wider vicinity. Recent archaeological investigations to the south of the site within Haxby revealed a series of ditches – one of which was considered to be of possible prehistoric origin.  A Roman coin hoard was found within the proposed	Development of this site would have a destructive impact on any surviving archaeological deposits and landscape features.	Desk based assessment and geophysical survey complete. Further intrusive archaeological evaluation required to assess the nature and significance of any archaeological deposits on site.  Further inspection of the ridge and furrow on site is necessary to decide which parts (if any) are worthy of

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
			<p>development site.</p> <p>Other non-designated assets on site include ridge and furrow, strip fields and medieval and post-medieval historic field boundaries relating to the village of Haxby.</p>		<p>preservation.</p> <p>Issues outstanding over conflict between sport pitch provision and the retention of field patterns and ridge and furrow.</p> <p>Historic boundaries should be enhanced and retained where possible. Surviving historic grain should inform development proposals.</p> <p>Archaeological investigation ahead of development may shed further light on the historic land use of this area (the city's hinterland).</p> <p>The final development must incorporate interpretation of the archaeological and historic development of site in order to deliver public benefit and enhance knowledge of the site for residents.</p>

**6 Landscape and setting**

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	<p>(a) No key views identified.</p> <p>(c) Site does not contribute directly to the rural edge setting York.</p>	<p>(c) Does not impact upon the rural setting of the city. The impact on the rural setting of Haxby is likely to be limited as fields surround the land to the north and north-east. Extended green wedge land exists to the north-west.</p> <p>Rural views afforded from the houses at the north of Haxby will be obscured by residential growth.</p>	Green space proposed between the northern edge of Haxby urban edge and the proposed new development.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse</b>: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p>	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	(a) Site is part of the surrounding countryside but is not directly adjacent to York city.  (b) Green diverse landscape of trees and hedgerows.  (d) Strip field pattern and ridge and furrow exist on this site to the north of Haxby. These remains are the northern edges of the original features. Mid 20 <sup>th</sup> century development has destroyed these features closer to the original village.  This area is situated between two roads into the north end of Haxby (Usher Lane and Moor Lane). It provides part of the rural setting of the village.	(a) Development will not have an adverse affect on the setting of York. The wider open space north of the development site should maintain a landscaped setting to Haxby.  (b) The potential removal of trees and hedgerows will impact upon the variety of habitats and landscape elements in the area.  (d) Strip field pattern, including large mature trees, and ridge and furrow, and a green lane exist on this site to the north of Haxby. These remains are the northern edges of the original features. The loss of these elements of the historic landscape will have a detrimental impact on the village setting of Haxby by removing the last of its historic landscape features and context. Mid 20 <sup>th</sup> century development has already destroyed these features closer to the original village.  Development here would also increase	(a) Screening and landscaping to the north, east and western boundaries may soften the urban edge of the development  (b) Trees and hedgerows should be maintained where possible.  (d) Hedgerows and significant boundaries should be retained. Crookland Lane should also be maintained- preferably including a green buffer. Development should aim to use the inherited historic grain of this site as part of proposed schemes.  Pull the development away from the edge of Moor Lane or maintain a green space in the field closest to it.

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
				the distance between the village core and the surrounding countryside.  Development hard up to the edge of Moor Lane would have a detrimental impact on the perception of the rural setting of the area viewed from the lane.	
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	Contains a cemetery.	(b) The tranquil setting of the cemetery could be affected.	Provide suitable separation distances and green buffer around the cemetery and/or provide public open space adjacent to the cemetery.
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	Haxby is a separate settlement to York city and is joined with Wigginton.	Development would increase the size of settlement but not reduce the distance between Haxby and any other settlement. It would slightly reduce the distance between Haxby's urban fringe and nearby rural farmsteads.  (b) Due to the length of site adjacent to Moor Lane, it would substantially increase the perceived size of the village as it extends northwards between two key bends along a rural lane.	Suitable landscape treatment to the outer boundaries would soften the urban edge facing the surrounding rural area.  (b) Reduce the length of the allocation adjacent to Moor Lane and/or set back from lane.



<p><b>Summary:</b></p> <p>The assessment of this site has identified that development in this location may cause minor-serious harm to principal characteristic 5 due to the increased potential threat to any surviving archaeological deposits or historic landscape features.</p> <p>Minor harm may be caused to principal characteristics 2, 4 and 6 due to the further loss of compactness of Haxby, because of the unknown nature of proposed housing design and the potential impact on the surviving historic landscape of Haxby. The development may also impact upon the perception of the rural setting of the area viewed from Moor Lane.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"><li>- Reduce the site to the existing building line.</li><li>- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li><li>- Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.</li><li>- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li><li>- Suitable landscape treatment to the north, east and western boundaries may soften the urban edge of the development</li><li>- Provide suitable separation distances and green buffer around the cemetery and/or provide public open space adjacent to the cemetery.</li><li>- Pull the development away from the edge of Moor Lane or maintain a green space in the field closest to it.</li><li>- Reduce the length of the allocation adjacent to Moor Lane and/or set back from lane.</li></ul>
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### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	The site is immediately outside the ring road having a negative effect on the contained concentric form of	Development here allows urban sprawl outside of the confinements of the ring road. New settlement formation.	Proposed site boundary has changed, enabling the new development to be read as a separate independent

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		and the walls enclose the historic core.	the city.		settlement rather than an extension of the city.
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		Opportunity for this area to

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		form own identity.
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	No key views identified from the site but Minster visible from Manor Lane nearby.	Views towards the core may be afforded from the higher patches of ground on site. Views of the Minster may be obstructed by development.	Further views analysis required.

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.  Development close to ring road must impose its own character and attempt to avoid sprawl
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving	This site makes a neutral contribution to this character element as it is outside the historic core.		



	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	The site contains known archaeological deposits dating from the Iron Age (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are known archaeological deposits on this site dating from the Iron Age – post-medieval period including an Iron Age and Romano-British settlement.	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.  Non intrusive desk based assessment and geophysical survey completed. Trial trenching completed. Trenching revealed that although the site contains significant archaeological features they do not need to be preserved in-situ.	(b) The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	There are known archaeological deposits on this site dating from the Iron Age – post-medieval period including an Iron Age and Romano-British settlement. Further evidence for prehistoric and Romano-British settlement is also	Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.  Development which removed the visible inherited historic grain and would be detrimental to the area.	The precise extent and content of the mitigation strategy will depend on the content of the masterplan for the site.  Further inspection of ridge and furrow on the site should take place to decide

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
			<p>known on land to the north and south of this site.</p> <p>High quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, post-medieval field boundaries, historic plantations and balancing ponds. The ridge and furrow may protect earlier landscape features lying beneath it.</p>		<p>which areas (if any) merit preservation as part of open space.</p> <p>Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</p> <p>The final development must incorporate interpretation of the archaeological and historic development of site in order to deliver public benefit and enhance knowledge of the site for residents</p>

## 6 Landscape and setting

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race</b></p>	<p>(a) No key views identified from the site. Long distance views/glimpses of the Minster may be possible from the site.</p> <p>(c) The site is located on the</p>	<p>(a) Development may adversely affect views towards the city and outwards across the rural landscape.</p> <p>(c) Development of the site would have a minor impact on the views from</p>	<p>(a) Further analysis of the views afforded from and surrounding this site needed.</p> <p>(c) The proposed area of</p>

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		<p><b>course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	<p>rural fringes of York outside the ring road. It contributes to the rural setting of York viewed from the ring road. Commercial development at Clifton Moor to the south of the site has already impacted on the rural edge views towards York in this area.</p>	<p>the ring road to the outer rural setting of York. However, the landscape/setting in this area has already been compromised by the location of the retail park.</p>	<p>development should include carefully designed landscaping and buffering to its outer edges – in particular the southern boundary and to the west against Skelton.</p> <p>Development should be well screened.</p>
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	The site is not common land nor within a main urban area. It does however, contribute to the rural character the surrounding the city.		
6.3	Rivers and lngs	<p>(a) <b>Derwent/Ouse:</b> Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	This site makes a neutral contribution to this character element.		
6.4	Open	(a) The <b>open countryside</b>	(a) The site currently forms	(a) Development of this site will	(a) The proposed area of

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	countryside and green belt	surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	part of the open countryside surrounding the city. It contributes to the rural setting of York, Skelton and Haxby.  (b) Site of Local Interest (SLI) borders the area. It is of interest for its remnant species rich grassland.  (c) The SLI falls within part of the Clifton Moor airfield.  (d) Site contributes to rural setting of Skelton and Haxby. Several historic field boundaries and ridge and furrow associated with Skelton exist across the site.	<p style="background-color: red; color: black;">remove part of the countryside surrounding the city but falls outside specifically earmarked green wedge land. It presents a standalone settlement as opposed to alternative boundaries representing urban sprawl.</p> <p style="background-color: yellow;">(b-c) SLI and airfield are at an acceptable distance from the proposed development.                       (d) The development of part of the agricultural land would erode the essentially rural village setting of Skelton and its separation from the urban form. However, there are open areas to the north of the village (adjacent to the core) protecting the village setting as well as green wedges and area preventing coalescence to the east and south respectively. Current boundary proposals maintain an area of green space to the east of the village.</p> <p style="background-color: #f0f0f0;">The setting of the original Haxby village will be less affected as it is surrounded by 20<sup>th</sup> century development and an extended green wedge would remain between the new settlement and the edge of Haxby as it exists today.</p>	development should include carefully designed landscaping and buffering to its outer edges. Any development here will inevitably result in the loss of some of the open countryside surrounding York.  Low density housing to the rural edges may soften the urban character of the new development.  Existing hedgerows should be retained and enhanced where possible within the new development.  (d) No development should be allowed further west of the proposed boundary to prevent coalescence with Skelton.  An enlargement of the area preventing coalescence between Skelton and the new settlement may assist in protecting the remaining green space here in the

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
					<p>future.</p> <p>Buffering and landscaping to the western edge of the site would soften/conceal the urban nature of the new development to Skelton.</p> <p>As much of the inherited landscape characteristics should be retained within design proposal. E.g. using existing boundaries to guide development plots and retaining as many green boundaries as possible.</p>
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements	(a) This area provides a large green open area situated between Haxby and Skelton.	(a) Development would reduce the distance between the two villages. It would also reduce the distance between the villages, outlying farms and the urban fringes of York.	<p>(a) Any potential boundary changes which enlarge the site should be discouraged.</p> <p>Green space, landscaping</p>

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	villages	(b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>			and buffering should be used to soften/conceal the western edge of the development facing Skelton.  An enlargement of the area preventing coalescence may assist in protecting the remaining (post new settlement development) distance between the settlements.

<p><b>Summary:</b></p> <p>The development of this site has been assessed as having the potential to cause minor-serious harm to characteristics 5 and 6. There are known archaeological deposits on this site dating from the Iron Age – post-medieval period including an Iron Age and Romano-British settlement. There is also a high quantity of legible non designated landscape features. The main impacts on characteristic 6 relate to the rural setting and reduction of area of coalescence between Haxby, Skelton, outlying farmsteads and York.</p> <p>The possibility for minor harm was identified against characteristic 4 due to the unknown nature of proposed housing design while the harm to characteristic 3 was deemed as potentially causing neutral-minor harm.</p> <p>The assessment of this site has identified that development in this location may result in neutral-minor harm to principal characteristic 2 as the site is located outside of the ring road. However, revised development boundary would now be read as an independent new settlement.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Views analysis required in relation characteristic 3 and 6</li> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Further archaeological investigation required to inform mitigation strategy.</li> <li>-The impact of the development on the significance of -archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition.</li> <li>-Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development.</li> <li>-Development should include carefully designed landscaping and buffering to its outer edges – in particular to the western and southern edges.</li> </ul>
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	-Low density housing to the rural edges may soften the urban character of the new development.
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### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		



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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises;</b> unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This is a proposed new settlement outside of the ring road boundary.	Development of this land will result in the creation of a new, free-standing settlement as an extension to the city beyond the ring road. Ease of access to	Ensure sustainable development by providing access to public transport and creating cycle routes to

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		and the walls enclose the historic core.		the city centre by foot or cycle reduced.	the city centre.
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	There is an arc of views towards the city centre and the university from this vicinity.	Development here has the potential to harm long views both into and out of the city	Views analysis needed. Development should be screened.
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	Proposed development site would be independent new settlement.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		Opportunity to create

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		settlement with new strong identity.
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	The Minster, Heslington Anglican Church spire and the Wolds may be viewed from the site.	Development may obscure or impact upon these views.	Views analysis required. Development should endeavour to maintain and/or enhance existing views of landmarks.

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed housing will have a negative impact on the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Existing rural buildings have potential to give local distinctiveness to architectural character of any new building.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	The site borders on and includes known archaeological features dating from the Iron Age/ Romano-British period (see below).		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are known archaeological features bordering and impinging on this site. In the immediate vicinity there are several examples of Iron Age/Romano-British field systems and ditched enclosures. The enclosure around White House Farm may intrude into the proposed development area.	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(b) A full programme of archaeological evaluation including non-intrusive investigation desk based assessment, geophysical survey and a programme of fieldwalking will need to take place. A partial geophysical survey has already been undertaken in the northern half of the site. The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition.
5.5	Majority of known and	The York HER contains some 6000 records relating to the archaeology	In addition to the Iron Age/Romano-British system in	This area is of relatively high archaeological potential.	A full programme of archaeological evaluation

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	unknown archaeological features and deposits are not designated heritage assets.	of York and its surroundings which is only a small percentage of what actually remains.	<p>the north-west corner of the site there is also a medieval moated site within the proposed development area (Langwith Lodge). Several legible non-designated landscape features exist across the site including medieval and post-medieval field boundaries. No ridge and furrow noted on the HER.</p> <p>Langworth Lodge, Langwith House and White House Farm (on the border of the site) are shown (in earlier forms) on the 1852 OS plan.</p> <p>Elvington Airfield is situated across the southern end of the proposed development area.</p>	<p>Development of the site would have a destructive impact on any surviving archaeological remains or landscape features. This may include waterlogged remains at Langworth Lodge.</p> <p>Development which removed the visible inherited historic grain (including the airfield) would be detrimental to the area.</p> <p>The potential loss of the farms within the site will remove agricultural character from the area.</p>	<p>including non-intrusive investigation desk based assessment, geophysical survey and a programme of fieldwalking will need to take place. A partial geophysical survey has already been undertaken in the northern half of the site. The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition This will provide further information and evidence to the archaeological record.</p> <p>The precise extent and content of the mitigation strategy will depend on the content of the masterplan for the site.</p> <p>The results of archaeological evaluation exercise may have viability</p>



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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
					<p>implications – in terms of numbers of units on site.</p> <p>Archaeological investigation may shed further light on the historic rural hinterland of York.</p> <p>Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development. Further assessment needed to identify the most significant of these.</p> <p>Existing tracks and boundaries should be used to guide the form of routes and open spaces on site if the historic pattern of development is not to be lost.</p> <p>The final development must incorporate interpretation of the archaeological and historic development of site in order to deliver public benefit and enhance</p>

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
					<p>knowledge of the site for residents</p> <p>Investigation and archaeological assessment of the farm buildings and in particular the potentially nationally significant moated site at Langwith Lodge should be undertaken to determine whether any are worthy of preservation.</p> <p>Existing rural buildings have potential to give local distinctiveness to architectural character of any new building.</p>

## 6 Landscape and setting

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p>	<p>(a) Possible long-distance view of Minster visible from the site.</p> <p>(c) The site is located on the rural fringes of York outside the ring road. It contributes to the rural setting of the city.</p>	<p>(a) Development may impact upon long-distance view of Minster</p> <p><b>(c) Development will result in the loss of open countryside surrounding York.</b></p> <p>(d) Development may impact upon views of Wolds.</p>	<p>(a, c &amp; d)</p> <p>Further analysis of the views afforded from and surrounding this site needed.</p> <p>Any views of Minster should</p>

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(d) Views of the Wolds visible from the site.		be retained within new development.  The proposed area of development should include carefully designed landscaping and buffering to its outer edges.  Need for traditional village concept to be understood to inform development approach to this site.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	The site is not common land nor within a main urban area. It does however, contribute to the rural character the surrounding the city.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	(a) The site currently forms part of the open countryside surrounding the city contributing to the rural setting of York.  Langwith Stray and Elvington airfield contain a high concentration of public rights of way, and access to tranquil and relatively attractive countryside that is readily accessible for the communities of Fulford, Elvington, and Heslington.  (b) Parts of Elvington Airfield are Sites of Natural Conservation Interest (SINC). Similar grasslands may extend into the proposed development area. A SSSI is located within close proximity to the site.  (c) Long view over Elvington airfield from Tilmire Farm.  (e) Part of Langwith Stray	(a) Development of this site will remove a substantial tract of green belt land. However, the site falls outside specifically earmarked areas protecting the rural setting and extended green wedge land.  Consideration needed to assess the impact of creation of new access from A64 due to potentially substantial land-take required.  The development ‘swallows’ up Langwith Lodge and Langwith House as currently free-standing farmsteads standing within open countryside.  (b) Development here may have a detrimental impact on these sites without appropriate mitigation.  (c) Development would reduce integrity and legibility of airfield as open landscape.  (e) Development would impact on the Langwith Stray – a recreational route that currently runs through tranquil, open countryside, that is readily	(a) Any development will result in the inevitable loss of open countryside.  The proposed area of development should include carefully designed landscaping and buffering to its outer edges.  Low density housing to the rural edges may soften the urban character of the new development.  Further assessment of access to new settlement required.  (b) The SINC and SSSI sites are outside of the development boundary but will need consideration. Ecology studies to inform on mitigation procedure.  Information should be provided within the development on the

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
			routeway would form the northern boundary of development.	accessible to local populations.	<p>significance of the nearby SINC/SSSI sites as well as historic features.</p> <p>(c) View should be retained within development if possible.</p> <p>Appropriate landscaping/screening may assist in providing mitigation against the loss of openness surrounding the airfield.</p> <p>(e) In landscape terms this can not be mitigated without removing the allocation; however should the site come forward there needs to be a study as to how to compensate the lack of access to the countryside by increasing accessibility elsewhere and ensuring the recreational route still passes through attractive landscape albeit of a different character.</p>
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments,	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		front gardens bound by hedges			
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	The site is located outside of the city as one of the 'clock face' settlements surrounding York.	(a) The proposed new development is located well away from Heslington but close to the outskirts of Elvington separated by the remains of the airfield.  The introduction of a new settlement within the rural hinterlands of York reduces tranquillity and reduces the generous separation between Elvington/Wheldrake/Heslington and the three become more closely associated and less remote as rural villages.  (c) Proposed new settlement would be a distinct, free-standing, defined settlement.	(a) A <b>L</b> andscape and visual Impact assessment will guide landscape mitigation to reinforce the perceived separation between villages, which is likely to result in strategic woodland planting.  Need for traditional village concept to be understood to inform development approach to this site.

<b>Summary:</b>  The assessment of this site has identified that development in this location may result in serious harm to principal characteristics 5 and 6 primarily due to the impact on the archaeological deposits in this area, the open countryside/rural setting of York, potential ecological impacts and views afforded to and from the site.	<b>Key recommendations/Mitigation:</b>  -Views analysis required. View of Minster should be retained within new development.  -Development should be well screened and set back from the ring road.
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<p>This area is of relatively high archaeological potential. In the immediate vicinity there are several examples of Iron Age/Romano-British field systems and ditched enclosures. The enclosure around White House Farm may intrude into the proposed development area. Waterlogged remains may exist at Langworth Lodge.</p> <p>Possible minor harm was identified against characteristics 2, 3 and 4 particularly due to the potential harm to views to and from the site and the unknown nature of proposed housing design.</p>	<ul style="list-style-type: none"><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Existing rural buildings have potential to give local distinctiveness to architectural character.</li><li>-Non-intrusive and intrusive archaeological evaluation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.</li><li>-The possible nationally significant moated site at Langwith Lodge must be archaeologically assessed.</li><li>-The impact of the development on the significance of archaeological deposits must be mitigated through development of the masterplan for the site and a programme of archaeological excavation, community involvement, analysis, publication and archive deposition</li><li>-Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development.</li><li>-Further assessment of access to new settlement required.</li><li>-The SINC and SSSI sites are outside of the development boundary but will need consideration. Ecology studies to inform on mitigation procedure.</li><li><del>-A landscape and visual impact assessment required.</del></li><li><del>-Appropriate landscaping/screening may assist in providing mitigation against the loss of openness surrounding the airfield.</del></li></ul>
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Site 824: Terry's Chocolate Factory  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

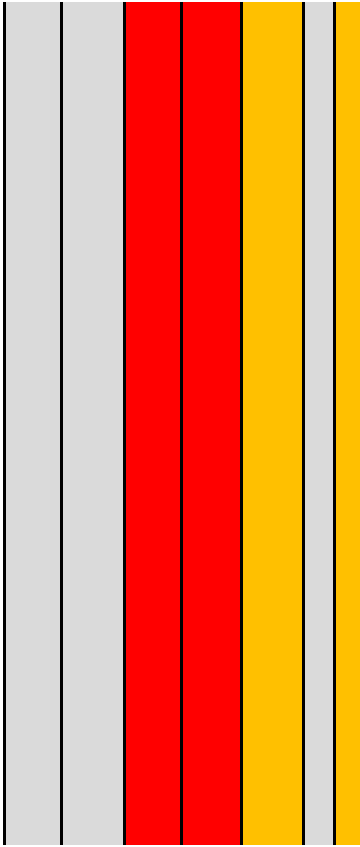
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
824  MU2	0	0	--	--	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. All impacts are thought to be negligible.</p> <p>Views towards the historic core are restricted to upper stories of the factory buildings.</p> <p>The proposed development site will contain new builds within current factory area – keeping them separate from the adjacent South Bank residential area. Although given a new use the site will still form its own small sub-area.</p> <p><b>Characteristic 3:</b> The southern part of this site falls within the Terry's/Racecourse conservation area. There are 5 GII listed buildings on the former factory site and several others in close proximity associated with the racecourse. The mid-late 20th century buildings did not merge sympathetically with the older structures and have already been demolished ahead of redevelopment. The buildings have strong architectural and historical significance and high group value. They are the most complete historic factory structures representing the importance of the confectionary business in York. Development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. It may also have a detrimental impact on the character of the conservation area in general.</p> <p>The southern part of the site contains two significant landmark buildings – the factory and the clock tower. The stands of the</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p>



	<p>racecourse are also local landmarks. Inappropriate development may obscure landmarks from view or detract from their dominance in the landscape.</p> <p><b>Characteristic 4:</b> The extant industrial buildings on site form an important part of York's heritage relating to chocolate production and the Terry's brand. They also have a high architectural significance due to their uniform style and use of material. Inappropriate development surrounding the factory buildings may detract from their architectural significance.</p> <p>The presence of the factory and the racecourse enhances the variety of buildings in this area.</p> <p>Existing buildings are generally five-six storeys in height with flat roofs. Buildings of several stories are permissible on site but inappropriately high buildings may detract from the importance and dominance of the factory buildings.</p> <p><b>Characteristic 5:</b> The construction of the factory and 19<sup>th</sup> century gravel extraction will have had a negative effect on any surviving archaeology. However, archaeological evaluation within the boundaries of the site in recent years has revealed evidence for Roman occupation, medieval plough soil and field ditches in pockets of relatively undisturbed ground.</p> <p>Pockets of archaeology may survive on site. Development would have a destructive impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> There are limited views at ground level out from the site but various views of the factory can be gained from the surrounding streets such as Campleshon Road and Bishopthorpe Road. Middle and long views of the factory, particularly the clock tower can be seen from Nun ings, Fulford</p>	<p><b>Characteristic 4:</b> Further information is required on architectural design for this site.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Site 824: Terry's Chocolate Factory

Appraisal Stage: Preferred Options boundary, Rapid Appraisal

	<p>Ings, the Racecourse, the A64, the Minster and parts of the City Walls. Significant internal views also exist. Development may potentially impact upon views from nearby areas of the factory and racecourse site.</p> <p>The factory is visible from the banks of the River Ouse. Inappropriate development may obscure view or detract from dominance of landmark buildings.</p> <p>This site is adjacent to the racecourse/Knavesmire area. The factory site contains many mature trees and a former employee's garden within the site boundary. An open landscape to the south (adjacent to green wedge area) means that the site has both an urban and rural setting. Inappropriate development may have a slightly detrimental impact on the open nature of the immediate surrounding area.</p> <p>Site does not contribute to the open countryside surrounding York. The site has previously been developed and modern housing has extended along on Bishopthorpe Road increasing the urban fringe southwards. Development will not have a significantly detrimental impact on the open country side character element provided the tree setting is retained.</p> <p>Development will slightly reduce the distance between Bishopthorpe and the urban area of York but significant green space still exists between the two.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
I.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
I.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
I.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
I.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
I.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site is an extension to a developed out of town business park, located outside of the ring road.	Expansion of the business park would not have a significant detrimental impact on this characteristic.	Avoid enlarging site to the east where it might potentially begin to merge with the outer fringes of

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		and the walls enclose the historic core.			York.  Possibly examine potential for growing Knapton so that more facilities could be sustained within the existing settlement.
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick	Northminster Business Park forms own discreet area outside of the city centre.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into	Provide pockets of <b>green space</b> within dense urban blocks and are	This site makes a neutral contribution to this character		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	urban fabric	a haven for wildlife.	element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.  Developments would be isolated and it would be difficult to develop an architecture which related well to the landscape setting.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.  Buildings should be innovative and sympathetic to the landscape context.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed buildings could have a negative impact on Knapton and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should



	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
					be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings could have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to buildings.

## 5 Archaeological complexity

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is the potential for archaeological deposits to exist on this site (see below).	(b) Development and intrusive investigation on this site would have a destructive impact on any surviving archaeological deposits.	(b) Non-intrusive archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and unknown	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which	There is no known archaeological evidence in this area but presumably the	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape	Appropriate archaeological investigation such as trial trenching is needed to

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	archaeological features and deposits are not designated heritage assets.	is only a small percentage of what actually remains.	<p>higher ground would have been favourable for early activity.</p> <p>The area was agricultural during the medieval and post-medieval periods associated with the village of Knapton.</p> <p>Several field boundaries within the site date to at least the mid 19<sup>th</sup> century.</p> <p>Northern boundary of the site forms the division between the parishes of Upper Poppleton and Rufforth with Knapton.</p>	features.	assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.

## 6 Landscape and setting

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b></p>	(c) This site contributes to the rural setting of York. However, the location of the Northminster Business Park has already impacted upon this setting to some degree.	(c) The rural setting of York as viewed from the ring road in this area may be further adversely affected by development.	(c) Pull site back by one field length to the west to keep a small margin to the ring road.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks</b> .	This site makes a neutral contribution to this character element.		
6.4	Open countryside	(a) The <b>open countryside</b> surrounding York contributes to	(a) This site forms part of the open countryside surrounding	(a) Further development in this area will remove a portion of countryside	(a) Loss of open space inevitable. Proposed

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	and green belt	<p>the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wiildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	York.	<p>on the west side of the city.</p> <p>Development will also reduce the distance between urban nature of the business park and nearby outlying farms to the west of the city.</p> <p>(e) Development impacts on rural setting and enjoyment of Moor Lane.</p>	<p>boundary has been revised and is smaller than previously suggested.</p> <p>Development should be screened to the south, north and west where it faces the farming/rural areas.</p> <p>Strong landscape structure could reduce visual impact from the ring road.</p> <p>(e) Provision of suitable, set back and attractive landscape structure and features.</p>
6.5	Suburban villages	Street trees, public parks, large gardens, ‘quiet streets’, pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p>	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		(c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>			
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	(a) The sites fall within the area between Knapton and Upper Poppleton.	(a) The development of these sites will further reduce the gap between Knapton and Upper Poppleton as well as the gap between the Business Park and the two settlements.  (c) Expansion of the Business Park may adversely impact upon the free-standing settlements of Knapton and Upper Poppleton.	(a) Any development will inevitably result in the reduction of distance between the two settlements.  Possibly examine potential for growing Knapton so that more facilities could be sustained within the existing settlement.  Reduce site boundaries and increase gap between Knapton and Upper Poppleton.  (c) Keep development as far away from the edges of the villages as possible.

**ST19**

**Summary:**

Overall the assessment of this site has identified that development in this location may result in minor harm to principal characteristics 5 and 6. The harm has been identified as particularly relating to the potential for harm to occur to any surviving archaeological deposits and the impact on the rural setting of York and Moor Lane and reduction of area of coalescence between Knapton and Upper Poppleton. Some reduction in distance between the two settlements is inevitable with development in this area despite mitigation measures. Development will also reduce the distance between urban nature of the business park and nearby outlying farms to the west of the city. Neutral-minor harm has been identified in relation to characteristic 4 due to the unknown nature of development design.

**Key recommendations/Mitigation:**

ST19 Northminster Business Park,

- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.
- Archaeological investigation required to further assess the nature and significance of any archaeological deposits.
- Pull site back by one field length to the west to keep a small margin to the ring road.
- Development should be screened to the south, north and west where it faces the farming/rural areas.
- Possibly examine potential for growing Knapton so that more facilities could be sustained within the existing settlement.
- Keep development as far away from the edges of the villages as possible.

## I Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
I.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
I.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
I.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
I.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
I.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.	Development here will enlarge the campus area by creating employment land. <b>Impact on the city's compactness may be classed as neutral-minor as</b>	Impact on compactness is minor

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and the walls enclose the historic core.		development already exists in this area and the campus is its own separate 'settlement'. Low Lane provides the southern boundary for the campus at present, development would extend this up to the ring-road.	
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		green spaces and the cycle routes and riverside walks leading out the city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed buildings will have a negative impact on the city in general.	Opportunity to create well designed development which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to	This site makes a neutral contribution to this character element.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to buildings– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic</b>	This site makes a neutral contribution to this character element as it is outside the historic core.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	There is the potential for archaeological deposits to exist on this site.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is the potential for archaeological deposits to exist on this site (see below).	(b) Development and intrusive archaeological investigation on this site would have a destructive impact on any surviving archaeological deposits.	(b) Non-intrusive archaeological assessment including a desk-based assessment, geophysical survey and field walking and excavation of archaeological evaluation trenches must be carried out. The results will be used to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Prehistoric-Romano-British settlement and activity known across the existing campus site to the north. This has already been mitigated against through excavation/recording prior to the construction of the new campus. Further	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.	The results of the geophysical survey and evaluation trenches should influence the layout of the development and inform archaeological mitigation strategies.

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	assets.		<p>archaeological features may exist outside the existing campus boundary.</p> <p>In the area south of the existing campus several non designated landscape features exist such field boundaries and ridge and furrow – condition unknown.</p> <p>Long Lane is shown as a track/boundary on the 1852 OS map although is not named.</p>		<p>The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition.</p> <p>The precise extent and content of the mitigation strategy will depend on the content of the masterplan for the site.</p> <p>The final development must incorporate interpretation of the archaeological and historic development of site in order to deliver public benefit and enhance knowledge of the site for residents.</p>

## 6 Landscape and setting

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>



	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(c) This area provides part of the rural edge setting and open countryside surrounding York. It has been identified as protecting the rural setting.	(c) Development would be detrimental to the landscape and setting of the city.	(c) Development here will inevitably result in the loss of part of the rural setting of York between the new university campus and the A64. Screening and landscaping may afford some protection to the rural view from the ring road.  Move the eastern edge away from the ring road and buffer the site to push and screen the development from the ring road. Significant green infrastructure to mitigate effects will be required.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>			
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often	(a) This area provides part of the open countryside surrounding York. It has been identified as protecting the rural setting.  (d) The area in general contains many historic landscape features – some may be associated with the setting of the village of Heslington.  The development may be visible from Heslington (Conservation Area).	(a) Development across this site may erode the character and rural setting of the city visible from the ring road.  (d) Development may erode the historic landscape in relation to the village. Although this site is located out of the immediate village surroundings and doesn’t contain as many features as other areas.  Views of the modern development may be possible from the village of Heslington (Conservation Area).  The site abuts one of the public rights of way (PROW) that links Heslington via Low Lane with The Minster Way, and therefore impacts on the contextual relationship between Heslington village and the surrounding countryside.	(a) Development here will inevitably result in the loss of part of the open countryside of York. Screening and landscaping may afford some protection to the rural view from the ring road.  Move the eastern edge away from the ring road and buffer the site to push and screen the development from the ring road. Significant green infrastructure to mitigate effects will be required  (a & d) Historic grain of landscape should be reflected in design of new development with any significant features incorporated as they are.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in gardens of later development.			(d) Green infrastructure required against the western edge of the development to mitigate against possible harmful impacts to views from the Conservation Area of Heslington.  Set the allocation further away from the footpath/lane and/or create a new landscape context for the footpath/lane.
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	(c) This site has the potential to extend the quality of the campus landscape and accessible open space.	(c) The site will have a strong influence on the setting and context of Heslington East campus and views of it from the A64. The existing campus is designed to include views across the lake to open countryside beyond, which could be harmed.	(c) <u>Carry out a views analysis. Incorporate the design intentions/philosophy of Heslington East into the extended campus.</u> <del>Views analysis required.</del>
6.7	Relationship of the historic city of York to the surrounding	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements	This site makes a neutral contribution to this character element.	(a) Development in this area is not directly next to Heslington. However it brings development closer to the rural community of Grimston.	(a) Buffer and screen western edge of proposed site. Do not encourage any further development further west to maintain gap

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	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	(b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>			with Heslington.  Pull back from ring road to increase distance from Grimston.

<p><b>Summary:</b></p> <p>The assessment of this site has identified that development in this location may result in <u>serious</u> harm to principal characteristic 6. Impacts include the potential loss of open countryside, the rural setting of the city, the impact on views and the close proximity of the development to Grimston.</p> <p>Minor harm may be caused to characteristics 4 and 5 because of the potential for poorly designed architectural design and impact to any surviving archaeological deposits. Evidence for prehistoric-Romano-British settlement and activity known across the existing campus site to the north.</p> <p>Partial minor harm may occur to characteristic 2.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological evaluation investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-The impact of the development on the significance of archaeological deposits must be mitigated through design of the masterplan and through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition</li> <li>- Historic landscape features should be retained and enhanced where possible or at least respected in the design of the new development.</li> <li>-Development will result in the loss of part of the open countryside/rural setting of York. Buffering and green infrastructure would be required to help mitigate this.</li> <li>-Screening and landscaping may afford some protection to the rural view from the ring road. Significant green infrastructure to mitigate effects will be required</li> <li>-Move the eastern edge away from the ring road and buffer the site to push and screen the development from the ring road.</li> </ul> <p><u><a href="#">Set the allocation further away from the PROW and/or create a new landscape context for the footpath/lane.</a></u></p>
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ST27, Heslington East University Campus Extension,  
May 2016

	<u>-Carry out a views analysis. Incorporate the design intentions/philosophy of Heslington East into the extended campus.</u>
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Site 180: Land south of Tadcaster Road, Copmanthorpe,

Appraisal Stage: Preferred Sites Consultation (ST31)

### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises;</b> unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the	This site makes a neutral contribution to this character element.		



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Appraisal Stage: Preferred Sites Consultation (ST31)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		city.			
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's	This site makes a neutral contribution to this character element.		

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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

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Appraisal Stage: Preferred Sites Consultation (ST31)

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Proposed development site is adjacent to 20 <sup>th</sup> century residential estates.	Poorly designed housing will have a negative impact on Copmanthorpe and the city in general.	Opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate.	Surrounding residential development are generally two storeys in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding

Site 180: Land south of Tadcaster Road, Copmanthorpe,

Appraisal Stage: Preferred Sites Consultation (ST31)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		<b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic	Timber foundations of Anglo-Scandinavian houses have been found well preserved in	This site makes a neutral contribution to this character element as it is outside the		

Site 180: Land south of Tadcaster Road, Copmanthorpe,

Appraisal Stage: Preferred Sites Consultation (ST31)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	core	Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) The site was disturbed during works to the road approx 20 years ago. Archaeological potential is expected to be low.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies should be undertaken as part of the planning process. This will include a desk based assessment to establish the extent of disturbance on site and identify any areas which may retain archaeological potential. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and	The York HER contains some 6000 records relating to the archaeology	Historic hedge rows and remnants of an historic green	Development will have a detrimental impact on any surviving archaeological	Appropriate archaeological mitigation strategies should

Site 180: Land south of Tadcaster Road, Copmanthorpe,

Appraisal Stage: Preferred Sites Consultation (ST31)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	unknown archaeological features and deposits are not designated heritage assets.	of York and its surroundings which is only a small percentage of what actually remains.	lane (Yorkfield Lane).	deposits and landscape features.	be undertaken as part of the planning process.

## 6 Landscape and setting

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(c) It is the fields either side of the ring road, not just the inside of the ring road, that give the city its rural setting. Such fields also provide separation between the city and the outlying villages of which this site plays a part. This characteristic is closely linked to character.	(c) The loss of open countryside adjacent to the ring road	(c) Mitigation is not likely to be possible since it is the undeveloped openness of the fields that provides this characteristic.
6.2	Strays (including racecourse) and common	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		

Site 180: Land south of Tadcaster Road, Copmanthorpe,

Appraisal Stage: Preferred Sites Consultation (ST31)

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	land				
6.3	Rivers and Ings	<p>(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p>	<p>(a) It is the fields either side of the ring road, not just the inside of the ring road, that give the city its rural setting. Such fields also provide separation between the city and the outlying villages of which this site plays a part. This characteristic is closely linked to character.</p> <p>(d)The field plays an important role in the setting of the village, enhanced by the</p>	<p>(a) The loss of open countryside adjacent to the ring road</p> <p>(d) Loss of open, rural/agricultural setting and views of trees</p>	<p>(a) Mitigation is not likely to be possible since it is the undeveloped openness of the fields that provides this characteristic.</p> <p>(d) Retain a substantial degree of foreground openness and recreate a generous treed edge to the village with stand-alone oaks with space to achieve their full potential. Loss of distance (in views), physical</p>

Site 180: Land south of Tadcaster Road, Copmanthorpe,

Appraisal Stage: Preferred Sites Consultation (ST31)

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	rising topography of the site and the distinct, protected Oak trees along the village boundary.		separation, and topography difficult to mitigate. To introduce dense planting along the Copmanthorpe road could provide screening but would diminish the rural context of the village.
6.5	Suburban villages	Street trees, public parks, large gardens, ‘quiet streets’, pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable</b>	(a) Site maintains a distance between Copmanthorpe and York.  (b & c) Copmanthorpe is a large but clearly defined village. It has been extended over many decades, but it has distinct boundaries with its	(a) Development would have a detrimental impact on the separation between Copmanthorpe and the urban fringe.  (b&c) The loss of open fields between the northeast boundary and the A64 would reduce this distinct residential/arable relationship, and	Whilst it would be possible to re-create a strong physical edge, the free-standing nature of the village would become less obvious, (despite its already close association with the A64).



Site 180: Land south of Tadcaster Road, Copmanthorpe,

Appraisal Stage: Preferred Sites Consultation (ST31)

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		<b>settlements</b>	rural agricultural context.	increase the association with the A64 and development within the ring road such as the Askham bar park and ride.	

<p><b>Summary:</b>                  The assessment of this site has identified that development in this location may result in minor harm to principal characteristic 6 because of the impact on village setting, the separation from the urban fringe.</p> <p>Minor harm has been identified to principal characteristic 4 due to the unknown nature of proposed housing design</p> <p>Characteristic 5 has been identified as neutral-minor harm as the site was disturbed during works to the road approx 20 years ago, therefore archaeological potential is expected to be low.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-Retain a substantial degree of foreground openness and recreate a generous treed edge to the village with stand-alone oaks with space to achieve their full potential. Loss of distance (in views), physical separation, and topography difficult to mitigate. To introduce dense planting along the Copmanthorpe road could provide screening but would diminish the rural context of the village</li> </ul>
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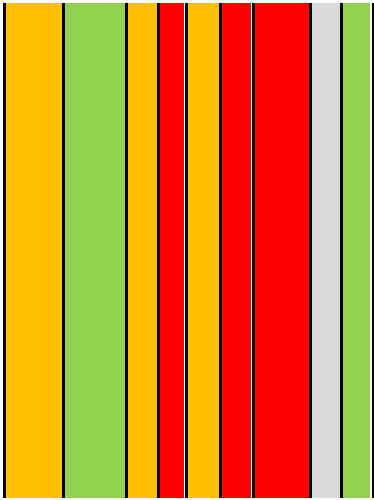
Site 926: Hungate

Appraisal Stage: Preferred Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
929  ST32	-	+	-	--	--	--	C+	<p><b>Characteristic 1:</b> The site is located on the fringes of the city centre. Medieval (and earlier) street patterns exist in the Aldwark area immediately adjacent to this site.</p> <p>Re-development may not be in-keeping with the historic grain of surrounding areas.</p> <p><b>Characteristic 2:</b> The site is located just outside the city centre and is bounded by the River Foss. Re-development here would have a positive impact on the compactness of the city.</p> <p><b>Characteristic 3:</b> Views of the Minster may be possible from the site.</p> <p>Potential opportunity to enhance any views of landmark monuments.</p> <p>The City Walls (SAM) lie close to the site as do many listed buildings. A Grade II* listed building (The Black Swan) is located within the site boundary. Development may have a negative impact on the setting of this building in particular and adjacent listed buildings.</p> <p><b>Characteristic 4:</b> The site is bounded by the Core Conservation Area. Inappropriate development may impact upon the setting of the core area.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p>	<p><b>Characteristic 1:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further analysis and mitigation required.</p>

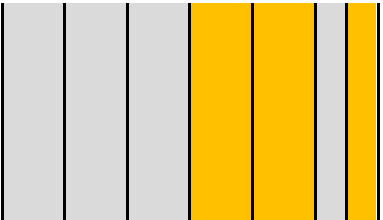
Site 926: Hungate

Appraisal Stage: Preferred Sites Consultation, Rapid Appraisal

	<p><b>Characteristic 5:</b> The site lies within the main Area of Archaeological Importance. The area is known to contain Roman burials and evidence of industrial activity and Anglo-Scandinavian settlement and industrial activity. The site was settled in the medieval period and also contained a church, cemetery and friary while in the post-medieval period it was generally used for industrial activity.</p> <p>The Ove Arup Development Study suggests that the site may contain high quality, wet and dry deposits to depths of 7m.</p> <p>Re-development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> The site is located next to the River Foss. Re-development of the site may reveal new views of the river.</p>	<p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
855	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Wheldrake.</p> <p>Development may have a negative impact on the Conservation Area of Wheldrake which runs close to the north and eastern boundaries of the proposed development site. Development may be visible from the western approach to the village/conservation area.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs – current condition unknown.</p> <p>A Neolithic axe was found immediately outside of the proposed development area.</p> <p>The line of the former Derwent Valley Light Railway (1912) runs along the western edge of the site and through the south-west corner.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

	<p><b>Characteristic 6:</b> This site is unlikely to have a significant impact upon this Principal Characteristic. However, the northern end of South Ruddings Lane will lose its remaining rural nature/views if development takes place on the proposed site. The main part of the lane leading south from the village should remain unaffected.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	This site makes a neutral contribution to this character element.		

Site 934, 935 & 936 Queen Elizabeth Barracks, Strensall, ST35  
 Appraisal Stage: Post-Preferred Sites Consultation

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		



	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Military buildings of varying ages/use.	Poorly designed housing will have a negative impact on Strensall and the city in general.	<p>Opportunity to create well designed housing which could reflect some existing military character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to character.</p> <p>Proposal needs to maintain a distinct identity from Strensall village.</p> <p>Create policy to guide development on the site.</p>
4.3	Human scale	The limits of <b>natural materials</b>	Surrounding properties in	Inappropriately tall buildings will have a	Buildings need to be at an

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Strensall and within the site are generally two-storey in height.	detrimental impact upon existing surrounding properties.	appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
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	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits dating from all periods.  Presence of anaerobic deposits unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and unknown archaeological	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what	There are no known archaeological deposits on this site. However, the site has the potential to contain	Development will have a detrimental impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	features and deposits are not designated heritage assets.	actually remains.	archaeological deposits relating to all periods.  There are no listed buildings within the site although some buildings may merit listing.	Potential loss of Military history/significance on the site.	undertaken as part of the planning process.  Through the pre-application process the buildings within the site should be assessed.  Reflect history of site and relationship to other military sites in the city through design scheme.  Provide interpretation plaques on site to explain military history/significance.

## 6 Landscape and setting

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road	(a) Long distance views may be possible to/from the site as shown in the Core Conservation Area Appraisal p68.	(a) Any views of local features or to/from city centre may be impacted by development.	(a) View analysis required.

Site 934, 935 & 936 Queen Elizabeth Barracks, Strensall, ST35  
 Appraisal Stage: Post-Preferred Sites Consultation

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	Despite the military nature of the site it retains a rural identity when viewed from Strensall Road.	Impact of development may be detrimental to trees and the rural character within and surrounding the site.	Retain high quality trees and trees which add value to significant buildings or play an ecological role within and surrounding the site
6.3	Rivers and Ings	(a) <b>Derwent/Ouse:</b> Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape</b>	(b) Strensall Common (adjacent) has biodiversity value above its listed features in the SSSI/SAC.  The boundary of the SSSI and SAC currently incurs into the	(b) Development of the barracks site may impact upon the biodiversity of Strensall Common e.g. impact on wildlife habitats and ground nesting birds.	(b) A Habitat Regulation Assessment is required to inform on the impact of the development and its access points on the Common and to advise open space

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		<p><b>elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>development boundary of the Queen Elizabeth Barracks site.</p> <p>Within the existing barracks themselves are potential areas of UK Priority habitat areas.</p>		<p>planning within the site.</p> <p>Exclude all of the SSSI/SAC from the developable area.</p> <p>Further habitat surveys/botanical surveys are needed.</p>
6.5	Suburban villages	Street trees, public parks, large gardens, ‘quiet streets’, pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		
6.7	Relationship	The relationship of York to its	Site provides small buffer	The development of the site will bring	Maintain sparsely built



	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	of the historic city of York to the surrounding villages	surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	between Strensall and Towthorpe – a break in residential development.	Strensall closer to Towthorpe. However, this is less detrimental than it could be as the site is already developed as a military site.	frontage to Strensall Road.  Forge new identity for the barracks site rather than extension of Strensall.  Further work needed on the existing grain of the site to understanding what defines the character in this area.

<p><b>Summary:</b>                      The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact any surviving archaeological deposits. A substantial harm rating to Characteristic 6 has been given largely due to potential ecological impacts as well as threats to the landscape and character of the site.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>- Proposal needs to maintain a distinct identity from Strensall village.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site. Through the pre-application process the buildings within the site should be assessed.</li> <li>- Reflect history of site and relationship to other military sites in the city through design scheme.</li> <li>- Provide interpretation plaques on site to explain military history/significance.</li> <li>-Views analysis and further ecological surveys required</li> <li>- Exclude all of the SSSI/SAC from the developable area</li> <li>- Retain high quality trees and trees which add value to significant buildings or play an ecological role within and surrounding the site</li> </ul>
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Site 934, 935 & 936 Queen Elizabeth Barracks, Strensall, ST35  
Appraisal Stage: Post-Preferred Sites Consultation

	- Maintain sparsely built frontage to Strensall Road.
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### I Strong urban form

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High degree of choice, connectivity and permeability.	This site makes a neutral contribution to this character element.		
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises</b> ; unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		

## 2 Compactness

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form	Accessible to the city centre by foot/bicycle.		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		and the walls enclose the historic core.			
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	This site makes a neutral contribution to this character element.		
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages	(a) Village greens as focus or linear	This site makes a neutral		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	retain identity	main streets with surviving back lanes. (b) Clusters of facilities in village core.	contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.	This site makes a neutral contribution to this character element.		

### 3 Landmark monuments

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is	The Keep on Fulford Road is the most prominent and distinctive building within the conservation area.	Potential for The Keep to become 'lost' through inappropriately located/sized new buildings.	Control height of surrounding building to maintain landmark stature of The Keep.

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	Listed building within the site and a listed/scheduled medieval monument adjacent to site on Fulford Road. Further listed buildings on Fulford Road opposite the SW corner of the site.	Inappropriate development may have a detrimental effect on the setting of these listed buildings and scheduled monuments.	High quality design required.  Create policy to guide development on the site.
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	Military buildings of varying ages/use including The Keep – Listed Grade II. Part of the site falls within Fulford Road conservation area. Other buildings on the Fulford Road frontage within this site have been identified as buildings adding positive value to the conservation area via the Fulford Road conservation area appraisal.	Poor architectural design would be detrimental to the conservation area and the high quality of buildings and craftsmanship in York.  Poor design may impact upon the setting of Listed Buildings and the character of the conservation area.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.  Create policy to guide development on the site.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	Military buildings of varying ages/use.	Poorly designed housing will have a negative impact on Fulford, the conservation area and the city in general.	Opportunity to create well designed housing which could reflect some existing military character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.  Create policy to guide



	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
					development on the site.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Surrounding properties in Fulford and within the site are generally two-storey in height.	Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to housing– in particular reflecting designs seen in other parts of the city or those which are York specific.

## 5 Archaeological complexity

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	This site makes a neutral contribution to this character element.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits dating from all periods.  Presence of anaerobic deposits unknown.	(b) Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.	(b) Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable.
5.5	Majority of known and	The York HER contains some 6000 records relating to the archaeology	There are no known below ground archaeological	Development will have a detrimental impact on any surviving archaeological	Appropriate archaeological mitigation strategies such as

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
	unknown archaeological features and deposits are not designated heritage assets.	of York and its surroundings which is only a small percentage of what actually remains.	<p>deposits on this site. However, the site has the potential to contain archaeological deposits relating to all periods.</p> <p>There are is one listed building within the site although others may merit listing or may be of significance.</p> <p>Walmgate Stray (adjacent) has an historical link to the 18<sup>th</sup> century barracks.</p>	<p>deposits or landscape features.</p> <p>Separation of the barracks site and Walmgate Stray would have a detrimental impact on the historical link between the two areas.</p> <p>Potential loss of Military history/significance on the site and loss of association with other military related buildings in Fulford.</p>	<p>evaluation and monitoring programmes, should be undertaken as part of the planning process.</p> <p>Through the pre-application process the buildings within the site should be assessed to see if any warrant listing and to assess their contribution to the conservation area.</p> <p>Link development/provide access to adjacent Walmgate Stray.</p> <p>Maintain parade ground within the design of the new development.</p> <p>Reflect history of site and relationship to other military sites in the city through design scheme.</p> <p>Provide interpretation plaques on site to explain military history/significance.</p>

## 6 Landscape and setting

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	(a & b) Possible views of Terrys from the site.	(a & b) Any views of local features, Terrys, or to/from city centre may be impacted by development.	(a & b) View analysis required.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	There are a high number of very good quality trees on the site.  Walmgate Stray lies adjacent. It is a UK Priority Habitat for semi-improved grassland and is currently under Higher Level Stewardship management.	Impact of development may be detrimental to trees and the rural character within and surrounding the site.  Potential loss of trees/verge to Fulford Road if road is widened in relation to the development of the site.  Increase in people, particularly dog walkers, on the Stray may lead to a change in land management i.e. no longer grazed which may lead to a deterioration of the grassland.	Retain high quality trees and trees which add value to significant buildings within and surrounding the site.  Do not widen A19 in this area.  Further surveys required.
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional	This site makes a neutral contribution to this character		

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value; (d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.	(b) Walmgate Stray lies adjacent. It is a UK Priority Habitat for semi-improved grassland and is currently under Higher Level Stewardship management.  (e) Recreational route through Stray, and the northern part of the site onto Fulford Road.	(b) Increase in people, particularly dog walkers, on the Stray may lead to a change in land management i.e. no longer grazed which may lead to a deterioration of the grassland.  (e) Possible closure of recreational route due to development	(b) Further surveys are required.  (e) Maintain pedestrian/cycle route linking the Stray to Fulford Road.

	<b>Character Elements</b>	<b>Key features</b>	<b>Contribution this site makes to the Character Element</b>	<b>Impact which the development of this site might have upon the Character element</b>	<b>Way in which any harm might be mitigated</b>
		(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside (f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large gardens, ‘quiet streets’, pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This site makes a neutral contribution to this character element.		

<b>Summary:</b> The assessment of this site has identified that development in	<b>Key recommendations/Mitigation:</b> - Control height of surrounding building to maintain landmark stature of The Keep.
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<p>this location may result in minor harm to principal characteristics 3 and 5. This is due to the potential impact on the setting and landmark nature of The Keep as well as other listed buildings and the potential impact on any surviving archaeological deposits on the site. A minor-substantial harm rating to Characteristic 4 has been given largely due to the unknown nature of proposed housing design within and bordering the Conservation Area. A substantial harm rating has been applied to Characteristic 6 due to potential threats to the landscape within and surrounding the site.</p>	<ul style="list-style-type: none"><li>- Create policy to guide development on the site.</li><li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li><li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site. Through the pre-application process the buildings within the site should be assessed.</li><li>-Maintain parade ground within the design of the new development.</li><li>-Reflect history of site and relationship to other military sites in the city through design scheme and interpretation.</li><li>-Views analysis and further ecological surveys required.</li><li>-Do not widen A19 in this area.</li><li>-Retain high quality trees and trees which add value to significant buildings within and surrounding the site.</li><li>-Maintain pedestrian/cycle route linking the Stray to Fulford Road.</li></ul>
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Site 472: Former Gas Site, Heworth Green,  
 Appraisal Stage: Preferred Options (2012) Rapid Appraisal (allocation H1)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
472  H1	C+	- +	-	-	-	-	0	<p><b>Characteristic 1:</b> Heworth Green is an approach road into the city from the north-east. In the area of the gas works site the strong frontage to the street has been lost. Development here may create an opportunity to reinforce strong urban form and improve this approach into the city centre.</p> <p><b>Characteristic 2:</b> Views of Minster from Heworth Green and Layerthorpe (bounding the site). Views from the site of the historic core/Minster are likely and may be impacted by development.</p> <p>Opportunity to improve this approach into the city centre.</p> <p><b>Characteristic 3:</b> Views of Minster and/or Layerthorpe chimney may be obscured by development.</p> <p>Listed building (26 Heworth Green, G11) borders the site. Development may have a detrimental effect upon the setting of this building.</p> <p><b>Characteristic 4:</b> Development here will improve the former industrial site.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Development may have a detrimental effect upon the setting of the adjacent Heworth Green/East Parade Conservation Area.</p> <p><b>Characteristic 5:</b> The site contains part of Heworth Green Roman cemetery in the north-east corner. An evaluation in</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Views analysis and possible mitigation required.</p> <p><b>Characteristic 3:</b> Views analysis and possible mitigation required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis related to specific proposals and suitable mitigation measures</p>

	<p>2003 also revealed evidence of medieval agricultural practices in the area to the east of the gas works. The north-east corner does not appear to have been impacted by past development but has been heavily landscaped. Archaeological features are at a depth of 0.8m+. Development would have a further destructive impact on these remains.</p> <p>Immediately to the west of the gas works is the site of the medieval hospital of St. Loy.</p> <p>The construction of the gas works will have had a detrimental effect on any surviving archaeology. However, there is still the potential that pockets of archaeological deposits may survive on site.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>required.</p> <p><b>Characteristic 6:</b> None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 853: Burnholme School

Appraisal Stage: Local Plan Publication draft (2014), Rapid Appraisal (H3)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
853  H3 Option 3	0	0	0	-	0	0	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Roman settlement known close by – possibility of Roman agrarian landscape existing beneath site.</p> <p>However, geophysical survey and subsequent evaluation in the southern part of the site did not reveal anything other than evidence of medieval ridge and furrow.</p> <p>Pockets of archaeology may survive on the site although the construction and demolition of the school will have had a detrimental impact on any remaining deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Archaeological fieldwork completed.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 127 Lowfields former school site,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
127  H5 Option 1	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> No known archaeological deposits on site. Medieval ridge and furrow may exist sub-surface.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may exist. Lower archaeological potential in the area of the school buildings.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, development of this entire site would make for dense massing in this area. The open space provides an important openness and relief for the surrounding residents; it has also been identified as a green infrastructure stepping stone within the wider Acomb area.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 832 Wilberforce Home/York College,  
 Appraisal Stage: Preferred Sites Consultation Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
832  H6	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> There is very well preserved ridge and furrow on the site. Development will have a detrimental impact on this feature.</p> <p>Site is situated close to Roman road/settlement but likely to have always been farmland.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> Proposed development site is very close to the ring road, this site provides the separation between the built area and the A64. Development would reduce this distance.</p> <p>Mature trees on site are of amenity value. Trees to the eastern boundary provide a good edge and are a valuable landscape asset. The landscape has a parkland quality.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Site 832 Wilberforce Home/York College,  
Appraisal Stage: Preferred Sites Consultation Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 172: Bootham Crescent Football Stadium,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal. (Allocation H7)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
172  H7	○	○	●	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> Bootham Crescent Stadium has been the home of York City FC for many decades. The stadium has significant historical and communal value. The landmark floodlights can be seen throughout the local area. The loss/relocation of the stadium will have an impact on the character of the immediate area (particularly on match days). It will also have a social impact on the supporters who use the current stadium.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Potential to impact upon the setting of Clifton and Central Conservation Areas.</p> <p><b>Characteristic 5:</b> Development will have a detrimental impact on any surviving archaeological deposits or landscape features. Pitch area has never been developed and may have the most archaeological potential.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 58 Askham Bar Park and Ride,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal (Allocation H8)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 58  H8	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p>Area was agricultural land prior to use as car park.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site 656: Barbican Centre,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal (allocation H10)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
656  H10	○	○	--	- --	--	○	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> City Walls (Scheduled and Grade I listed) adjacent to site. Development may impact upon the setting of this monument.            May be opportunity to reveal new views of the Minster from elevated positions on this site.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.            Development may impact upon the setting of the Central Historic Core Conservation Area (adjacent).</p> <p><b>Characteristic 5:</b> Site is located within Central Area of Archaeological Importance.            Roman, Anglian and medieval archaeology known in the vicinity.            Development will have a detrimental impact on any surviving archaeological deposits or landscape features.            Boundaries forming the edge of the site date to at least the late 18<sup>th</sup> century.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

Site 656: Barbican Centre,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal (allocation H10)

	<b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.	<b>Characteristic 6:</b> None
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 124 Oakhaven,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
124  H20	+	o	o	-	-	o	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Opportunity to improve strong urban form on this part of the road between Acomb and York.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Development will have a detrimental impact on any surviving archaeological deposits. Site may have some archaeological potential however, surviving deposits may have been disturbed by agricultural practices and the construction of Oakhaven in the late 20th century.</p> <p>Scheduled Ancient Monument (ROC bunker) in close proximity – however, this monument is surrounded by inter-war housing and so would not be adversely effected by redevelopment at Oakhaven.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 59: Heworth Lighthouse,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 59  H22	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>The site is surrounded by inter-war, post-war and early 21<sup>st</sup> century residential development ranging between one-four storeys in height.</p> <p>Proposed development site is within close proximity to Heworth Green/East Parade Conservation Area. However, development here is unlikely to cause serious harm to the setting of the conservation area due to the nature of the existing surrounding environment.</p> <p><b>Characteristic 5:</b> Development will have a detrimental impact on any surviving archaeological deposits. Site may be of some archaeological potential, however, surviving deposits may have been disturbed by the construction of the extant building.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

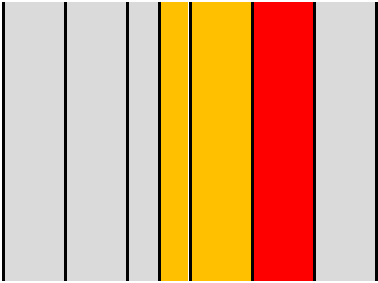
Site 59: Heworth Lighthouse,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 98: Grove House,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
98 H23	○	○	○	-	--	○	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Part of an identifiable/distinct area of terraced streets and inward facing post-war social housing flat block complexes. Site is screened off from terraced area by large trees on three sides.</p> <p><b>Characteristic 3:</b> Views of The Minster from St. John's Street and glimpses from Garden Street. Re-development would not impact upon these views</p> <p>Two Grade II listed buildings opposite proposed development site. Development unlikely to have a significant detrimental impact on the setting of these buildings due to the mixed nature of the area.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>The site is adjacent to the Central Historic Core Conservation Area. Re-development may have a negative impact on the character of this conservation area.</p> <p><b>Characteristic 5:</b> Site located within Central Area of Archaeological Importance.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

Site 98: Grove House,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal

	<p>Harrison's Hospital is shown on the First Edition OS plan (c.1852) on this site.</p> <p>Re-development will have a detrimental impact on any surviving archaeological deposits. Higher archaeological potential in area outside the footprint of extant building.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 6:</b> None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 166: Land at Moor Lane, Copmanthorpe,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal (Allocation H29)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
166  H29	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Copmanthorpe and York in general.</p> <p><b>Characteristic 5:</b> No known archaeological deposits on the site. Development will have a detrimental impact on any surviving archaeology.</p> <p><b>Characteristic 6:</b> This site will generally have no impact upon this Principal Characteristic. However, the development of this field (in particular if developed in conjunction with fields opposite) will remove the rural setting/feel when entering Copmanthorpe from the south.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 930  H31	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Dunnington and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 677: Land near Rufforth Primary School,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal (Allocation H38)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
677  H38	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Rufforth and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Ridge and furrow may exist on the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 95:: North of Church Lane, Elvington,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
95  H39	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Elvington and York in general.</p> <p>Village core is a Conservation Area, however, the location of this development should not have any impact upon its setting.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Ridge and furrow may exist on the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

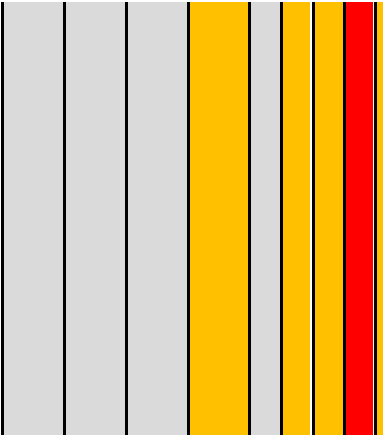
Site 182: Land to North of Willow Bank and East of Haxby Road, New Earswick

Appraisal Stage: Further Sites Consultation, Rapid Appraisal (Allocation H46)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
182  H46	○	○	○	-	○	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site currently vacant – providing an element of a rural setting to the northern approach into New Earswick.</p> <p>The site is adjacent to the northern edge of New Earswick Conservation Area. The proposed new development may therefore impact upon the setting and/or character of the village.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy New Earswick and York in general.</p> <p><b>Characteristic 5:</b> Archaeological evaluation has not revealed any significant finds. Low quality ridge and furrow noted on site.</p> <p>Development and any further intrusive archaeological investigation on this site will have a destructive impact on any surviving archaeological deposits.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation</p>

Site 182: Land to North of Willow Bank and East of Haxby Road, New Earswick

Appraisal Stage: Further Sites Consultation, Rapid Appraisal (Allocation H46)

	<p><b>Characteristic 6:</b> The site contributes to the green infrastructure of the area between New Earswick and Huntington. Development here would remove a portion of green space.</p> <p>The approach into New Earswick from the north is already quite urban in feel due to the expansion of residential areas and the school. Development here would remove the only element of green space on this part of the approach into the village.</p> <p>This site falls within the area preventing coalescence between New Earswick and Huntington. Development here would reduce the distance between the two villages.</p>	required.
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 946: Willow House EPH

Appraisal Stage: Preferred Options Consultation (Allocation H52)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
946  H52	○	○	-	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> Adjacent to the City Walls and Walmgate Bar – both Scheduled Ancient Monuments and Grade I listed buildings. Redevelopment may have a detrimental impact on the setting of these monuments. It may also have a detrimental on the Core Conservation Area in general.</p> <p>Inappropriate development may restrict or remove existing views of landmarks or remove their dominance in the landscape.</p> <p><b>Characteristic 4:</b> Medieval City Walls and gatehouse located within close proximity to 19<sup>th</sup> century and mid 20<sup>th</sup> century development.</p> <p>Poor Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Within Area of Archaeological Importance. Significant archaeological deposits known across whole area. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further views analysis required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 946: Willow House EPH

Appraisal Stage: Preferred Options Consultation (Allocation H52)

Site 83 Land at Knapton village  
 Appraisal Stage: Preferred Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 83 H53	○	○	○	-	○	○	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Knapton and York in general.</p> <p><b>Characteristic 5:</b> Previous archaeological investigation has revealed no significant features/deposits. However, development will have a detrimental impact on any surviving archaeology which has been unidentified.</p> <p><b>Characteristic 6:</b> Minor harm may be caused as a result of open space which contributes to the setting of the village.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting





E8 Wheldrake Industrial Estate,  
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E8	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is generally unlikely to have a significant impact upon this Principal Characteristic. However, inappropriate development may have a minor impact upon the approach to Wheldrake from the west. The outgang to the west of the village is identifiable. Development up to the edge of the approach road may impact upon the relatively open nature of the outgang area.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate architecture/scale of new builds may have a minor impact upon the approach to Wheldrake from the west. Proposed site is an extension of an extant small industrial estate.</p> <p>The proposed site is located within close proximity to the western edge of Wheldrake Conservation Area. Development may have an impact upon the setting of the Conservation Area.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits which may relate to the agricultural practices of Wheldrake.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

E9 Elvington Industrial Estate,  
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E9	0	0	0	0	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic. Area is already industrial/commercial in character behind the road frontage.</p> <p><b>Characteristic 5:</b> No known archaeology on the site. Development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

E11 Annamine Nurseries, Jockey Lane,  
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E11	0	0	0	0	0	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. Area contains a mixture of commercial/industrial and residential buildings.</p> <p><b>Characteristic 5:</b> A 2004 evaluation revealed evidence of post-medieval ridge and furrow ploughing. Development of the site would have a destructive impact on any further surviving archaeological deposits. The evaluation and subsequent agreed mitigation strategies have therefore neutralised the threat to archaeology by development on this site.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> None</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

E10 Chessingham Park remaining land,  
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E10	0	0	0	0	0 -	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is within an existing industrial estate and is unlikely to be seen from Common Lane. This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 5:</b> 19<sup>th</sup> century Derwent Valley Light Railway formerly ran through this area.</p> <p>Ridge and furrow is recorded as having existed here. Remains of this may be present sub surface.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits. This site is likely to have already been investigated when the Industrial Estate was created.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 742: Poppleton Garden Centre Expanded, Northfield Rd,  
 Appraisal Stage: Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
742	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Poppleton and York generally.</p> <p><b>Characteristic 5:</b> Possibility for archaeological deposits to remain in relatively undisturbed areas. These deposits may include Romano-British remains as identified on a nearby site. Further development here will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Towthorpe Lines, Preferred Options 2  
Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Towthorpe Lines	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Towthorpe and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> Development of the site may impact upon the biodiversity of Strensall/Towthorpe Common including the SSSI/SAC.</p> <p>Development of housing on this site would be inappropriate to the character of Towthorpe Lane, the extent of Strensall village, and the character of the greenbelt. Although there is built development on the site, it is set back from the road, and is of an isolated, functional character.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Towthorpe Lines, Preferred Options 2  
Rapid Appraisal





Site 6: South of Greystones Court,  
 Appraisal Stage: Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 6  H37 Option 2	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, development here will increase the size of Haxby and Westfield Beck provides a defensible boundary to current residential area.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Haxby and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This area provides part of the rural setting viewed from the ring road to the north of the city. Development here would have a negative impact on the view from the ring road by bringing residential areas closer into view.</p> <p>The proposed development site forms part of an area preventing coalescence. The development of this site will decrease the distance between the fringes of Haxby and New</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Site 6: South of Greystones Court,  
Appraisal Stage: Further Sites Consultation, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 8 ,Land north of Church Lane,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 8  H34 Option 1	0	0	0	--	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Proposed development site is within and bordering Skelton Village Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Skelton and York in general and may impact upon the setting/character of the village core.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 11: North Lane, Wheldrake,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 11  H28	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Wheldrake and York in general.</p> <p>Site is located close to Wheldrake Conservation Area, however, development is situated behind housing on North Lane and will probably have no impact on the setting of the Conservation Area.</p> <p><b>Characteristic 5:</b> Ridge and furrow on the site – preservation unknown.</p> <p>Historic field boundaries exist which are shown on the 1852 OS plan but likely to be much older in date.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site contains the only remaining part of the original village backplots on the north side of Wheldrake. Development here would remove this element of</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Site 11: North Lane, Wheldrake,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal

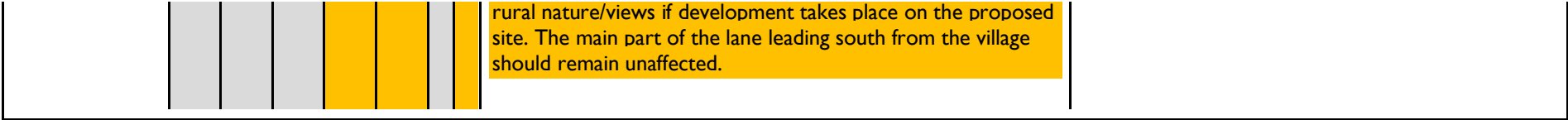


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

H49 Buffet Depot/Wheldrake Station,  
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H49	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Wheldrake.</p> <p>Development may have a negative impact on the Conservation Area of Wheldrake which runs close to the north and eastern boundaries of the proposed development site. Development may be visible from the western approach to the village/conservation area.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs – current condition unknown.</p> <p>A Neolithic axe was found immediately outside of the proposed development area.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have a significant impact upon this Principal Characteristic. However, the northern end of South Ruddings Lane will lose its remaining</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

H49 Buffet Depot/Wheldrake Station,  
Option 2, Further Sites Consultation, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site 22, The Stables, Elvington, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
Site 22	0	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> Medieval ridge and furrow known to have existed on the site – condition unknown.</p> <p>The proposed development site lies adjacent to Brinkworth Hall.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits relating to the agricultural use of the site or any earlier deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic. However, development may have an impact on the immediate road frontage particularly in winter when the coverage provided by the existing trees will be lessened.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 30 Land at Intake Lane, Dunnington,  
Appraisal Stage: Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
30	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Dunnington and York in general.</p> <p><b>Characteristic 5:</b> No known archaeology on site. Deposits may relate to the agricultural use of the site during the medieval period onwards. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development on this site would affect the character of the south eastern boundary of the village. Intake Lane forms a sensible containment to the village.</p> <p>The setting of Dunnington may also be affected as the proposed site is within one of the few remaining strip fields related to the village. The three fields south of Intake Lane, including the western and eastern boundaries of the proposed site are likely medieval in date. Development may destroy the surviving rural nature and the remaining strip field element on the south side of Intake Lane.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
37	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> 200m SW of this site there is a Scheduled Ancient Monument – a Roman Camp on Huntington South Moor. A camp (significant non-designated asset) is located immediately to the south of the proposed site.</p> <p>Setting of the SAM needs to be considered although in this instance it is a buried archaeological feature.</p> <p>Potential archaeological deposits on this site may have been disturbed by the extant buildings. However, archaeological deposits may survive in undisturbed pockets on the site.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None.</p> <p><b>Characteristic 3:</b> None.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None.</p>

								upon this Principal Characteristic.	
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 49: Brecks Lane, Strensall,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal

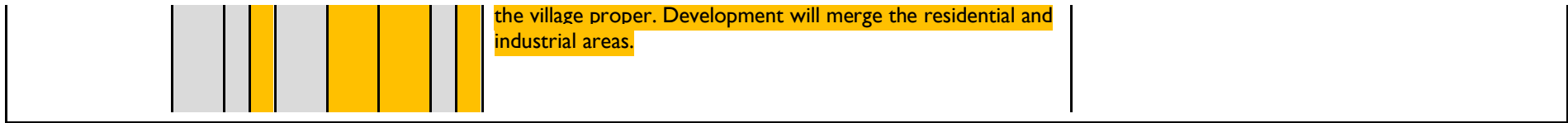
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 49  H27	○	○ -	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site will generally have no impact upon this Principal Characteristic.</p> <p>However, there will be a slight impact on the compactness of the village of Strensall if development were to extend the residential area further to the east.</p> <p><b>Characteristic 3:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Strensall and York in general.</p> <p><b>Characteristic 5:</b> Archaeological potential unknown.</p> <p>Ridge and furrow on the site – preservation unknown.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 55: Dauby Lane, Elvington,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 55  H26	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>However, there will be a minor impact on the compactness of the village of Elvington if residential development were to extend further to the north-west.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Elvington and York in general.</p> <p><b>Characteristic 5:</b> There is the potential for ridge and furrow to survive in woodland areas on the site.</p> <p>Field boundaries surrounding the site date to at least the mid 19<sup>th</sup> century.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>However, the site forms a break between Elvington village and the industrial estate, though housing does exist to the west of</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Site 55: Dauby Lane, Elvington,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 61 Salisbury Road former bowling green,  
Appraisal Stage: Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
61	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York.</p> <p><b>Characteristic 5:</b> Site of former 20<sup>th</sup> century bowling green. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p>Development may have a detrimental impact on the setting of the Grade II listed War Memorial on Salisbury Road.</p> <p><b>Characteristic 6:</b> This site forms part of the green infrastructure along Water End which links to the River Ouse. Development would remove part of this green infrastructure.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



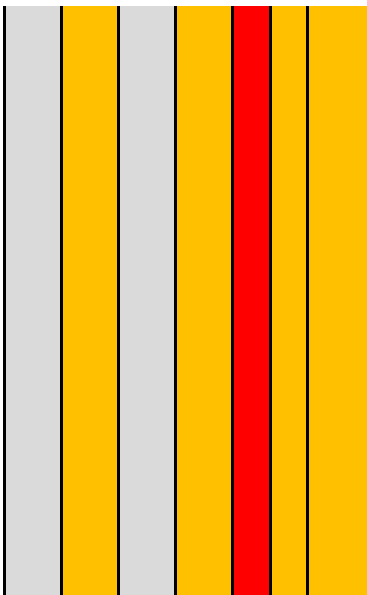
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
69	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of York and Wigginton in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> No known archaeological deposits on the site. Intrusive investigation may be required.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None.</p> <p><b>Characteristic 3:</b> None.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
74	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this site will further expand the historic village of Dunnington.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York and Dunnington in general.  Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> No known archaeological deposits on the site. Development of the site may have a detrimental impact on any surviving archaeology.</p> <p><b>Characteristic 6:</b> Development of this area will have a detrimental impact on the historic field boundaries/pattern.  Inappropriate development may have a detrimental impact on the approach to the village of Dunnington and/or the setting of the Conservation Area.  Development may change the rural nature of York Road.  Development of this site would bring the edge of Dunnington closer to the ring road.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
76	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this site will further expand the historic village of Strensall.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of York and Strensall in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> Possible Iron Age/Romano-British enclosure on the site.</p> <p>Development of the site may have a detrimental impact on any surviving archaeology.</p> <p>Duncombe Farm and Duncombe Lane shown on 1<sup>st</sup> Edition OS plan. Quality of historic buildings currently unknown.</p> <p>Some historic field boundaries still extant.</p> <p>Historic ridge and furrow has been ploughed out according to a recent survey.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

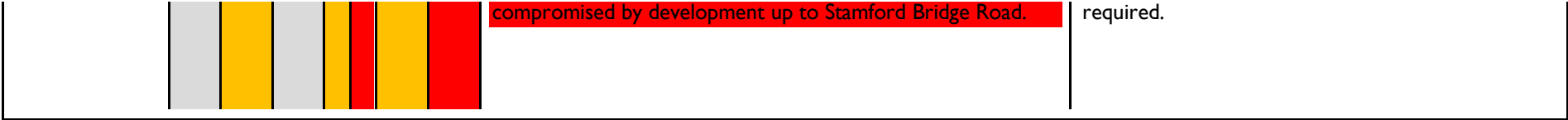
		<p><b>Characteristic 6:</b> Development of this area may have a detrimental impact on the few remaining historic field boundaries/lane.</p> <p>Development may have a detrimental impact on the setting of the village of Strensall and the Conservation Area.</p> <p>Development may change the rural nature of the road leading north from Strensall.</p> <p>Development of this site would substantially enlarge the village of Strensall.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 72: Water Tower Land, Dunnington,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
72  H33 Option 1	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here may impact upon the identifiable village form of Dunnington. The village has generally been extended to the east and west leaving the northern and southern ends as the original points of entry to the village. Development of this field would impact upon the northern entrance to the village.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Dunnington and York in general.</p> <p>Proposed development site is adjacent to Dunnington Village Conservation Area. Development may impact upon the setting/character of the village core.</p> <p><b>Characteristic 5:</b> A Roman road (separate from the A166) may run SW/NE within the site.</p> <p>Ridge and furrow did exist on the southern part of the site. The remains of this may now only exist sub-surface.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> The setting of the village will be</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation</p>

Site 72: Water Tower Land, Dunnington,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 99: Woolnough House,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
99  H21	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>The site is surrounded by two storey, inter-war and late 20<sup>th</sup> century development.</p> <p><b>Characteristic 5:</b> Site may have some archaeological potential however, surviving deposits may have been disturbed by the construction of Woolnough House in the late 20<sup>th</sup> century. Re-development of the site will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site 120 Beckfield Lane former HWS,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
120  H15	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Development will have a detrimental impact on any surviving archaeological deposits. However, construction of the former hospital and council depot may have had a negative effect on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
121  H3 Option 1	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Roman settlement known close by – possibility of Roman agrarian landscape existing beneath site.  Pockets of archaeology may also survive on the site of the college.  Visible ridge and furrow may exist at eastern end of playing field but likely to be in poor state of survival.  Majority of site undeveloped and may contain archaeological deposits relating to the earlier landscape e.g. sub-surface ridge and furrow.</p> <p><b>Characteristic 6:</b> This site is unlikely to have a significant impact upon this Principal Characteristic. Development here will bring the residential areas of Heworth and Osbaldwick closer together potentially eroding distinct sense of identity and place.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis related to specific proposals and suitable mitigation measures required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

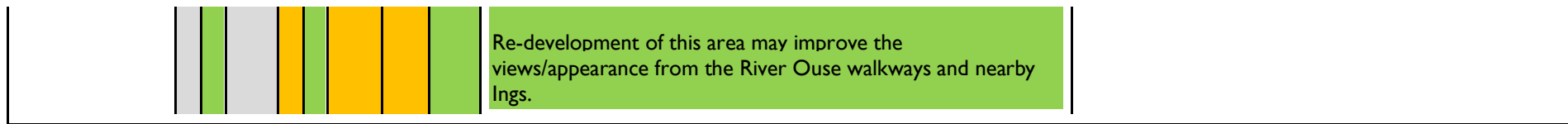
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 125: Morrell House EPH,  
 Appraisal Stage: Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
125  H51	○	○	○	-	○	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently occupied by Morrell House – a mid-late 20<sup>th</sup> century care home. Re-development using inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy of York.</p> <p><b>Characteristic 5:</b> Archaeological deposits will have been removed/disturbed by the construction of the existing building. Re-development may have a further detrimental impact on any remaining archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

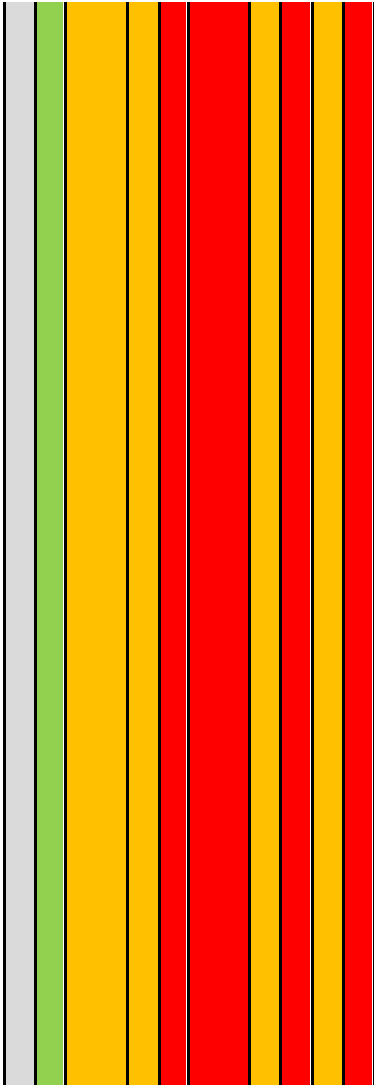
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
130	C+	O	- +	-	-	+	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic. Development on this site provides an opportunity to improve the appearance/character of this area.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> Views/glimpses of The Minster are likely from this site. Key View 9: Clifton Ings was identified in the York Historic Core Conservation Area Appraisal from the area immediately east of this site. Development may impact upon these views. However, there may be an opportunity to reveal views of The Minster through new development.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of York. However, this approach by rail into York is already surrounded by modern residential and commercial/industrial buildings.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. The construction of the waterworks will have had a detrimental impact on any surviving archaeological deposits. However, pockets of archaeology may survive. Re-development will have a destructive impact upon any surviving deposits.</p> <p><b>Characteristic 6:</b> Views/glimpses of The Minster may be possible from this site. May be opportunity to reveal views of The Minster through new development.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further analysis/information and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 696: Sites by Racecourse, Tadcaster Road,  
 Appraisal Stage: Preferred Option, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
696  H2	C+	-	-	-	-	-	<p><b>Characteristic 1:</b> Tadcaster Road is a high quality arterial road into the city from the south. Development here may create an opportunity to reinforce strong urban form.</p> <p><b>Characteristic 2:</b> Opportunity to improve this approach into the city centre.</p> <p>The linear form of Dringhouses village is evident in this area. Development may impact upon the historic character of the area as a whole as well as directly where it faces west onto Tadcaster Road.</p> <p><b>Characteristic 3:</b> Views of Racecourse and Knavesmire likely from the site.</p> <p>Listed building (Pinfold, GII) within the site boundary on Tadcaster Road. Development may have a detrimental effect upon the setting of this structure. Two other listed buildings face the site directly. The 1914 stables have been nominated for inclusion on the Local List of Heritage Assets as they were built by local architect Walter Brierley.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect upon Tadcaster Road Conservation Area which the site impinges upon.</p> <p>The removal or significant alteration of the stables would have a detrimental impact on the character of the area. These buildings have a strong connection to the racecourse and horseracing – a key social and economic activity in the area.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Views analysis and possible mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p>

	<p><b>Characteristic 5:</b> The site falls partly within/on the border of the Dringhouses Area of Archaeological Importance (near Cherry Lane).</p> <p>Tadcaster Road follows the line of a Roman road into the city. Evidence for a small settlement has been located immediately to the north-west of the proposed development site. Medieval ridge and furrow did exist on the eastern part of the site well into the 20<sup>th</sup> century. The extent of preservation of these earthworks is unknown at this stage although AP evidence suggests a poor state of survival.</p> <p>Historic boundaries are present on the site dating to at least 1624. These form the northern and southern boundaries to the proposed site and in between the stables/tennis court and Cherry Lane.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> The site adjoins the large green open area of the Knavesmire on the eastern side.</p> <p>The rural character of Cherry Lane may be impacted by development.</p> <p>The hay meadow forming the eastern end of the site is a SINC (Site of Importance for Nature Conservation) as an example of species-rich old meadow habitat. This type of grassland is a threatened habitat nationwide due to intensive farming practices and urban development.</p> <p>Views of the Racecourse, Knavesmire and Terry's may be visible from the site. These may be obscured/altered by development.</p>	<p><b>Characteristic 5:</b> Further analysis related to specific proposals and suitable mitigation measures required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Site 696: Sites by Racecourse, Tadcaster Road,  
Appraisal Stage: Preferred Option, Rapid Appraisal

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site 138: York St. John playing field,  
 Appraisal Stage: Preferred Sites Consultation Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
138 H55 E15	0	- +	0	-	-	0 -	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this area and the removal of this small open space will result in the merging of York University Campus and surrounding residential estates.</p> <p>Opportunity to create strong architecture on the Hull Road frontage and improve the character of this approach into York.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of York.</p> <p><b>Characteristic 5:</b> The elevated nature of this site and the rich prehistoric and Roman finds in the vicinity suggest that this area has high archaeological potential in relatively undisturbed areas.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic. However, the site does contribute to the setting of the University. Its development would remove the small open space buffer between the campus and neighbouring residential development.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further analysis/information and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 148 Moor Lane,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
148  ST10  SF12 Option 1	0	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This characteristic would not be compromised if the site area remains tight to the existing road and leaves a wide separation distance between the Bog and between the main railway line into the city from directions south and west.</p> <p>The proposed new development will be no further away from the city centre than the adjacent Woodthorpe.</p> <p>Key View 7 of the Minster (from the A1237) identified in the York Historic Core Character Area Appraisal (YHCCAA) crosses part of this site. This may be obscured by development.</p> <p>Proposed development site is an extension to the identifiable district of Woodthorpe. The site is located in fields adjacent to existing residential areas. If this site is viewed as a separate development there may be issues with finding the space to maintain a degree of separation between housing estates.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology is known on this site although it is a relatively undisturbed agricultural land and may contain earlier landscape features.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

	<p>Broad ridge and furrow exists across the site. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>Several post-medieval field boundaries survive on the site, particularly south of Moor Lane. The boundary running N-S in the eastern part of the site may be medieval defining the edge of Dringhouses Moor. Moor Lane is also probably of an early date.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or visible landscape features.</p> <p><b>Characteristic 6:</b> Key View 7 of the Minster (from the A1237) identified in the York Historic Core Character Area Appraisal (YHCCAA) crosses part of this site. Development may adversely affect views towards the city. Development will deplete rural setting and outlook from Moor Lane.</p> <p>The site contributes to the rural edge setting of the city by providing a rural margin between the ring road and existing housing developments. The agricultural land here has not been adversely impacted upon like other areas close to urban fringes.</p> <p>Development of the site would slightly reduce the field margin between the ring road and urban areas, impacting on the rural setting of the city. However, it falls outside of the area specifically earmarked as land protecting the rural setting of York.</p> <p>Development would be sufficiently far away for the setting as viewed from the ring road to be negligible. The impact on Moor Lane would be greater at a local level – it is not a major</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Site 148 Moor Lane,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

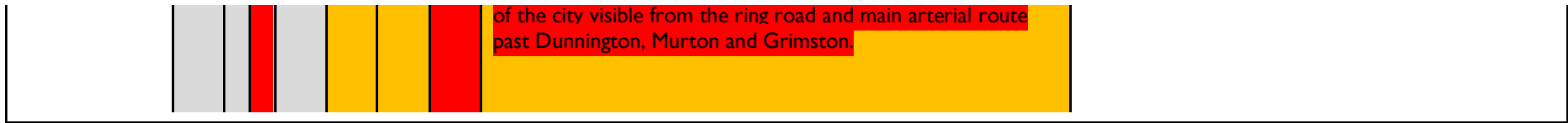
		<p>approach to the city.</p> <p>Site reduces rural margin between Askham bog and urban fringe, which is currently contained by Moor Lane. Development may have a negative impact on Askham Bog (SSSI) due to increasing visitor numbers and changes to the landscape and habitat surrounding it, and associated drainage.</p> <p>Several historic field boundaries exist across the site. The destruction of hedgerows would further erode the agricultural landscape.</p> <p>This area contributes to the rural setting of York and has aesthetic value. Moor Lane provides a natural boundary for the existing urban development of Woodthorpe. This open area maintains a sizeable gap between the urban fringes of York and Copmanthorpe. The distance between the fringes of urban development and the ring road and nearby Copmanthorpe would be slightly reduced by development here.</p>	
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

160 Land at Grimston Bar,  
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
160	0	0	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Proximity to major intersection of the A64 will harm perception of compact city.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York.</p> <p><b>Characteristic 5:</b> Possible ring ditch and prehistoric tracks/enclosures beneath the remains of medieval ridge and furrow. Other prehistoric and Romano-British features known in immediate vicinity.</p> <p>Development of the site would have a detrimental impact on any surviving archaeological deposits or visible remains.</p> <p><b>Characteristic 6:</b> The distance between the urban fringes of the city and outlying farms and the Livestock Centre will be reduced by development in this area.</p> <p>This site is isolated and comes up against three major routes. Development here would have a negative impact on the setting of the city.</p> <p>Development will further diminish the character and rural setting of cluster of farmsteads and associated fields at Grimston either side of the A64 that form part of the setting</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

160 Land at Grimston Bar,  
Option 2, Further Sites Consultation, Rapid Appraisal

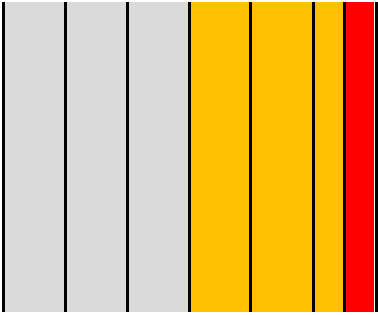


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

161 Land at Murton Lane Industrial Estate,  
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
161	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Murton/Dunnington and York generally.</p> <p><b>Characteristic 5:</b> Ridge and furrow is shown on historic aerial photographs- current condition unknown. Post-medieval field boundaries (shown on the 1852 OS map) exist on the site.</p> <p>Potential for the survival of late prehistoric and Romano British deposits.</p> <p>The former Derwent Valley Light Railway forms the northern boundary of this site.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p><b>Characteristic 6:</b> Development on this site would create an 'urban' area, reducing the rural space between the villages of Murton and Dunnington.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

161 Land at Murton Lane Industrial Estate,  
Option 2, Further Sites Consultation, Rapid Appraisal

	<p>The site would be perceived as a significant urban extension and would impact upon the setting of the city from the arterial road.</p> <p>This area forms part of the open countryside surrounding York and the nearby villages albeit that it is close to Murton Lane Industrial Estate.</p> <p>Development on this site would have a negative effect on the local rural views from Stamford Bridge Road.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
163	0	0	-	--	--	--	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This area can be identified as a commercial area originally all related to the railway including the former railway station (now West Offices) bounded by the City Wall and Toft Green/Tanner Row. Several offices still do serve the railway such as Network Rail. <b>Unsuitable development in this small, distinct area would have an impact on its identifiable nature.</b></p> <p><b>Characteristic 3:</b> Several listed and scheduled buildings and monuments in vicinity. The area borders part of the City Wall (Grade I listed and a Scheduled Ancient Monument). The site is also within close proximity of Grade II and II* Listed Buildings. Development here may impact upon the setting/significance of these buildings and structures.</p> <p>Inappropriate development may obscure views of city landmarks such as the Minster or City Wall.</p> <p><b>Characteristic 4:</b> The proposed development site is located within the Central Historic Core Conservation Area. Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of the historic core of York.</p> <p>Development will be highly visible from the City Walls therefore there is a need for high architectural quality.</p> <p><b>Although the extant building of Hudson House is not</b></p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further analysis/information and mitigation required.</p>

	<p>particularly attractive it is one of only a few 1960s, concrete buildings in the city which is currently occupied. Removal of all of these buildings may have a minor detrimental impact on the variety of architecture in the city.</p> <p>Opportunity to improve current area occupied by Hudson House.</p> <p><b>Characteristic 5:</b> Proposed site is within the City Centre Area of Archaeological Importance. The site falls partly within the former Dominican Friary. The area is also well known for significant Roman finds including high status structures/buildings.</p> <p>19<sup>th</sup> century railway development and subsequent 20<sup>th</sup> century development will have had a detrimental impact on archaeological remains. However, it is possible that some may still survive within the proposed development site. Further development will have a detrimental impact on any archaeological features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
169	O	C -	O	-	--	C -	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Site is no further from the city centre than existing development on New Lane.</p> <p>The Monks Cross area is a compact district adjacent to this site. Development on this site would result in the loss of a break in the landscape between Monks Cross commercial area and residential areas predominantly situated on the western side of New Lane.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Potential for significant archaeological deposits to exist on this site. Deposits relating to prehistoric settlement, Roman military and agricultural activity, medieval and post-medieval agricultural practices may be present.</p> <p>A SAM (34718) exists immediately north of this site – a temporary Roman camp (1 of 2 on Huntington South Moor with a further 2 known in York).</p> <p>Inappropriate development in the vicinity of the SAM or the Grade II listed building (Huntington Grange) may negatively affect their setting.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

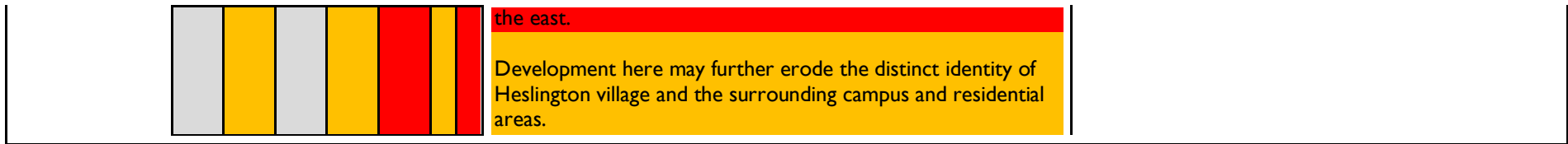
							<p>Previous excavations in the adjacent fields to the east of the site close to Camp I have revealed parts of a prehistoric landscape including at least one Neolithic pit and ditch which may have formed part of an enclosure. A pit alignment of Bronze or Iron Age origin was also noted. Many other examples of prehistoric activity are known in the near vicinity.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or visible landscape features.</p> <p>Non-intrusive archaeological investigation has taken place – intrusive investigation is required.</p> <p>Possibility of medieval and post-medieval ridge and furrow on the site.</p> <p>Post-medieval field boundaries exist on the site.</p> <p><b>Characteristic 6:</b> The site provides an element of green space/rural character to New Lane, and contributes to the rural setting of the eastern edge of Huntington, as well as providing separation from Monks Cross. Development here will further erode the rural character in this area.</p> <p>The site does not significantly contribute to the wider setting of York as it is separated from the ring road and the wider rural area by development at Monks Cross and Jockey Lane.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

170 Pond Field, Heslington,  
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
170	○	-	○	-	--	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here would blur the distinct edges between York University Campus, Badger Hill Estate and the village of Heslington.</p> <p>It may also impact upon the identity of Heslington village.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on Heslington and York in general.</p> <p>This site borders the Heslington Village Conservation Area. Development may impact upon the character/setting of the Heslington by removing one of the last remaining open spaces on the north side of the village.</p> <p><b>Characteristic 5:</b> Roman human remains have been found on this site. This site is located close to known prehistoric and Roman settlements. It has been relatively undisturbed throughout the intervening centuries. Development will have a detrimental impact on any surviving archaeological features.</p> <p><b>Characteristic 6:</b> Development within this field will remove the rural character which still remains on this part of Field Lane. The Heslington East Campus is well set back from the road leaving an open/green feel when entering Heslington from</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

170 Pond Field, Heslington,  
Option 1, Preferred Options, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
171	○	--	○	--	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here may impact upon the identity and compact characteristic of Heslington village as it would substantially enlarge its residential area.</p> <p>Development of this site will further erode the planned village form of Heslington by removing the open area which separates Main Street (running N-S) and late 20<sup>th</sup> century development to the south-west of the village. The nature of the rural back lanes will also be destroyed by development to the rear of the two Main Streets.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on Heslington and York in general.</p> <p>This site is within Heslington Village Conservation Area. Inappropriate development will have a significant impact upon the character/setting of Heslington.</p> <p>Several listed (Grade II and II*) buildings border the proposed development site. Development may impact upon the setting/character of these buildings.</p> <p><b>Characteristic 5:</b> High quantity legible non designated landscape features exist across the site dating to the medieval</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

171 Lime Tree Farm, Heslington,  
 Option 2, Further Sites Consultation, Rapid Appraisal

	<p>and post-medieval period. Development will have a detrimental impact on any surviving archaeological deposits and landscape features.</p> <p>Development on the site which did not retain/respect the existing visible historic grain would be detrimental to the area.</p> <p><b>Characteristic 6:</b> This site forms part of the setting of the original village of Heslington. It helps define its character and form. The identity of the village is reinforced by this area of land which separates Main Street from the modern development.</p> <p>The site incorporates part of Boss Lane, a medieval lane. Development may have a detrimental impact upon its natural/rural setting.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 179  H54	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Haxby and York in general.</p> <p><b>Characteristic 5:</b> There is the potential for archaeological deposits to exist on this site. Haxby was established by the 9<sup>th</sup> century although Roman activity is also known in the wider vicinity.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits and landscape features.</p> <p><b>Characteristic 6:</b> No key views identified but further appraisal needed on views to and from the area.</p> <p>Site is part of the surrounding countryside but is not directly surrounding York city. Development will not have an adverse affect on the setting of York.</p>	<p><b>Characteristic 1:</b> None. None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

						<p>The northern rural setting of Haxby will not be significantly affected as fields surround the land to the north and north-east. Extended green wedge land exists to the north-west.</p> <p>Development would increase the size of settlement but not reduce the distance between Haxby and any other settlement. It would slightly reduce the distance between Haxby's urban fringe and nearby rural farmsteads.</p> <p>Rural views afforded from some houses at the north of Haxby will be obscured by residential growth.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
181	○	--	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> A housing development here would essentially be a satellite estate which was not in keeping with the contained compact form of the city. It would be located on the outer fringes of the city with no connections to existing settlement.</p> <p>Proximity to major intersection of the A64 will harm perception of compact city.</p> <p>The development of this site would increase the distance from the city centre to the fringes of urban area.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology is known on this site although it is a relatively undisturbed and may contain earlier landscape features. Excavations at the Heslington East Campus site on higher ground immediately to the south of Hull Road revealed a pre-historic and Roman settlement.</p> <p>Well preserved medieval ridge and furrow is located on the</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

						<p>site, in particular in the four fields south of the former railway, adjacent to Murton Way, as far as, and including the field SE of Gell's Farm.</p> <p>Pre-medieval landscape features survive particularly below the ridge and furrow.</p> <p>Development of the site would have a detrimental impact on any surviving archaeological deposits or visible landscape features.</p> <p><b>Characteristic 6:</b> Development here would substantially reduce the field margin between the edge of the built-up area and the ring road which would adversely affect the rural setting of York and Murton. It would also erode the rural margin between Murton, the livestock centre and the edge of the city.</p> <p>Development here would bring a relatively abstract built form closer to the ring road thereby reducing the field margin between the edge of the built-up area, and the ring road which will impact on the rural edge setting of the city.</p> <p>Substantially diminishes the distinctive character and rural setting of cluster of farmsteads and associated fields at Grimston either side of the A64 that form part of the setting of the city visible from the ring road and main arterial route past Dunnington, Murton and Grimston.</p> <p>The distance between the small settlement of Murton and the urban edges of York will be decreased by this development bringing the two independent places closer together.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

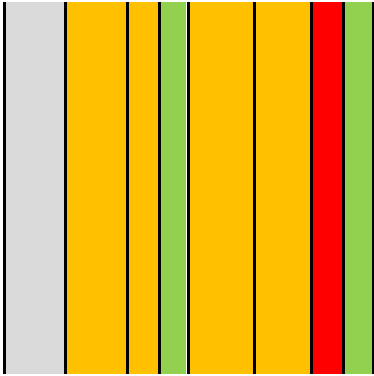
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
189	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Slight impact on compactness as site is located some way from city centre area. However, development surrounding Huntington already exists at this distance from the city centre.</p> <p>The proposed development site is situated in fields adjacent to existing residential and commercial areas. Development may have a detrimental impact by eroding distinct boundaries between the current residential and commercial areas.</p> <p>The site is located within the fields surrounding the medieval village of Huntington. Development will further erode the connection between Huntington and its surrounding landscape. However, this has already been impacted upon by 20<sup>th</sup> century development west of North Moor Lane.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly one storey in height although two storey buildings are also present.</p> <p><b>Characteristic 5:</b> Development will have a destructive impact on any archaeological deposits which may exist on site.</p> <p>Some legible non designated landscape features exist across the site including medieval ridge and furrow, strip fields and post-</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

				<p>medieval field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>The former York to Beverley railway (1847) once ran across the site.</p> <p><b>Characteristic 6:</b> Development of the site would reduce the field margin between the ring road and urban areas, impacting on the open rural setting of the city. However, the proposed development site would not impinge any further than the existing commercial buildings in this area.</p> <p>The site contributes to the rural character of the fringes of the urban area and intersects with local green infrastructure corridors. These corridors may be removed by proposed development on site.</p> <p>Area provides part of the rural setting to the east of Huntington although the immediate setting of the village has already been impacted upon by mid 20<sup>th</sup> century development. Several strip fields, historic field boundaries and ridge and furrow associated with the village exist across the site.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
200	0	-	- +	-	-	- +	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this area will remove the space which separates several 20<sup>th</sup> century residential estates. This may blur the distinct boundaries and identity of each area.</p> <p><b>Characteristic 3:</b> Glimpses of The Minster may be possible from the elevated nature of this site. Development may impact upon these views. However, there may be an opportunity to reveal views of The Minster through new development.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of Acomb and York.</p> <p><b>Characteristic 5:</b> Industrial archaeological features relating to the water industry on the site are of significance.</p> <p>A Roman road (York to Aldborough) ran along the southern boundary of this site.</p> <p>The southern and western boundaries to the site date to at least the mid 18<sup>th</sup> century.</p> <p>Ridge and furrow may survive in the southern corner of the site – condition unknown.</p> <p>The construction of the reservoir in the early-mid 19<sup>th</sup> century will have had a detrimental impact on any earlier surviving</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further analysis/information and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

200 Severus Hill,  
Option 2, Further Sites Consultation, Rapid Appraisal

	<p>archaeological deposits. Re-development will have a destructive impact upon any surviving industrial or earlier remains.</p> <p><b>Characteristic 6:</b> Topography of this site means that development upon the hill will be highly visible across the city. The natural landscape of this hill would change to a visible urban one.</p> <p>Views/glimpses of The Minster may be possible from this site. May be opportunity to reveal views of The Minster through new development.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
220	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site would have a detrimental impact upon the compactness and the original linear form of Knapton</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Knapton and York generally.</p> <p><b>Characteristic 5:</b> The lanes surrounding the proposed development site are probably medieval in date.</p> <p>Ridge and furrow may exist on part of the site – condition unknown.</p> <p>Ring ditch and pits recorded in the south-eastern corner quadrant of the site.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p><b>Characteristic 6:</b> This site contributes to the open countryside and rural setting of York. Its development will adversely affect the rural character of this area surrounding the ring road and the views towards the urban fringes of York. The development of this area will reduce the open countryside</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

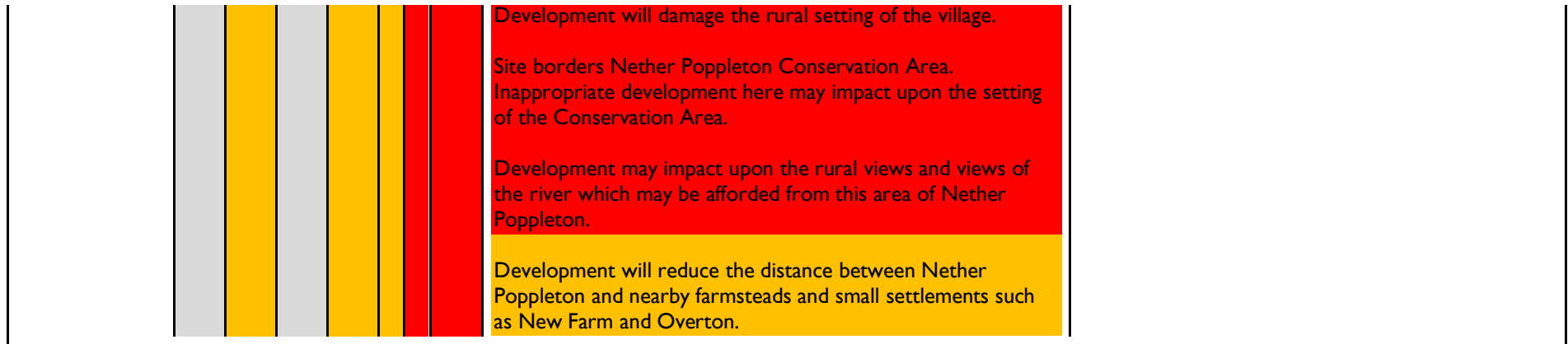
							between the ring road and the urban fringes of the city.
							It may also increase the proximity of Knapton to York although it is already close in some places.

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

226 Site A Land off Main Street, Nether Poppleton, Rapid Appraisal

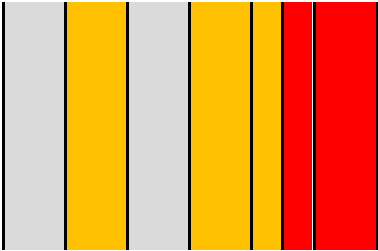
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
226	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here may impact upon the compactness of Upper and Nether Poppleton. Expansion has so far mainly occurred to the south of the villages.</p> <p>Development may also have a detrimental effect on the linear form of Nether Poppleton.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Nether Poppleton and York generally.</p> <p><b>Characteristic 5:</b> The lane forming the southern boundary of the development site (Ouse Moor Lane) is probably medieval in date. The footpath forming the northern boundary is shown on the 1852 OS map.</p> <p>Aerial photographs record cropmark enclosures of a possible Romano-British settlement in fields flanking Ouse Moor Lane. This site impinges onto the proposed development area.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p><b>Characteristic 6:</b> This site is located within land which forms part of the village setting of Nether Poppleton.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

226 Site A Land off Main Street, Nether Poppleton, Rapid Appraisal




Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
227	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here may impact upon the compactness of Upper and Nether Poppleton. Expansion has so far mainly occurred to the south of the villages.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Nether Poppleton and York generally.</p> <p><b>Characteristic 5:</b> The lane forming the north-eastern boundary of the development site (Ouse Moor Lane) is probably medieval in date. The eastern boundary of the site is a right-angled field boundary shown on the 1852 OS map.</p> <p>Aerial photographs record cropmark enclosures of a possible Romano-British settlement in this area.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p><b>Characteristic 6:</b> This site is located within land which forms part of the village setting of Nether Poppleton. Development will damage the rural setting of the village.</p> <p>Site is adjacent to Nether Poppleton Conservation Area. Inappropriate development here may impact upon the setting</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

	<p>of the Conservation Area.</p> <p>Development may impact upon the rural views which may be afforded from this area of Nether Poppleton.</p> <p>Development will reduce the distance between Nether Poppleton and nearby farmsteads and small settlements such as New Farm and Overton.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
229	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will have a minor detrimental impact on the compactness of the village of Elvington. The village has already expanded to the north-west but has roughly developed along and close to Elvington Lane. The proposed development site would not follow this pattern.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs across part of the site – current condition unknown.</p> <p>Northern, southern and internal field boundaries are former strip field divisions and are at least post-medieval in date.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p><b>Characteristic 6:</b> Northern, southern and internal field boundaries are former strip field divisions and are part of the village setting of Wheldrake.</p> <p>The proposed development site forms part of the open</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>


	countryside/rural setting of the village. Development here would result in the removal of part of the open fields surrounding the village. Development would increase the distance between the village core and the surrounding countryside.
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
271	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this proposed site would have a negative impact upon the compactness/contained concentric form of the city. The site is located away from the current urban fringe (roughly bounded by Sim Balk Lane and the former railway line).</p> <p><b>Characteristic 3:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a negative impact on the perception of the city when approaching from the south-west.</p> <p><b>Characteristic 5:</b> The site is located alongside a Roman Road and contains historic field boundaries.</p> <p>Ridge and furrow may be present on the site – possibly poor condition/sub surface.</p> <p>The adjacent Bond Hill Farm dates to at least the mid 19<sup>th</sup> century and is shown on the First Edition OS plan.</p> <p>Development in this area will have a detrimental impact upon what remains of its rural setting and on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> The development of this site will slightly reduce the distance between Copmanthorpe and York urban fringe. The current distance serves as a distinct division</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

271 Land alongside A64, Rapid Appraisal

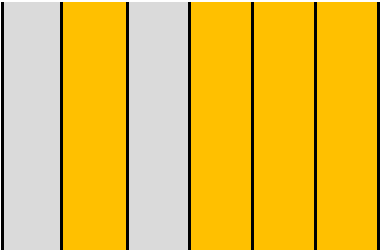
	<p>between the city and neighbouring village.</p> <p>The rural edge setting of the city may be negatively affected by development in this area. This approach to the city, although a short distance from the urban area of Copmanthorpe and truncated by the ring road, is relatively rural in character.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

297 Amalgamated sites off Main St, Elvington,  
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
297	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will have a minor detrimental impact on the compactness of the village of Elvington. The village has already expanded to the north-west but has roughly developed along and close to Elvington Lane. The proposed development site would not follow this pattern.</p> <p>Development on this site would bring the residential village closer to the outlying waterworks.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs across part of the site – current condition unknown.</p> <p>The eastern and western boundaries of this site are historic field divisions shown on the 1852 OS map.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p><b>Characteristic 6:</b> The proposed development site forms part</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation</p>

297 Amalgamated sites off Main St, Elvington,  
Option 1, Preferred Options, Rapid Appraisal

	<p>of the open countryside/rural setting of the village. Development here would substantially extend the village into the surrounding countryside removing part of the open fields and increasing the distance between the village core and the surrounding countryside.</p> <p>Development would affect the character of the northern boundary of the village.</p>	<p>required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
298	○	○	○	-	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Within Fulford Village Conservation Area.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly one storey in height although two storey buildings are also present.</p> <p><b>Characteristic 5:</b> Development will have a destructive impact on any archaeological deposits which may exist on site.</p> <p>Cut features of early Roman date including pits, ditches and a posthole were found during an evaluation at Connought Court in 2004 (northern part of this site.. The nature of the features present suggests that the site contains elements of the Roman agricultural landscape. A possible later prehistoric ditch was also located.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None.</p>

## 298 Rapid Appraisal

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

303 Amalgamated sites off Stockton Lane, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
303	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this site would have a minor detrimental impact on the compactness of Stockton on the Forest. It would remove a small part of the open countryside which surrounds the settlement and the city.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic. However, long distance views of the Minster may be possible from this area. Development here may impact upon views from the site and from further afield.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Stockton on the Forest.</p> <p>Inappropriate development may have a detrimental impact on the approach into the core of the village which is a Conservation Area.</p> <p><b>Characteristic 5:</b> The proposed development site appears to have never been developed. Ridge and furrow has been identified from historic aerial photographs.</p> <p>The area retains a legible field pattern which includes medieval and post-medieval field boundaries and tracks related to the village of Stockton on the Forest.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the original village</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

	<p>or historic landscape features.</p> <p><b>Characteristic 6:</b> This site forms part of one of the green wedges which surrounds the city. Development would impact upon the historic character and setting of this area.</p> <p>Long distance views of the Minster may be possible from this area. Development here may impact upon views from the site and from further afield.</p> <p>Development here would enhance the urban character of Stockton Lane approaching York.</p> <p>Development would remove part of the field margin between the fringes of the city and Stockton on the Forest slightly reducing the distance between the two settlements.</p> <p>The development of this site would bring the south-western edge of the village closer to outlying development on Stockton Lane – this may ultimately lead to a merge between the village and these premises which would substantially reduce the distance between the urban fringes of the city and the village.</p> <p>The proposed development site retains a legible field pattern which includes medieval and post-medieval field boundaries and tracks related to the village of Stockton on the Forest. Development would remove or impact upon the legibility of this element of the village setting.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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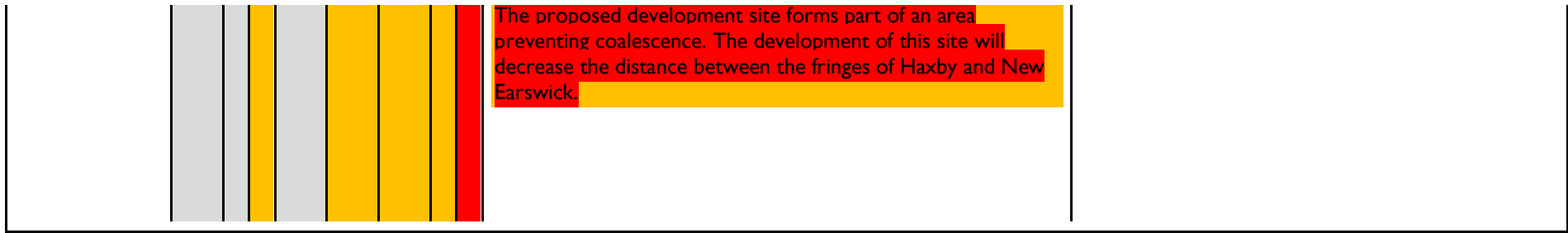
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site 305 ,Amalgamated sites south of Haxby  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 305  H37 Option 1	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, development here will increase the size of Haxby and Westfield Beck provides a defensible boundary to current residential area</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Haxby and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits.</p> <p>Ridge and furrow may exist on the southern portion of this site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This area provides part of the rural setting viewed from the ring road to the north of the city. Development here would have a negative impact on the view from the ring road by bringing residential areas closer into view.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Site 305 ,Amalgamated sites south of Haxby  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
307	0	0	-	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> Views of the locally significant Layerthorpe chimney (designated heritage asset) may be possible from the site.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> Extant buildings may have had a destructive impact on any surviving archaeological deposits. However, archaeological deposits may survive in undisturbed pockets on the site.</p> <p>An archaeological desk-based assessment has been carried out on part of this site. Intrusive archaeological investigation will be required.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None.</p> <p><b>Characteristic 3:</b> Analysis required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 308: Wilberforce Home/York College,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
308  H6	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> There is very well preserved ridge and furrow on the site. Development will have a detrimental impact on this feature.</p> <p>Site is situated close to Roman road/settlement but likely to have always been farmland.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> Proposed development site is very close to the ring road, this site provides the separation between the built area and the A64. Development would reduce this distance.</p> <p>Mature trees on site are of amenity value. Trees to the eastern boundary provide a good edge and are a valuable landscape asset. The landscape has a parkland quality.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

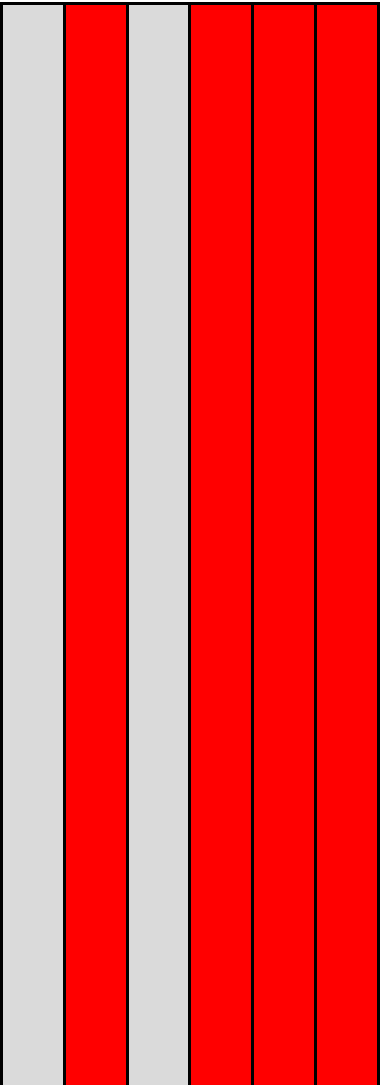
Site 308: Wilberforce Home/York College,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

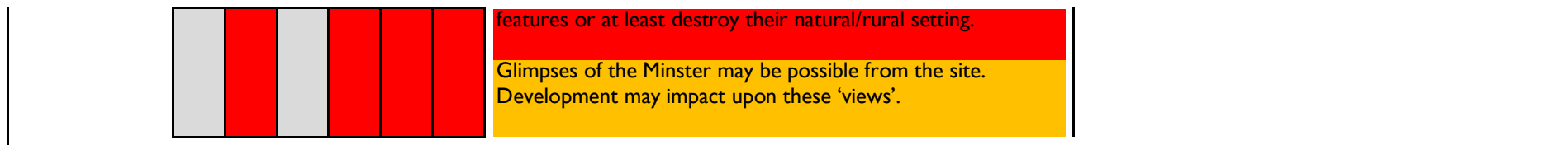
311 Amalgamated sites south of Heslington, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
311	0	--	0	--	--	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here may impact upon the identity and compact characteristic of Heslington village as it would substantially enlarge its residential area.</p> <p>Development on this scale would also impact upon the compactness of the city of York as a whole.</p> <p>The proposed development site enters the village area. Development here will further erode the planned village form which is identifiable on the ground. The nature of the rural back lanes will also be destroyed by development to the rear of the two Main Streets.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on Heslington and York in general.</p> <p>This site borders and impinges upon the Heslington Village Conservation Area. Development will have a significant impact upon the character/setting of Heslington by removing all of the rural setting of the village to the south.</p> <p>Several listed buildings border the proposed development site in the area close to the village. Development may impact upon the setting/character of these buildings.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p>

	<p><b>Characteristic 5:</b> Iron Age/Roman field systems and enclosures known on parts of this site. A Roman road runs to the west of this area along the boundary of West Moor. The fields have been undisturbed throughout the intervening centuries.</p> <p>Several farms within the proposed development area. Those close to the village are shown on the 1852 OS map.</p> <p>High quantity legible non designated landscape features exist across the site dating to the medieval and post-medieval period.</p> <p>Development on the site which did not retain/respect the existing visible historic grain would be detrimental to the area.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and landscape features.</p> <p><b>Characteristic 6:</b> This area provides a large portion of the rural edge setting and open countryside surrounding York. Development would remove this element of the landscape and setting characteristic.</p> <p>Development across this site will erode the character and rural setting of cluster of farmsteads and associated fields on either side (particularly the south side) of the A64 that form part of the setting of the city visible from the ring road.</p> <p>This area south of Heslington contains many significant landscape features associated with the setting of the village. These include the medieval Outgang, lanes (Common and Boss Lane), medieval and post-medieval field boundaries and partial strip fields. Development may potentially remove these</p>	<p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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311 Amalgamated sites south of Heslington, Rapid Appraisal

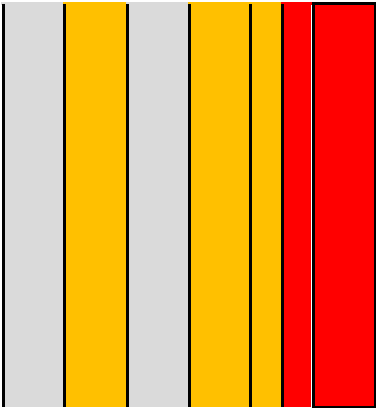


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

317 Amalgamated sites north of Moor Lane, Woodthorpe,  
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
317	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here would further increase the distance of the residential area of Woodthorpe from the city centre.</p> <p>The proposed development is situated in fields adjacent to existing residential areas. If this site is viewed as a separate development there may be issues with finding the space to maintain a degree of separation between areas.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology is known on this site although it is a relatively undisturbed agricultural land and may contain earlier landscape features.</p> <p>Ridge and furrow on part of site – quality unknown.</p> <p>Field boundaries shown on First Edition OS plan (c.1852) visible on site.</p> <p>Roman/Iron Age pits, ditches and possible enclosure located in area adjacent – identified on aerial photographs as cropmarks.</p> <p>Development will have a detrimental impact on any surviving</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

317 Amalgamated sites north of Moor Lane, Woodthorpe,  
Option 1 Preferred Options boundary, Rapid Appraisal

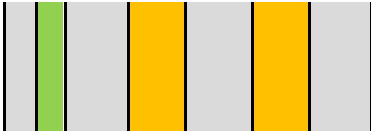
	<p>archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> Development here would undermine the rural edge setting of the city and feeling of open countryside when viewed from the ring road, especially given the gentle topography of the site.</p> <p>The site contributes to the rural edge setting of the city by providing a field margin between the ring road and urban fringe. The area has been identified as land protecting the rural setting of the city. Development of the site would reduce the field margin between the ring road and urban fringe, impacting on the rural setting of the city.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

318 Amalgamated sites at Layerthorpe, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
318	O+	O	-	O	-	O	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic. Development on this site provides an opportunity to improve the appearance/character of this area.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> Views of the Grade II listed destructor chimney can be gained from the site and surrounding area. Glimpses of The Minster may also be possible. Development may impact upon these views. There may be an opportunity to create views of The Minster through new development.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic. Vicinity in use as an industrial/commercial and residential area including a variety of modern buildings. Quality buildings still need to be encouraged.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. The construction and subsequent demolition of 19<sup>th</sup> century terraced housing on the site and construction of mid-late 20<sup>th</sup> century commercial buildings will have had a detrimental impact on any surviving archaeological deposits. However, pockets of archaeology relating to the terraced housing or earlier deposits may survive. Re-development will have a destructive impact, without mitigation, upon any surviving archaeological deposits.</p> <p>Redeness Street is the last surviving part of the 19<sup>th</sup> century street layout in this area.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

318 Amalgamated sites at Layerthorpe, Rapid Appraisal

	<b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.	<b>Characteristic 6:</b> None
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
320	0	0	0	-	--	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Site is no further from the city centre than existing development on New Lane.</p> <p>The Monks Cross area is a compact district adjacent to this site. Development on this site would result in the loss of a break in the landscape between Monks Cross commercial area and residential areas predominantly situated on the western side of New Lane.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Potential for significant archaeological deposits to exist on this site. Deposits relating to prehistoric settlement, Roman military and agricultural activity, medieval and post-medieval agricultural practices may be present.</p> <p>A SAM (34718) exists within the proposed site – a temporary Roman camp (1 of 2 on Huntington South Moor with a further 2 known in York). An earthwork survey of Camp 2 (within this site) reported that the remains were extremely slight and barely visible.</p> <p>Inappropriate development in the vicinity of the SAM or the</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

					<p>Grade II listed building (Huntington Grange) may negatively affect their setting.</p> <p>Previous excavations in the adjacent fields to the east of the site close to Camp I have revealed parts of a prehistoric landscape including at least one Neolithic pit and ditch which may have formed part of an enclosure. A pit alignment of Bronze or Iron Age origin was also noted. Many other examples of prehistoric activity are known in the near vicinity.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or visible landscape features.</p> <p>Large swathes of medieval and post-medieval ridge and furrow are present on the site.</p> <p>The site has a high legibility of post-medieval field boundaries. Boundary to eastern edge (formerly Butters Lane) of site may be older in date.</p> <p><b>Characteristic 6:</b> The site provides an element of green space/rural character to New Lane, and contributes to the rural setting of the eastern edge of Huntington, as well as providing separation from Monks Cross. The loss of this green space will further erode the rural character in this area.</p> <p>The site does not significantly contribute to the wider setting of York as it is separated from the ring road and the wider rural area by development at Monks Cross and Jockey Lane.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

327 Amalgamated sites between Knapton and Westfield,  
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
327	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site would have a detrimental impact upon the compactness of Knapton and York. It will also impact upon the original linear form of Knapton</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Knapton and York generally.</p> <p><b>Characteristic 5:</b> Ridge and furrow may exist on part of the site – condition unknown.</p> <p>Ditches and pits recorded from aerial photographs across the site.</p> <p>Site of a heavy anti-aircraft battery located within proposed development area.</p> <p>Several field boundaries remain which date to at least the mid 19<sup>th</sup> century.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p><b>Characteristic 6:</b> This site contributes to the open</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation</p>



327 Amalgamated sites between Knapton and Westfield,  
 Option 1, Preferred Options, Rapid Appraisal

	<p>countryside and rural setting of York when viewed from the A1237 and A59. Its development will reduce the open countryside between the ring road and the urban fringes and will adversely affect the rural views towards the city. However, the rural character of the adjacent land towards the north-west of the ring road (looking away from the city centre) has already been destroyed by the creation of North Minster Business Park.</p> <p>The proposed development area impinges upon an area which prevents coalescence between Knapton and York. Development here would impact on the relationship between the village and the city by removing the land that separates the two.</p> <p>The setting of Knapton will be negatively affected by development of this site which would remove the open land previously associated with the village. However, few historic field boundaries/landscape features remain.</p>	<p>required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
565	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Strensall.</p> <p><b>Characteristic 5:</b> The site appears to have remained undeveloped.</p> <p>The boundaries of the site date to at least the mid 19<sup>th</sup> century.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the original village or historic landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have a significant impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
577	○	○	○	-	-	○	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two-storey in height.</p> <p><b>Characteristic 5:</b> Development will have a destructive impact on any archaeological deposits which may exist on site.</p> <p><b>Characteristic 6:</b> Possible long distance views of the Minster from Great North Way and maybe from within the site.</p> <p>No real impact on rural setting of the city or open countryside.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
587	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two-storey in height.</p> <p><b>Characteristic 5:</b> Development will have a destructive impact on any archaeological deposits which may exist on site.</p> <p>Roman burials and finds known to the north of this site in West Park.</p> <p><b>Characteristic 6:</b> Loss of some green open space but site is a sports centre and not considered part of the Stray.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
598	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental impact on Bishopthorpe and York in general.</p> <p>The current view from the road leaving Bishopthorpe into the countryside may be impacted slightly by proposed new buildings on the site of the nursery. The nursery at present predominantly contains low buildings made of timber and small green house domes. An elevated view into the distant countryside can be gained from the road bridge looking south.</p> <p><b>Characteristic 5:</b> The site is located close to a possible prehistoric round barrow and prehistoric/Romano-British field system. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to an impact upon this Principal Characteristic. Assuming that the proposed development area will remain at the site of the nursery and not extend the length of the cycle route as hinted in the allocation area.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None.</p>

598 South of Moor Lane, Rapid Appraisal

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

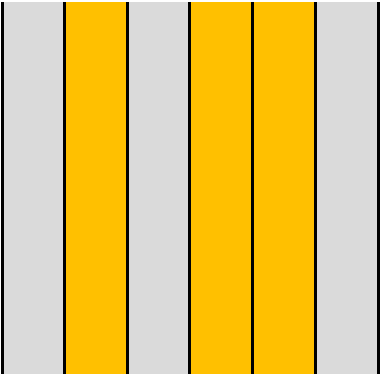
E7 Wheldrake Industrial Estate,  
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
E7	0	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate development may have a minor impact upon the approach to Wheldrake from Wheldrake Lane. However, proposed site is an extension of an extant small industrial estate. The extension would be located slightly away from the main road.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits which may relate to agricultural practices associated with Wheldrake.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
601	0	-	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will expand the north-western extension of the settlement. Although this does not affect the village core, further expansion will affect the general compactness of Elvington. This area on Elvington Lane does contain an industrial estate but it is situated on the north side of the road. A residential area exists to the south. Commercial development on the south side of the road on the proposed site would surround existing residential buildings.</p> <p>The proposed development viewed from the approach towards this area of expansion on Elvington Lane from the west and particularly the south will further enhance the impression of Elvington as a much larger settlement than a village.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs across a small part of the site – current condition unknown.</p> <p>The southern boundary of this site is shown on the 1852 OS map forming part of Moor Closes. The eastern boundary is the former line of the Derwent Valley Light Railway.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>



	<p>The western half of the site falls within the former Elvington military airfield used in World War Two and during the Cold War.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features which may relate to the agricultural practices of the original village or the airfield.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 6:</b> None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

603 Land at Airfield Business Park, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
603	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> This site falls within the former Elvington military airfield used in World War Two and during the Cold War. Development will have a detrimental impact on any surviving archaeological deposits relating to the airfield or evidence of earlier activity.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
604	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> This site falls within the former Elvington military airfield used in World War Two and during the Cold War.  Development will have a detrimental impact on any surviving archaeological deposits relating to the airfield or evidence of earlier activity.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, the proposed site lies outside of the current airfield industrial estate and impinges upon the open expanse of the former airfield.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

605 Site east of Airfield Industrial Estate, Elvington, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
605	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> This site falls within the former Elvington military airfield used in World War Two and during the Cold War.  Development will have a detrimental impact on any surviving archaeological deposits relating to the airfield or evidence of earlier activity.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any significant impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

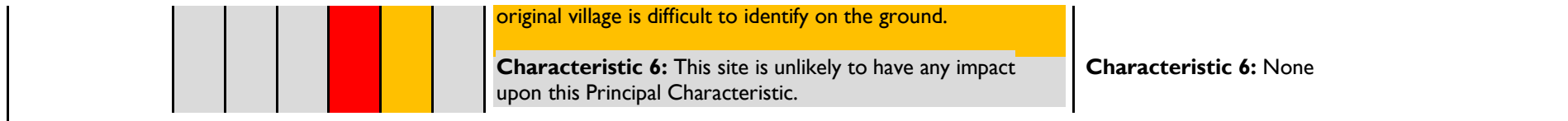
Site 618, Land near Surgery and 2a/2b Petercroft Lane, Dunnington,

Appraisal Stage: Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
618  H44	○	○	○	--	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> The proposed development site is within Dunnington Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Dunnington and York in general. Development may compromise the character of the village.</p> <p>Several Grade II listed buildings and Grade II listed village cross are located in close proximity to the site on Church Street. New development may have a negative impact on the setting of these buildings.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to the medieval village. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>The site is located in the former crofts area between Church Street and Garden Flats Lane. Development would remove the last open space in this former garden area between the lane and village frontage. However, the identifiable form of the</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

Site 618, Land near Surgery and 2a/2b Petercroft Lane, Dunnington,

Appraisal Stage: Preferred Options boundary, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
623	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Proximity to major intersection of the A64 will harm perception of compact city.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York.</p> <p><b>Characteristic 5:</b> Human remains have been found within this site – no further information available. Known prehistoric and Roman settlement within vicinity.</p> <p>Development of the site would have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development of the site would substantially reduce the field margin between the ring road and urban areas, impacting on the rural edge setting of the city. It would also slightly reduce the distance between outlying farms and the urban fringes of York.</p> <p>Development would further diminish the distinctive character and rural setting of cluster of farmsteads and associated fields at Grimston either side of the A64 that form part of the setting of the city visible from the ring road and main arterial route past Dunnington, Murton and Grimston.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
624	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the architectural legacy of York.</p> <p>Commercial buildings may impact upon the predominantly residential inter-war character of this area.</p> <p><b>Characteristic 5:</b> No known archaeology. Site was previously used as agricultural land. Development of the site would have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> The development of this site will remove a large green open space which currently separates the inter/post-war area of Broadway and late 20<sup>th</sup> century development. The removal of this space will create a more dense urban fabric and may blur the distinct edges of the two areas of development.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
626	0	0	0	--	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> The proposed development site is located within Tadcaster Road Conservation Area. Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of the Conservation Area and the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Tadcaster Road follows the line of a Roman road. The proposed development site is situated close to the road and has remained undeveloped. Development of the site would have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
629	0	0	---	--	--	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>However, The Retreat is an identifiable area between the University and the predominantly 20<sup>th</sup> century surrounds of Heslington Road. Re-development may diminish the identifiable nature of this area.</p> <p><b>Characteristic 3:</b> The Retreat area contains several Grade II listed buildings. Modifications to none listed buildings would have to be sympathetic to the preservation of original features. Inappropriate development may impact upon their setting.</p> <p>Glimpses of The Minster may be possible from the elevated position of this site.</p> <p><b>Characteristic 4:</b> The proposed development site is located within The Retreat Conservation Area. Any development would be restricted to the extent of existing buildings. Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of the Conservation Area and the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Proposed site is partly within the Retreat Area of Archaeological Importance and borders the City Centre Area of Archaeological Importance. On Lamel Hill a Roman and Anglian cemetery is known on the western border</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

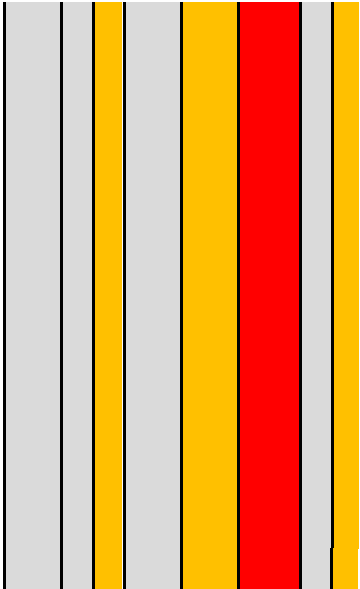
	<p>of this site.</p> <p>Development will have a detrimental impact on any archaeological features.</p> <p><b>Characteristic 6:</b> The development of this site would potentially remove an open space which currently separates the inter-war social housing on Heslington Road and Garrow Hill House (GII listed). The removal of this space will create a more dense urban fabric and remove this small green/open space from Heslington Road. (The gardens of The Retreat) are hidden by a high brick wall.</p> <p>Glimpses of The Minster may be possible from the elevated position of this site.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
634	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two-storey in height.</p> <p><b>Characteristic 5:</b> Development will have a destructive impact on any archaeological deposits which may exist on site. However, current use may have already destroyed any remaining deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
638	O	C -	O	-	--	C -	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Site is no further from the city centre than existing development.</p> <p>The Monks Cross area is a compact district adjacent to this site. Development on this site would result in the loss of a break in the landscape between Monks Cross commercial area and residential areas predominantly situated on the western side of New Lane.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Potential for significant archaeological deposits to exist on this site. Deposits relating to prehistoric settlement, Roman military and agricultural activity, medieval and post-medieval agricultural practices may be present.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or visible landscape features.</p> <p>Thornfield Farm is within the site. Removal of the farm will further erode the remaining rural nature of New Lane at its southern end. The buildings may be of some value. A farmstead</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

		<p>(unnamed) is shown on the First Edition OS plan on at this location.</p> <p>Possibility of medieval and post-medieval ridge and furrow on the site.</p> <p>One historic field boundaries exist on the site.</p> <p><b>Characteristic 6:</b> The site provides an element of green space/rural character to New Lane, and contributes to the rural setting of the eastern edge of Huntington, as well as providing separation from Monks Cross. Development here will further erode the rural character in this area.</p> <p>The site does not significantly contribute to the wider setting of York.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
642	-	0	-	-	-	0	<p><b>Characteristic 1:</b> Inappropriate design may impact on the character of New Earswick Conservation Area and the setting of nearby listed buildings – particularly the Folk Hall.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> The Folk Hall (Grade II listed) lies immediately on the boundary of this site. It can be regarded as a local landmark. There are also clusters of listed buildings to the east of this site.</p> <p>Inappropriate development may impact upon the setting of these buildings.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York and New Earswick in general.</p> <p>Inappropriate development may impact on the character of New Earswick Conservation Area.</p> <p>High rise or larger buildings in this area will have a detrimental impact on the architectural character of the area. Surrounding developments are predominantly 1-2 storey in height.</p> <p><b>Characteristic 5:</b> No known archaeological deposits on the site. Development may have a destructive impact on any archaeological deposits which may still exist on site.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> It is important for design to enhance particular elements of the strong urban form characteristic and of the characteristics of New Earswick.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

## 642 Rapid Appraisal

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
645	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York.</p> <p><b>Characteristic 5:</b> Site is currently partly undeveloped and until the late 20<sup>th</sup> century was probably in use as agricultural land. Ridge and furrow has been identified on site from historic aerial photographs.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
657	0	0	0	-	--	--	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, the terraced housing on George Street and St. George's Church which border the site are Grade II listed. Inappropriate development may impact upon the setting of these buildings.</p> <p><b>Characteristic 4:</b> The proposed development site is within Central Historic Core Conservation Area. Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of the Conservation Area and the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> The proposed development site is located within the City Centre Area of Archaeological Importance. Terraced housing on site from the 19<sup>th</sup> century until the 1950s will have had a detrimental impact on any archaeological remains. Despite this archaeological evidence of Roman and medieval settlement is known within the proposed site. This area was also the site of post-medieval Watter's Hospital. Re-development of the site would have a destructive impact on any other surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

657 Peel Street/Margaret Street, Rapid Appraisal

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required		
	1	2	3	4	5	6				
666	O	+	-	-	-	-	O	+	<p><b>Characteristic 1:</b> Three storey urban blocks buildings fronting the northern end of Piccadilly and Coppergate. Blocks become less apparent and smaller in height further down on Piccadilly after crossing the Foss.</p> <p>Small squares within this site such as the one created by the Coppergate centre and the much grander Eye of York.</p> <p>Inappropriately scaled buildings, poor architecture and the removal of existing squares/open space would have a detrimental impact to this area.</p> <p>Mixture of 20<sup>th</sup> century industrial and commercial buildings alongside medieval buildings and monuments and 18<sup>th</sup> century civic buildings. Large scale re-development may result in the loss of some of the rich townscape element of the area.</p> <p>Proposed site is broken into two areas. New form will be broken by existing Ryedale House which separates them.</p> <p><b>Characteristic 2:</b> Views of Clifford's Tower from the corner of Piccadilly and Merchantgate and panoramic views from Clifford's Tower (including of the Minster) including YHCCAA Key Views 15 and 16. Local views across the Eye of York area of Clifford's Tower and River Foss.</p> <p>Inappropriate development may restrict or remove existing views. Where this may impact upon key views the threat becomes more significant.</p> <p>The Piccadilly area is generally defined industrial and new-build apartment blocks bounded by the River Foss and the rear of Walmgate. The castle area forms its own identifiable district. The Coppergate element of this site largely dates to the late 20<sup>th</sup> century.</p> <p>Re-development will enhance this commercial area of the city centre and bring it closer to the outlying residential areas of</p>	<p><b>Characteristic 1:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p>

	<p>Walmgate. It may also enable new views, particularly of the River Foss and castle area from Piccadilly to be revealed.</p> <p><b>Characteristic 3:</b> Inappropriate development may detract from the most significant buildings in the area (Clifford's Tower and the Castle Museum), restrict existing views of landmark buildings or impact upon their dominance.</p> <p>Clifford's Tower is visible from several surrounding streets. Other landmarks within this area include Ryedale House, Eye of York and the Castle Museum. Inappropriate development may impact upon the visibility of monuments.</p> <p>Diverse array of buildings and monuments in close proximity to each other.</p> <p>Clifford's Tower (SAM 13275) located close to the City Walls. Tower is visible from City Walls in surrounding area such as Cromwell Road.</p> <p>Several Grade I listed buildings in the Castle area. Grade II and Grade II* listed buildings are situated on the fringes of the area as a whole.</p> <p>Re-development may have a detrimental impact on the setting of the listed buildings within and surrounding the site. It may also impact upon the Scheduled Area of the Castle or have a detrimental impact on the Core Conservation Area in general.</p> <p><b>Characteristic 4:</b> Diverse array of buildings and monuments in close proximity to each other. Potential loss of 20<sup>th</sup> century buildings on Piccadilly. This will remove an element of the architectural legacy in this area. Demolition may also result in the loss of some high quality craftsmanship in the area.</p> <p>Building heights within the proposed re-development area generally range between 1- 4 storeys although Ryedale House is 8 storeys in height!</p> <p>Poor architectural design would be detrimental to the generally</p>
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**Characteristic 3:** Further analysis and mitigation required.

**Characteristic 4:** Further information required on proposed architectural design.

	<p>high quality of buildings and craftsmanship in York.</p> <p>Inappropriately scaled buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> Significant archaeological remains (including waterlogged deposits) known across whole area. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> A section of the River Foss runs through this proposed re-development site. Redevelopment may have a positive impact on this character element as there is an opportunity to reveal the River Foss from Piccadilly and the Castle area.</p>	<p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further views analysis required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
685	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental impact on the architectural character of the area. Surrounding developments are predominantly 1-2 storey in height.</p> <p><b>Characteristic 5:</b> No known archaeological deposits on the site. However, development may have a destructive impact on any archaeological deposits which may still exist on site.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None, However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

E14 South of York Business Park,  
Option 2, Further Sites Consultation, Rapid Appraisal

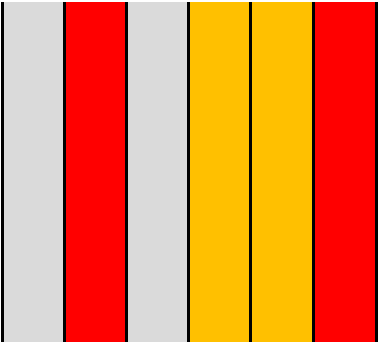
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E14	0	0 -	0	0	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, the early 21<sup>st</sup> century development is separated from the industrial area of the business park by this small piece of undeveloped land. A degree of separation between the two distinct areas should be maintained.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
688	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site would have a detrimental impact upon the compactness of Knapton. It will also impact upon the original form and identity of the village. It is one of the few villages which has not seen large scale expansion.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Knapton and York generally.</p> <p>Although the site is well situated for access to the ring road, proposed development for employment may not be suitable for this site given the rural/residential nature of the village.</p> <p><b>Characteristic 5:</b> Ridge and furrow may exist on the site – condition unknown. Several field boundaries may date to at least the mid 19<sup>th</sup> century.</p> <p>A medieval chapel existed immediately east of the proposed development site.</p> <p>The site may contain archaeological deposits related to the medieval village. Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

Appraisal Stage: Preferred Options

	<p><b>Characteristic 6:</b> This site contributes to the open countryside and rural setting of Knapton and to a certain extent, York. Its development will remove the open countryside between the ring road and the village and reduce the field margins between the ring road and urban fringes of the city.</p> <p>Development may also impact upon the original of the village which has not seen large scale expansion.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
689	0	0	0	0	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> May be difficult to develop an architecture which related well to the landscape setting.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of Poppleton, Knapton and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> There is no known archaeological evidence in this area but presumably the higher ground would have been favourable for early activity.</p> <p>The area was agricultural during the medieval and post-medieval periods and was associated with the village of Knapton.</p> <p>Several field boundaries within the site date to at least the mid 19<sup>th</sup> century.</p> <p>Northern boundary of the site forms the division between the parishes of Upper Poppleton and Rufforth with Knapton.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

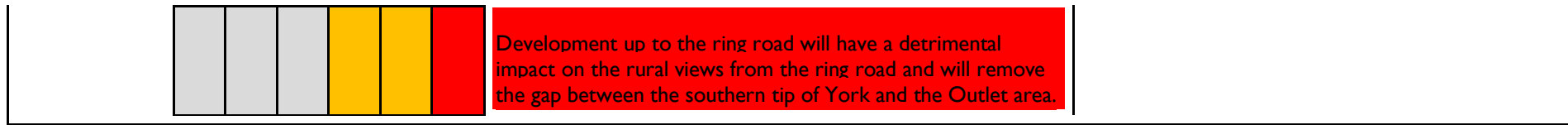
					<p><b>Characteristic 6:</b> The rural setting of York as viewed from the ring road in this area will be further adversely affected by development. Northminster Business Park has already impacted upon this to some degree.</p> <p>Development will substantially reduce the distance between Northminster Business Park and Upper Poppleton.</p> <p>Development would reduce the distance between Northminster Business Park, Knapton and Upper Poppleton.</p> <p>Development will also reduce the distance between urban nature of the business park and nearby outlying farms to the west of the city.</p> <p>Development would impact on the rural setting of Upper Poppleton by introducing substantial development within the fields that currently contain Upper Poppleton village.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

694 Amalgamated sites adjacent to Designer Outlet, Rapid Appraisal

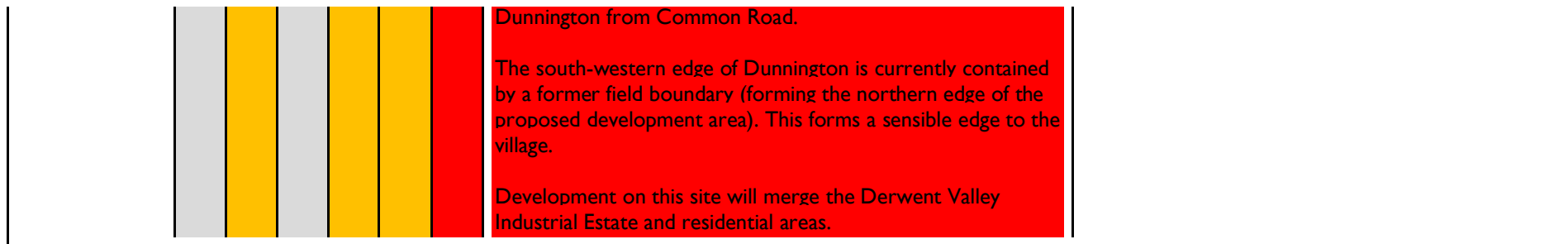
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
694	0	0	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general. This site is situated close to Bishopthorpe and Middlethorpe Conservation Areas. Development unlikely to have any impact on the neighbouring conservation areas due to distance between the site and sensitive areas.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>This site has produced some evidence for prehistoric/Romano-British activity. Further field systems and settlements are known in the vicinity.</p> <p>Battle of Fulford may have taken place in the vicinity.</p> <p><b>Characteristic 6:</b> This site falls partly within a green wedge identified as contributing to the historic character and setting of the city. Development here would remove part of this wedge which would have a detrimental effect on the setting of the city.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

694 Amalgamated sites adjacent to Designer Outlet, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
697	0	-	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development in this location will impact on the compactness of Dunnington by enlarging it and essentially merging it with the nearby Industrial Estate.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site bordering the southern entrance to Dunnington Village Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Dunnington and York in general.</p> <p><b>Characteristic 5:</b> No known archaeology on site. However, the adjacent field contains a field system possibly Roman in date.</p> <p>19<sup>th</sup> century Derwent Valley Light Railway formerly ran through the western portion of the site.</p> <p>Ridge and furrow may exist on part of this site – condition unknown.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development on this site would affect the character of the southern edge of the village (also a Conservation Area) and the approach into/setting of</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

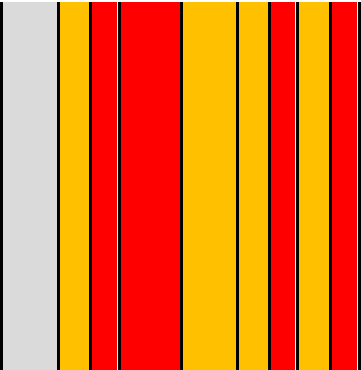


ST7 East of Metcalfe Lane,  
Option 2, Further Sites Consultation boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST7 Option 2	0	-	-	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The location of this site increases the distance from the city centre to the edge of the urban area.</p> <p>The proposed development area, in part, is situated in adjacent fields to existing residential areas. This may erode the identity of each area through the loss of distinct boundaries or open space between each development.</p> <p>Existing rural tracks lead to open fields beyond. Development may threaten these access routes.</p> <p><b>Characteristic 3:</b> Development may obscure views of landmarks such as the Minster. The York Central Historic Core Character Appraisal identified the view of the Minster from the ring road in this area as a Key View (No. 5).</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Potential for significant archaeological deposits to exist on the site. The larger revised site boundary will result in a wider area of disturbance with a greater destructive impact on any archaeological remains.</p> <p>Evidence of a Roman settlement is well known in the vicinity of Apple Tree Farm. Ridge and furrow exists across the site in varying degrees of preservation. The ridge and furrow may also protect earlier landscape features lying beneath it.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required</p>

		<p>Development of the site would have a destructive impact on any surviving archaeological remains or historic landscape features.</p> <p>Development on the site which removed its visible historic grain would be detrimental to the area.</p> <p><b>Characteristic 6:</b> This development will remove part of the countryside surrounding York affecting the rural setting of the city. It falls outside the area specifically earmarked as land protecting the rural setting of York but represents a substantial urban extension.</p> <p>The development of this site will include the loss of a small part of the green wedge linked to Heworth Green.</p> <p>Views towards city centre and views of York Minster from site. The York Central Historic Core Character Appraisal (YCHCCAA) identified the view of the Minster from the ring road in this area as a Key View (5: A64 East). Rural views to the north, east and south outwards from the site. Development may obscure views towards the city and of landmarks such as the Minster and impact upon the vantage points for towards the rural areas.</p> <p>Development will reduce the depth of vale of York lowland 'meadow'/agricultural setting of the Minster and urban edge.</p> <p>Risk of blurring the boundaries between the communities of Osbaldwick, Tang Hall, &amp; Heworth/Stockton Lane and diminishing separate identities.</p> <p>Development here may have a negative affect on the bio-diverse landscape without mitigation. A SINC site exists</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required</p>
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ST7 East of Metcalfe Lane,  
Option 2, Further Sites Consultation boundary, Rapid Appraisal

	<p>immediately south of the site. The development may impact upon this site without appropriate consideration.</p> <p>Removal of historic landscape features will further erode the rural setting of Osbaldwick and will have a detrimental impact on the setting of this medieval village and Conservation Area and the setting of the city in general.</p> <p>Development of this site would reduce the field margin between the ring road and urban fringes, impacting on the rural setting of the city and reducing the distance between the separate village of Murton and York.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

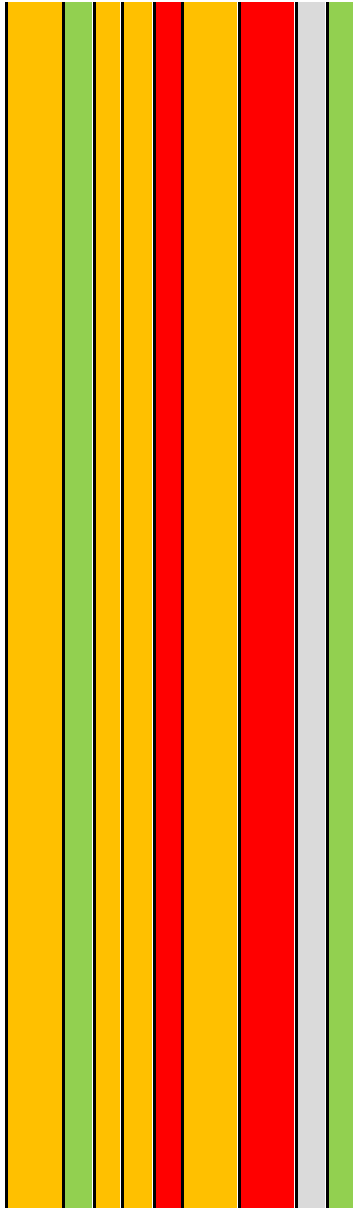
700 Amalgamated sites east of Monks Cross, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
700	0	0	0	0	0	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> The area already contains a mixture of modern commercial buildings. Good quality architecture should be encouraged.</p> <p><b>Characteristic 5:</b> This site is unlikely to have any impact upon this Principal Characteristic. The development of Monks Cross and associated archaeological mitigation strategies will have likely removed any archaeological deposits from this site.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Archaeological monitoring may still be necessary.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

ST20 Castle Piccadilly,  
 Option 1, Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required		
	1	2	3	4	5	6				
ST20 Option 1	○	+	-	-	-	-	○	+	<p><b>Characteristic 1:</b> Three storey urban blocks buildings fronting the northern end of Piccadilly and Coppergate. Blocks become less apparent and smaller in height further down on Piccadilly after crossing the Foss.</p> <p>Small squares within this site such as the one created by the Coppergate centre and the much grander Eye of York.</p> <p>Inappropriately scaled buildings, poor architecture and the removal of existing squares/open space would have a detrimental impact to this area.</p> <p>Mixture of 20<sup>th</sup> century industrial and commercial buildings alongside medieval buildings and monuments and 18<sup>th</sup> century civic buildings. Large scale re-development may result in the loss of some of the rich townscape element of the area.</p> <p><b>Characteristic 2:</b> Views of Clifford's Tower from the corner of Piccadilly and Merchantgate and panoramic views from Clifford's Tower (including of the Minster) including YHCCAA Key Views 15 and 16. Local views across the Eye of York area of Clifford's Tower and River Foss.</p> <p>Inappropriate development may restrict or remove existing views. Where this may impact upon key views the threat becomes more significant.</p> <p>The Piccadilly area is generally defined industrial and new-build apartment blocks bounded by the River Foss and the rear of Walmgate. The castle area forms its own identifiable district. The Coppergate element of this site largely dates to the late 20<sup>th</sup> century.</p> <p>Re-development will enhance this commercial area of the city centre and bring it closer to the outlying residential areas of Walmgate. It may also enable new views, particularly of the River Foss and castle area from Piccadilly to be revealed.</p>	<p><b>Characteristic 1:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p>

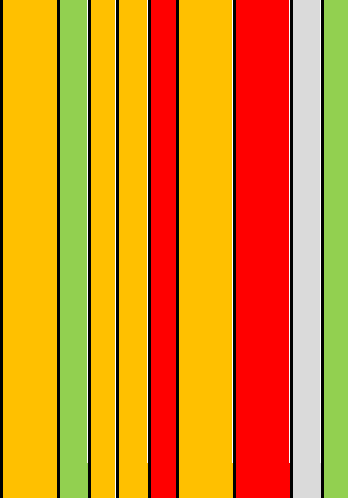


<p><b>Characteristic 3:</b> Inappropriate development may detract from the most significant buildings in the area (Clifford's Tower and the Castle Museum), restrict existing views of landmark buildings or impact upon their dominance.</p> <p>Clifford's Tower is visible from several surrounding streets. Other landmarks within this area include Ryedale House, Eye of York and the Castle Museum. Inappropriate development may impact upon the visibility of monuments.</p> <p>Diverse array of buildings and monuments in close proximity to each other.</p> <p>Clifford's Tower (SAM I3275) located close to the City Walls. Tower is visible from City Walls in surrounding area such as Cromwell Road.</p> <p>Several Grade I listed buildings in the Castle area. Grade II and Grade II* listed buildings are situated on the fringes of the area as a while.</p> <p>Re-development may have a detrimental impact on the setting of the listed buildings within and surrounding the site. It may also impact upon the Scheduled Area of the Castle or have a detrimental impact on the Core Conservation Area in general.</p> <p><b>Characteristic 4:</b> Diverse array of buildings and monuments in close proximity to each other. Potential loss of 20<sup>th</sup> century buildings on Piccadilly. This will remove an element of the architectural legacy in this area. Demolition may also result in the loss of some high quality craftsmanship in the area.</p> <p>Building heights within the proposed re-development area generally range between 1- 4 storeys although Ryedale House is 8 storeys in height!</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p>
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**Characteristic 3:** Further analysis and mitigation required.

**Characteristic 4:** Further information required on proposed architectural design.

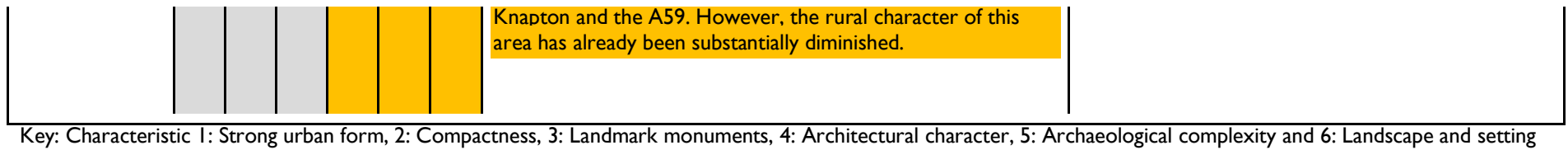
ST20 Castle Piccadilly,  
Option 1, Preferred Options boundary, Rapid Appraisal

	<p>Inappropriately scaled buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> Significant archaeological remains known across whole area. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> A section of the River Foss runs through this proposed re-development site. Redevelopment may have a positive impact on this character element as there is an opportunity to reveal the River Foss from Piccadilly and the Castle area.</p>	<p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further views analysis required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
726	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York generally.</p> <p><b>Characteristic 5:</b> Part of the site was archaeologically investigated in 2015. A ridge and furrow, strip field system was identified across much of the site which formed the basis of the modern enclosed field boundaries. Earlier ditched features and pits were also excavated, highlighting the presence of a likely Romano-British landscape of ditched field boundaries and enclosures.</p> <p>Further development here may have a detrimental impact on any further surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development here will reduce the distance between Knapton and Northminster Business Park weakening the independent/identifiable character of the village. The distance between York and Northminster Business Park will also be reduced.</p> <p>Further development on the east side of Northfields Lane will diminish the remaining semi-rural view westwards between</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>





737 Stockhill Field, west of Church Balk, Dunnington,  
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
737	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Dunnington and York in general.</p> <p>The site is located adjacent to Dunnington Conservation Area. Inappropriate development may have an impact on the historic character/setting of the conservation area.</p> <p><b>Characteristic 5:</b> A Roman road (separate from the A166) runs SW/NE within the site. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Site is currently vacant and forms part of the rural landscape surrounding the village and the northern approach to Dunnington. Development of this site would comprise the rural setting of the village.</p> <p>Dunnington village needs to retain a distance from the main arterial road (A166). Development of this site would extend the settlement to the filling station and development fronting the A166.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

738 Land on south side of Intake Lane, Dunnington,  
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
738	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Dunnington and York in general.</p> <p>The site is located adjacent to Dunnington Conservation Area. Inappropriate development may have an impact on the historic character/setting of the conservation area.</p> <p><b>Characteristic 5:</b> No known archaeology on site. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development on this site would affect the character of the south eastern boundary of the village. Intake Lane currently forms a sensible containment to the village, this small addition on the other side of the lane would not create a defensible boundary.</p> <p>This site forms part of the rural/greenbelt setting of the village. Its development would remove a segment of the immediate rural landscape.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

744 Bull Banks, Dunnington,  
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
744	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Dunnington and York in general.</p> <p><b>Characteristic 5:</b> A Roman road (separate from the A166) runs SW/NE within the site.</p> <p>Existing field boundaries are shown on the first edition OS map 1852. Ridge and furrow recorded on the site from historic aerial photographs. More recent photos appear to show these features have been removed/reduced.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and landscape features.</p> <p><b>Characteristic 6:</b> Site is currently vacant and forms part of the rural landscape surrounding the village. Development of this site would comprise the rural setting of the village.</p> <p>Dunnington village needs to retain a distance from the main arterial road (A166). Development of this site would extend the settlement to the A166.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

744 Bull Banks, Dunnington,  
Option 2, Further Sites Consultation, Rapid Appraisal

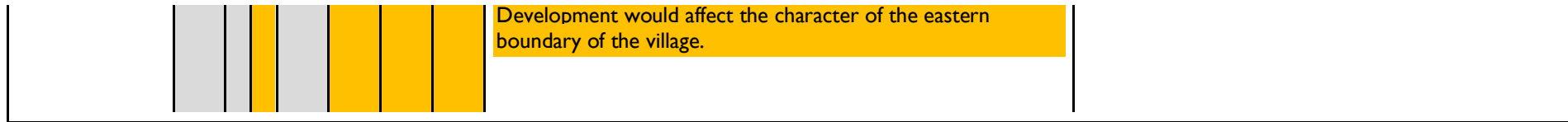
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
748	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Dunnington and York in general.</p> <p><b>Characteristic 5:</b> A Roman road (separate from the A166) runs SW/NE within the site.  Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is largely vacant (except the pump house) and forms part of the rural and sparsely developed frontage of Stamford Bridge Road. Residential development on this site would increase the built up character along the main road.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
749	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will have a minor detrimental impact on the compactness of the village of Elvington. Development on this site would bring the residential area slightly closer to the outlying waterworks.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs across part of the site – current condition unknown.</p> <p>The eastern, western and northern boundaries of this site are historic field divisions shown on the 1852 OS map.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p><b>Characteristic 6:</b> The proposed development site forms part of the open countryside/rural setting of the village. Development here would remove part of the rural setting and bring the residential areas closer to the Derwent corridor.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

749 North of Riverside Gardens, Elvington,  
Option 2, Further Sites Consultation, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



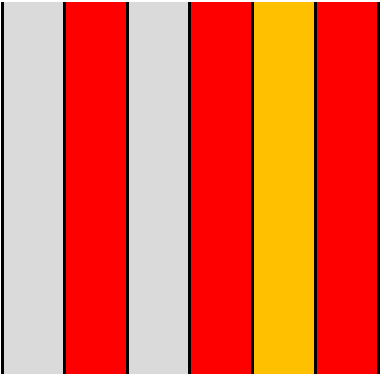
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
758	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Wheldrake.</p> <p><b>Characteristic 5:</b> Historic field boundaries form the edges of the site. Development will have a detrimental impact on any surviving archaeological deposits or existing landscape features.</p> <p><b>Characteristic 6:</b> The proposed development site forms part of the rural setting of the village. Development would remove a very small portion of this open area.</p> <p>The current northern edge of the residential area forms a defensible boundary. Development here would create an irregular edge.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

763 Land west of Upper Poppleton,  
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
763	○	--	○	--	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here would have a detrimental impact on the compactness of Upper Poppleton. Although the original village has already been substantially extended, this proposed area of extension may potentially double the size of the settlement.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Upper Poppleton.</p> <p>The site impinges into the Upper Poppleton Conservation Area which may mean that new development could impact upon the historic character of the village.</p> <p>Grade II Beechwood House is located within the proposed site (and within the Conservation Area). Development close to this building may have an impact on the building and its setting.</p> <p><b>Characteristic 5:</b> Historic field boundaries within the site forming part of the village setting.</p> <p>Ridge and furrow is recorded on some parts of the site – condition unknown.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and existing landscape features.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

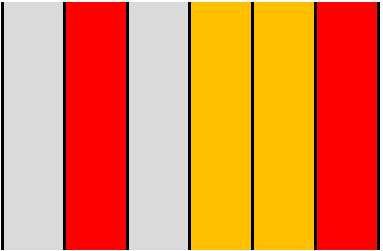
763 Land west of Upper Poppleton,  
Option 2, Further Sites Consultation, Rapid Appraisal

	<p><b>Characteristic 6:</b> The proposed development site forms part of the open countryside/rural setting of Upper Poppleton.. Development would remove a significant amount of these open fields.</p> <p>Almost the whole of this site falls within the area identified as protecting the village setting. Development of the area would destroy the remaining rural village setting</p> <p>Views towards the city centre may be possible - development may impact upon these potential vantage points.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
764	○	--	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here would have a detrimental impact on the compactness of Upper Poppleton. This proposal would create a substantial additional community.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Upper Poppleton.</p> <p><b>Characteristic 5:</b> Historic field boundaries exist as shown on the First Edition OS plan within the site forming part of the village settings of Poppleton and Knapton.</p> <p>Ridge and furrow is recorded in the north-east corner of the site – condition unknown.</p> <p>Huntsham Farm (formerly Moor House) and Prospect Farm (formerly Poppleton Moor House) date to at least the mid 19<sup>th</sup> century.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits, existing landscape features and setting of rural historic buildings.</p> <p><b>Characteristic 6:</b> The proposed development site forms part of the open countryside/rural setting of Poppleton, Knapton and the city in general. Development would remove a</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

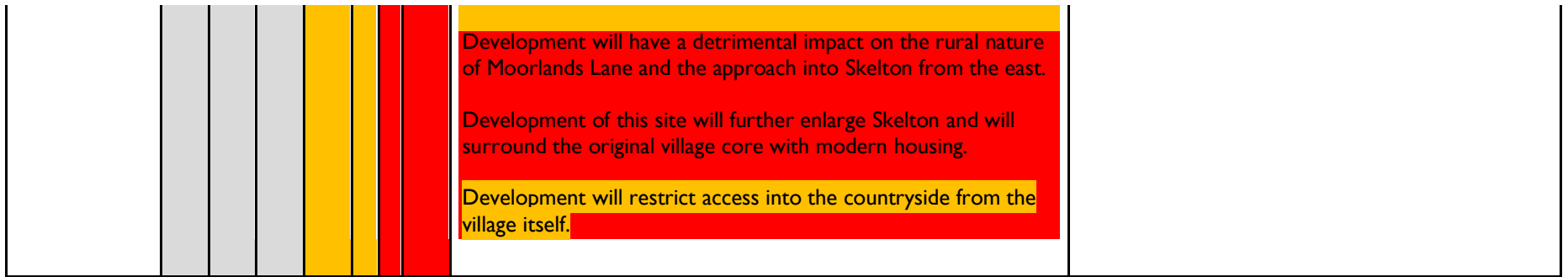
764 Land west of Millfield Lane, Upper Poppleton,  
Option 2, Further Sites Consultation, Rapid Appraisal

	<p>significant amount of these open fields impacting upon this setting.</p> <p>This development will be visible from the A59 and ring road impacting on the rural setting of the city and the villages.</p> <p>Development on this site will reduce the area of coalescence between Knaption and Upper Poppleton.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
773	○	○	○	-	-	---	---	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic. Skelton is a separate village.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York and Skelton in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two-storey in height.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology although it is a relatively undisturbed and may contain earlier landscape features. Development may disturb any archaeological deposits which are present.</p> <p>Some legible non-designated landscape features exist across the site including medieval ridge and furrow (quality unknown) and post-medieval field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>Possible enclosure marks shown on historic aerial photographs. Iron Age settlement recorded to the south-east at Cliftongate.</p> <p><b>Characteristic 6:</b> Development of this site would remove the land which enhances the setting of the original village and Conservation Area.</p> <p>Several historic field boundaries and ridge and furrow associated with the village exist across the site.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

773 Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

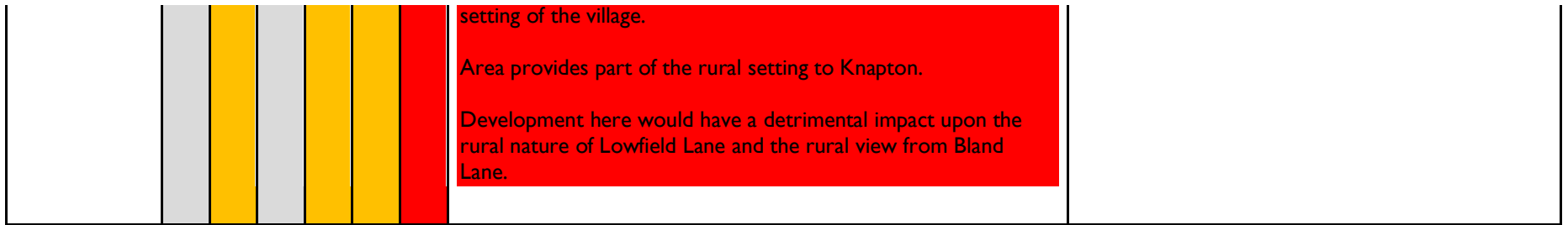
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
775	0	0	-	0	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Slight impact on compactness as site is located some way from city centre area and is not located within Upper Poppleton.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two storey in height.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology although it is a relatively undisturbed and may contain earlier landscape features. Development may disturb any archaeological deposits which are present.</p> <p><b>Characteristic 6:</b> Development of the site may impact on the setting of Upper Poppleton Conservation Area.</p> <p>Development here would further erode the green space between the ribbon development on Station Road (leading to Upper Poppleton) and the ring road/urban edges of York.</p> <p>Quality of landscape/open space in this area has already been eroded to a degree with 20<sup>th</sup> century developments.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
780	0	-	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Linear form of the village would be threatened by development of this site.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York and Knapton in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two storey in height.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology although it is a relatively undisturbed and may contain earlier landscape features. Development may disturb any archaeological deposits which are present.</p> <p>Site is within medieval backplots of medieval village.</p> <p>Rectilinear enclosure identified in an adjacent field.</p> <p>Ridge and furrow identified on historic aerial photographs. Present quality and quantity unknown.</p> <p><b>Characteristic 6:</b> The site contributes to the rural edge to the urban area.</p> <p>Development of the site would bring urban edge right up to the ring road, impacting on the open rural setting of the city and the</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

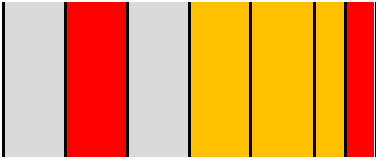
780 Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
786	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this proposed site would have a negative impact upon the compactness/contained concentric form of the city. The site is isolated and located away from the current urban fringe.</p> <p><b>Characteristic 3:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a negative impact on the perception of the city when approaching from the south-west.</p> <p><b>Characteristic 5:</b> The site is located alongside a Roman Road and contains historic field boundaries.</p> <p>Ridge and furrow may be present on the site – possibly poor condition/sub surface.</p> <p>Bond Hill Farm dates to at least the mid 19<sup>th</sup> century and is shown on the First Edition OS plan. Development in this area would impact upon what remains of its rural setting. It may also result in the demolition of the farm.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or remaining landscape features.</p> <p><b>Characteristic 6:</b> The development of this site will slightly reduce the distance between Copmanthorpe and York urban fringe. The current distance serves as a distinct division</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Site 786 Land at A64, London Bridge Site 1b,  
Appraisal Stage: Further Sites Consultation, Rapid Appraisal

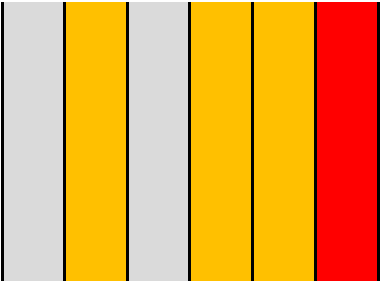
	<p>between the city and Copmanthorpe.</p> <p>This site also prevents coalescence between the urban edge of the city and the ring road. Development which removed this margin would negatively affect the setting of the city.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 789 Land to the west of Beckside, Elvington,  
 Appraisal Stage: Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
789	○	-	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will have a detrimental impact on the compactness of the village of Elvington. The village has so far expanded roughly along the line of Elvington Lane. A large expansion westwards would compromise the shape and character of the existing village.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p>Development here may have an impact upon the setting of the Grade II listed building The Grange on Church Lane and the character of Church Lane itself.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs across part of the site – current condition unknown.</p> <p>The site contains a legible historic strip field pattern forming part of the village setting.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

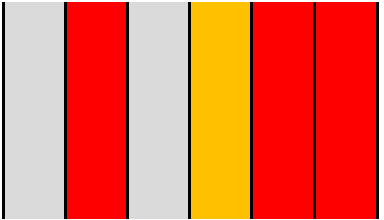
Site 789 Land to the west of Beckside, Elvington,  
Appraisal Stage: Further Sites Consultation, Rapid Appraisal

	<p><b>Characteristic 6:</b> The proposed development site forms part of the open countryside/rural setting of the village. Development would remove an element of this rural setting and would have a negative effect on the character of the western boundary of the village.</p> <p>The site contains a legible historic field pattern which forms part of the village setting. Development would have a detrimental impact upon this significant feature.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
791	0	--	0	-	--	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site would have a detrimental impact upon the compactness of York.</p> <p>There may also be an issue between the merger of new development with established/distinct estates such as Chapelfields.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York.</p> <p><b>Characteristic 5:</b> A possible Iron Age/Romano-British enclosure and associated ditches and pits are known in the western part of this site.</p> <p>Ridge and furrow recorded across this area – condition unknown.</p> <p>Acomb Grange is located nearby which formed part of the estate of St Leonard's Hospital. St Leonard's was the largest medieval hospital outside London. It is an unscheduled site of national importance.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

791, East and west of Askham Lane,  
Option 2, Further Sites Consultation, Rapid Appraisal

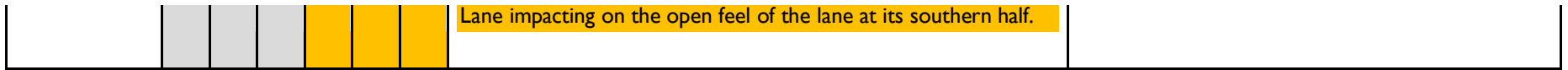
	<p><b>Characteristic 6:</b> The development of this site will adversely affect the rural setting west of York by removing the green interface between the ring road and urban fringes of the city.</p> <p>Rural views east and west of Askham Lane will be removed by development in this area.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
792	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two storey in height.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology although it is a relatively undisturbed and may contain earlier landscape features. Development may disturb any archaeological deposits which are present.</p> <p>Prehistoric – Romano-British archaeological discoveries located nearby.</p> <p>Ridge and furrow identified on historic aerial photographs. Present quality and quantity unknown.</p> <p><b>Characteristic 6:</b> Development would remove part of the rural edge setting of the city bringing the urban fringe closer to the ring road. The current fringe boundaries provide a sensible edge to development.</p> <p>Development here would bring urban edge closer to Askham</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

792 Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

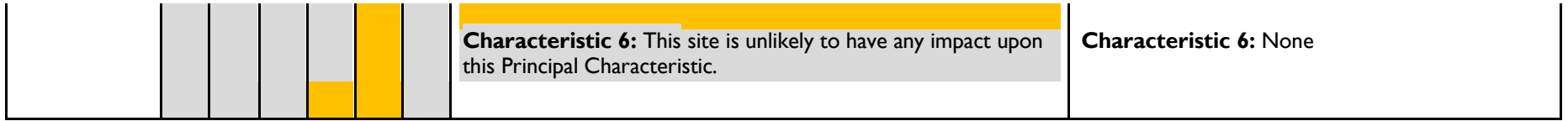
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
795	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Murton and York.</p> <p><b>Characteristic 5:</b> Ridge and furrow surrounds the site and three boundaries which form the area are shown on the 1852 OS map.</p> <p>Development of the site would have a detrimental impact on any surviving archaeological deposits or visible remains.</p> <p><b>Characteristic 6:</b> The site is currently vacant and provides an openness that can be observed from the A166 although the site is viewed against a backdrop of sheds and warehouses associated with Friars Close and the Livestock Centre. Development would remove this open element.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 799: Naburn Designer Outlet,  
 Appraisal Stage: Preferred Options boundary, Rapid Appraisal (ST21)

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
799 ST21	0	0	0	0	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The site is already a developed out of town retail area, located outside of the ring road on the fringes of Fulford. Small scale expansion of the outlet would not have a significant detrimental impact on this characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic as this site is already an out of town shopping area.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>This site is situated close to Bishopthorpe and Middlethorpe Conservation Areas. Development unlikely to have any impact on the neighbouring conservation areas due to distance between the site and sensitive areas.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>This site has produced some evidence for prehistoric/Romano-British activity. Further field systems and settlements are known in the vicinity.</p> <p>Battle of Fulford may have taken place in the vicinity.</p> <p>However, the construction of York City Asylum and subsequent construction of the current retail buildings will have had an adverse impact on any remaining archaeological deposits.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

Site 799: Naburn Designer Outlet,  
Appraisal Stage: Preferred Options boundary, Rapid Appraisal (ST21)

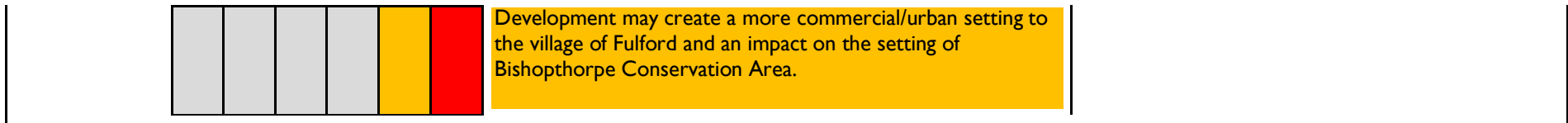


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

ST25 Land to the south of Designer Outlet,  
Option 1, Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST25	0	0	0	0	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 5:</b> Prehistoric/Romano-British field systems and settlements are known in the area.</p> <p>Battle of Fulford may have taken place in the vicinity.</p> <p>Acres House (now Acres Farm) is shown on the First Edition OS plan 1852.</p> <p>Ridge and furrow recorded across part of the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site falls within an extended green wedge identified as contributing to the historic character and setting of the city. Development here would remove part of this wedge which would have a detrimental effect on the setting of the city and Fulford.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

ST25 Land to the south of Designer Outlet,  
Option 1, Preferred Options boundary, Rapid Appraisal



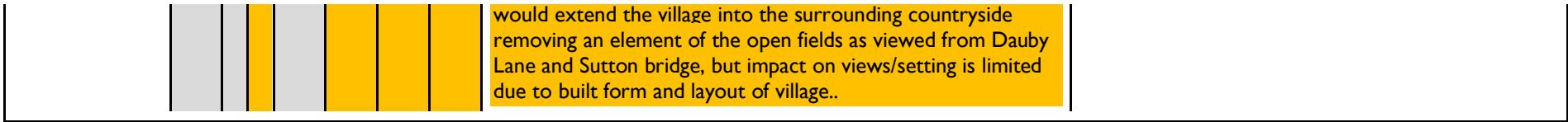
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 802 Land at Elvington village, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 802  SF10	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here may cause neutral-minor harm to the compactness of the village of Elvington. The village has already expanded to the north-west but has roughly developed along and close to Elvington Lane. The proposed development site would not follow this pattern.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs across the site – current condition unknown.</p> <p>Several historic field divisions shown on the 1852 OS map exist on the site.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p><b>Characteristic 6:</b> Increases population pressure on Derwent Ings.</p> <p>The proposed development site forms part of the open countryside/rural setting of the village. Development here</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



Site 802 Land at Elvington village, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
804	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are commercial and residential in nature.</p> <p><b>Characteristic 5:</b> Archaeological potential unknown. Current development of the site as a caravan park may have had a detrimental impact on any deposits which may have survived.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
806	0	0	-	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have a significant impact upon this Principal Characteristic. However, this site may not be suited to residential development as it is a distance from similar developments and in an industrial area. The site is currently a caravan park.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general. High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly commercial in nature.</p> <p><b>Characteristic 5:</b> Archaeological potential unknown. Current development of the site as a caravan park may have had a detrimental impact on any deposits which may have survived.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
809	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> There is very well preserved ridge and furrow on the site. Development will have a detrimental impact on this feature.</p> <p>Site is situated close to Roman road/settlement but likely to have always been farmland.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> Proposed development site is very close to the ring road, this site provides the separation between the built area and the A64. Development would reduce this distance.</p> <p>Mature trees on site are of amenity value. Trees to the eastern boundary provide a good edge and are a valuable landscape asset. The landscape has a parkland quality.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Site 809 Wilberforce Home/York College,  
Appraisal Stage: Further Sites Consultation boundary, Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 810: Earswick, Rapid Appraisal

Appraisal Stage: Further Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
810  SF14	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site will substantially increase the size of Earswick impacting upon its compactness.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Earswick and York in general.</p> <p><b>Characteristic 5:</b> Historic field boundaries exist as shown on the First Edition OS plan across the site.</p> <p>Ridge and furrow is known across part of the site – condition unknown.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and existing landscape features.</p> <p><b>Characteristic 6:</b> Development of this site will impact upon the setting of the village particularly when viewed from the ring road and when entering Earswick from the north.</p> <p>Development here will remove a substantial part of the countryside surrounding the city impacting upon its landscape setting particularly in the southwest quarter..</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

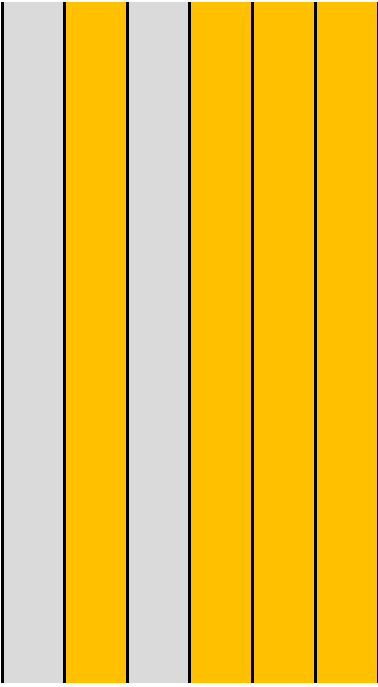
Site 811: Dunnington extension, Rapid Appraisal

Appraisal Stage: Further Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
<p>811</p> <p>SF9 Considered as a large site comprising H31 and H35</p>	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this site is to cause minor harm to the compactness of Dunnington by increasing the distance of residential areas away from the village core.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Dunnington and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.</p> <p>Ridge and furrow may be present on the site – condition unknown.</p> <p>Historic field boundaries shown on the First Edition OS Plan present on the site.</p> <p>Development of this site will take the urban fringe of Dunnington to within 150m of Grade II listed Dunnington Hall and Coach House and may have an impact upon their setting.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or historic landscape</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

Site 811: Dunnington extension, Rapid Appraisal

Appraisal Stage: Further Sites Consultation

	<p>features.</p> <p><b>Characteristic 6:</b> The impact on the setting of Dunnington would be limited to Eastfield Lane and Intake Lane, but these two historic lanes, and the views from them, make a considerable contribution to the rural context of the village.</p> <p>The development of these fields will, have a detrimental impact on the setting of the village through the loss of part of the historic strip field pattern.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site 814: Land north of Haxby, Rapid Appraisal

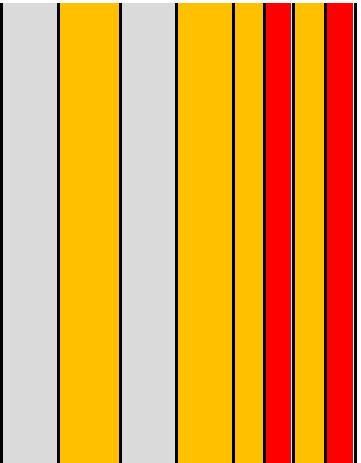
Appraisal Stage: Further Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
814  SF4 Considered as part of ST9.2	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development may cause harm to the compactness of Haxby.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Surrounding residential developments are generally two-storey in height although some bungalows exist on Usher Lane.</p> <p><b>Characteristic 5:</b> There is the potential for archaeological deposits to exist on this site. Haxby was established by the 9<sup>th</sup> century although Roman activity is also known in the wider vicinity. Recent archaeological investigations to the south of the site within Haxby revealed a series of ditches – one of which was considered to be of possible prehistoric origin.</p> <p>Roman coin hoard previously found within the proposed site boundary.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

		<p>Other non-designated assets on site include ridge and furrow, strip fields and medieval and post-medieval historic field boundaries.</p> <p>Development of this enlarged site will have a destructive impact on any surviving archaeological deposits and landscape features.</p> <p><b>Characteristic 6:</b> No key views identified but further appraisal needed on views to and from the area.</p> <p>Site is part of the surrounding countryside but is not directly surrounding York city. Development will not have an adverse affect on the setting of York.</p> <p>Rural views afforded from the houses at the north of Haxby (potentially at the southern end of the proposed development) will be obscured by residential growth.</p> <p>Strip field pattern, including large mature trees, and ridge and furrow, and a green lane exist on this site to the north of Haxby. These remains are the northern edges of the original features. The loss of these elements of the historic landscape will have a detrimental impact on the village setting of Haxby by removing the last of its historic landscape features and context. Mid 20<sup>th</sup> century development has already destroyed these features closer to the original village.</p> <p>Development here would also increase the distance between the village core and the surrounding countryside.</p> <p>This enlarged development area is situated between Moor Lane and the railway line. It provides part of the rural setting of the village. Development will remove a substantial part of</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Site 814: Land north of Haxby, Rapid Appraisal

Appraisal Stage: Further Sites Consultation

		<p>the setting. Building hard up to the edge of Moor Lane would have a detrimental impact on the perception of the rural setting of the area viewed from the lane. Rural views either side of Usher Lane will also be compromised.</p> <p>The safeguarded land would impact on the setting and views from Towthorpe Road – currently a distinctly rural lane on leaving the existing village boundary, thereby impacting on the open countryside, and reducing the perceived distance between Haxby and the settlement of Towthorpe.</p> <p>Development on this site would not reduce the distance between Haxby and any other settlement. It would slightly reduce the distance between Haxby’s urban fringe and nearby rural farmsteads.</p>	
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

ST27, Heslington East University Campus Extension,  
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST27	0	0	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will enlarge the campus area by creating employment land. <b>Impact on the compactness of city as a whole will be neutral-minor.</b></p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of commercial buildings will have a detrimental effect on York in general.</p> <p><b>Characteristic 5:</b> Prehistoric-Romano-British settlement and activity known across the existing campus site. This has already been mitigated against through excavation/recording prior to the construction of the new campus. Further archaeological features may exist outside the existing campus boundary.</p> <p>In the area south of the existing campus several non designated landscape features exist such field boundaries and ridge and furrow – condition unknown.</p> <p>Long Lane is shown as a track/boundary on the 1852 OS map although is not named.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and landscape features.</p> <p><b>Characteristic 6:</b> This area provides part of the rural edge</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation</p>

ST27, Heslington East University Campus Extension,  
 Option 2, Further Sites Consultation, Rapid Appraisal

	<p>setting and open countryside surrounding York. It has been identified as protecting the rural setting. Development would be detrimental to the landscape and setting of the city.</p> <p>Development across this site may erode the character and rural setting of the city visible from the ring road.</p> <p>This area south of Heslington contains many historic landscape features – some may be associated with the setting of the village. Views of the modern development may be possible from the village of Heslington (Conservation Area).</p> <p>Development in this area will further surround the village of Heslington. The edge of the proposed development and the fringes of Heslington would be a mere c.0.3km apart.</p>	<p>required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Assumption: Existing campus has planning permission for mixed use development including up to 25ha of employment use. This appraisal concentrates on the new parcel of land to the south of the existing campus (794).

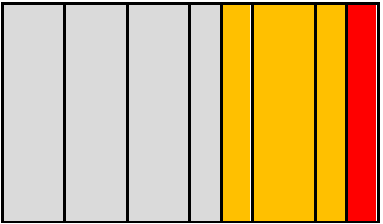
Site 819: Acres Farm, Naburn, Rapid Appraisal

Appraisal Stage: Further Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
819	0	0	0	0	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Fulford and York in general.</p> <p><b>Characteristic 5:</b> Prehistoric/Romano-British field systems and settlements are known in the area.</p> <p>Acres House (now Acres Farm) is shown on the First Edition OS plan 1852.</p> <p>Ridge and furrow recorded across part of the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site falls within an extended green wedge identified as contributing to the historic character and setting of the city. Development here would remove part of this wedge which would have a detrimental effect on the setting of the city.</p> <p>Development may create a more commercial/urban setting to</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Site 819: Acres Farm, Naburn, Rapid Appraisal

Appraisal Stage: Further Sites Consultation

	<p>the village of Fulford and an impact on the setting of Bishopthorpe.</p> <p>Further development in this area would result in a detrimental effect on the setting of the city and Fulford. However, the close proximity to the Designer Outlet means that the impact on the rural setting viewed from the ring road is only minor.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
820	○	○	-	○	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Detrimental impact on the size of Upper Poppleton as a freestanding settlement.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York and Upper Poppleton in general. High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two storey in height.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology although it is a relatively undisturbed and may contain earlier landscape features. Development may disturb archaeological deposits or landscape features which may be present.</p> <p><b>Characteristic 6:</b> Development of the site may impact on the setting of Upper Poppleton Conservation Area. Development here would remove part of the area preventing coalescence between Upper Poppleton and the urban edge of York essentially merging the two urban areas. Development of this site would bring housing up to the ring road – removing the last of the open space between the A1237 and Poppleton.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



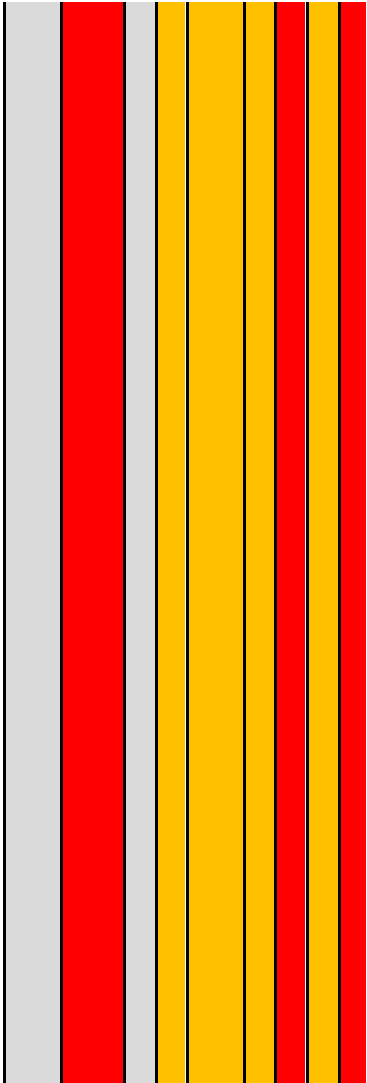
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
821	0	-	-	-	--	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this land will result in the creation of a new, free-standing settlement as an extension to the city beyond the ring road. Ease of access to the city centre by foot or cycle reduced.</p> <p>There is an arc of views towards the city centre and the university from this vicinity. Development here has the potential to harm long views both into and out of the city.</p> <p><b>Characteristic 3:</b> Views of The Minster, Heslington Anglican Church spire and the Wolds can be gained from the site. Development may obscure or impact upon these views.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> This area is of relatively high archaeological potential. The larger revised site boundary will result in a wider area of disturbance with a greater destructive impact on any archaeological remains. There are known archaeological features on this site dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system and</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

					<p>ditched enclosures. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.</p> <p>Several legible, non-designated, landscape features exist across the site including medieval and post-medieval ridge and furrow and field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>Four farms exist within or on the border of this development. Two of which are shown on the 1852 OS map. The potential loss of these farms will remove agricultural character from the area.</p> <p><b>Characteristic 6:</b> Development will adversely affect views to and from the ring road of the rural setting of York.</p> <p>Development would adversely affect the image of the city in its rural setting by development encroaching right up to the ring road.</p> <p>Development here will change the relationship between the southern edge of York and the rural area and will alter the perception of York being surrounded by open countryside.</p> <p>Consideration needed to assess the impact of creation of new access from A64 due to potentially substantial land-take required.</p> <p>Development would impact on the Minster Way – a long distance recreational route that currently runs through tranquil, open countryside, that is readily accessible to local</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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						<p>populations.</p> <p>Two sites of Natural Conservation Interest (SINC) and an SSSI border this area. Development may impact upon the setting of these sites without mitigation.</p> <p>No key views identified from the site but long view over Elvington airfield from Tillmire Farm which may be obscured by development.</p> <p>Proposed new settlement of Whinthorpe would be a distinct, free-standing, defined settlement. However, its proposed location is too close to the fringes of the city – detracting from its stand-alone status. The connections required for the Whinthorpe settlement may impact upon the setting of Heslington.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

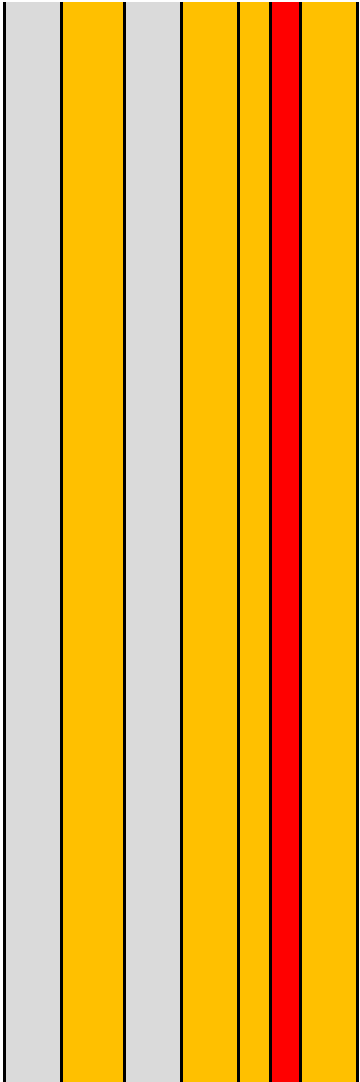
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
822	0	--	0	-	-	---	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here allows urban sprawl outside of the confinements of the ring road having a detrimental effect on the contained concentric form of the city.</p> <p>Proposed development site would be independent new settlement.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Views towards the core may be afforded from the higher patches of ground on site. Views of the Minster may be obstructed by development.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> There are known archaeological deposits on this site dating from the Iron Age – post-medieval period including an Iron Age and Romano-British settlement. Ridge and furrow exists across the area. Further evidence for</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

	<p>prehistoric and Romano-British settlement is also known on land to the east and west of this site.</p> <p>Several other ditches and enclosures have been identified on the site. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features. It is thought that none of the deposits are worthy of preservation in-situ but mitigation excavation is required.</p> <p>High quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, and post-medieval field boundaries. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>Rawcliffe Moor Farm (date unknown-post 1852) exists within this site. The loss of the farm will remove the remaining agricultural character from the area.</p> <p><b>Characteristic 6:</b> No key views identified from the site but Minster visible from Manor Lane nearby. Long distance views of the Minster may be possible from parts of the site.</p> <p>Development will adversely affect views outwards from the ring road across the rural landscape. The site also contributes to the rural edge setting of York, Skelton and Haxby.</p> <p>Commercial development at Clifton Moor, immediately to the south of this site (within and up to the ring road) has already impacted on the rural edge views towards York in this area. However, development here may create an 'urban corridor' effect due to its location opposite Clifton Moor retail park.</p> <p>Development of the site would remove a large area of land from York's surrounds impacting on the rural setting of the</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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		<p>city. Development here allows urban sprawl outside of the confinements of the ring road. Its close proximity to the road may alter the perception of York being surrounded by open countryside albeit only in this one area.</p> <p>Site of Local Interest (SLI) falls within the area it also forms part of the former Clifton Moor airfield. Development may impact upon the setting/character of the SLI.</p> <p>Site contributes to rural setting of Skelton and Haxby. Several historic field boundaries and ridge and furrow associated with Skelton exist across the site. The development of part of the remaining agricultural land here would further erode the essentially rural village setting of Skelton and its separation from the urban form. However, there are open areas to the north of the village (adjacent to the core) protecting the village setting as well as green wedges and area preventing coalescence to the east and south respectively.</p> <p>The setting of the original Haxby village will be less affected as it is surrounded by 20<sup>th</sup> century development and an extended green wedge would remain between the new settlement and the edge of Haxby as it exists today.</p> <p>This area provides a large green open area situated between Haxby and Skelton. Development would reduce the distance between the two villages. It would also reduce the distance between the villages, outlying farms and the urban fringes of York.</p>	
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

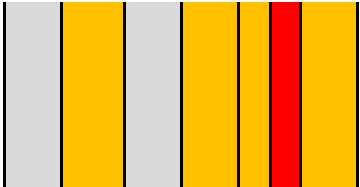
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
826  SF5 Considered as part of ST12.1 and ST 13	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site (and ST12 and 13) would further increase the size of the village of Copmanthorpe impacting on its compactness.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of Copmanthorpe and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> This site may contain significant archaeological deposits relating to prehistoric and Roman activity due to its topography and the location of York-Tadcaster Roman road which runs through the site.</p> <p>A Neolithic axe and Roman pottery found within vicinity. This road may have earlier origins. Evidence of medieval and post-medieval agricultural practices may also exist across the site.</p> <p>Ridge and furrow is indicated across part of the site on historic photographs. In some areas this has been ploughed out.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

	<p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> Views from the site are generally of local rural surroundings and of the edge of Copmanthorpe. Development would impact on views from residential buildings immediately surrounding the site.</p> <p>The extended site will be visible from the A64 however it would have a limited impact on the setting of the city.</p> <p>Site encroaches into open countryside that forms the rural setting of the village, but the character of the landscape setting would remain the same. Despite the growth of the settlement green fields will continue to surround the site. Development will increase the distance between Copmanthorpe village core and the countryside to the south-west.</p> <p>This development would impact on the village setting as viewed from the entrance to Copmanthorpe from the A64.</p> <p>There are several historic field boundaries and lanes within the site shown on the 1852 OS plan. Hedges and trees bordering Roman Road and Manor Heath Road make a valuable contribution to the character of the lanes and setting of the village. Development may have a detrimental impact to these historic landscape features.</p> <p>The safeguarded land extends the village considerably further west thus impacting on views from Roman Road (part of the Ebor Way long distance recreational route) and more local PROW off Moor Lane.</p> <p>The extended site represents a significant extension to the size</p>	<p><b>Characteristic 6:</b> Further views analysis and mitigation required.</p>
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Site 826: Copmanthorpe, Rapid Appraisal

Appraisal Stage: Further Sites Consultation

	<p>of the village however it does not threaten coalescence. Development on this site will not significantly reduce the distance between Copmanthorpe and any other village. It will reduce the distance between Copmanthorpe and Askham Bryan College on the other side of the A64 but the effect of this is small.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

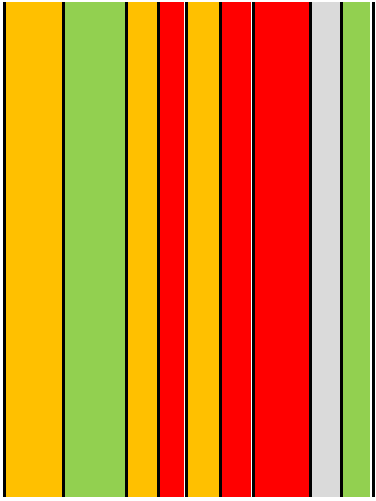
Site 829: Hungate

Appraisal Stage: Preferred Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
821	-	+	-	--	--	--	C+	<p><b>Characteristic 1:</b> The site is located on the fringes of the city centre. Medieval (and earlier) street patterns exist in the Aldwark area immediately adjacent to this site.</p> <p>Re-development may not be in-keeping with the historic grain of surrounding areas.</p> <p><b>Characteristic 2:</b> The site is located just outside the city centre and is bounded by the River Foss. Re-development here would have a positive impact on the compactness of the city.</p> <p><b>Characteristic 3:</b> Views of the Minster may be possible from the site.</p> <p>Potential opportunity to enhance any views of landmark monuments.</p> <p>The City Walls (SAM) lie close to the site as do many listed buildings. A Grade II* listed building (The Black Swan) is located within the site boundary. Development may have a negative impact on the setting of this building in particular and adjacent listed buildings.</p> <p><b>Characteristic 4:</b> The site is bounded by the Core Conservation Area. Inappropriate development may impact upon the setting of the core area.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p>	<p><b>Characteristic 1:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further analysis and mitigation required.</p>

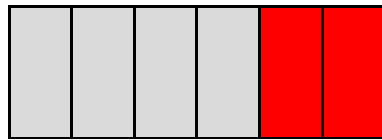
Site 829: Hungate

Appraisal Stage: Preferred Sites Consultation, Rapid Appraisal

	<p><b>Characteristic 5:</b> The site lies within the main Area of Archaeological Importance. The area is known to contain Roman burials and evidence of industrial activity and Anglo-Scandinavian settlement and industrial activity. The site was settled in the medieval period and also contained a church, cemetery and friary while in the post-medieval period it was generally used for industrial activity.</p> <p>The Ove Arup Development Study suggests that the site may contain high quality, wet and dry deposits to depths of 7m.</p> <p>Re-development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> The site is located next to the River Foss. Re-development of the site may reveal new views of the river.</p>	<p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

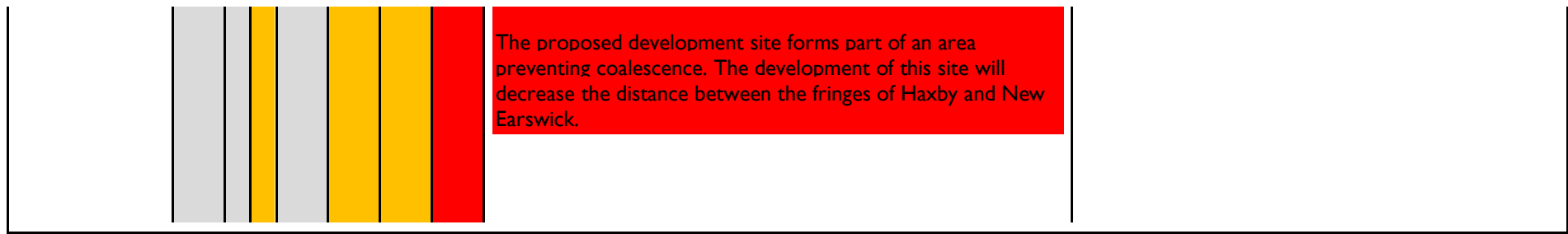
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
840	0	0	0	0	--	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 5:</b> Prehistoric/Romano-British field systems and settlements known across this site. State of preservation will need investigating. Development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Battle of Fulford may have taken place in the vicinity.</p> <p>Three extant historic farms shown on the First Edition OS plan 1852 are located within the site.</p> <p>Ridge and furrow recorded across part of the site – condition unknown.</p> <p><b>Characteristic 6:</b> This site falls within an extended green wedge identified as contributing to the historic character and setting of the city. Development here would remove part of this wedge which would have a detrimental effect on the setting of the city and Fulford.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



Development may create a more commercial/urban setting to the village of Fulford and an impact on the setting of Bishopthorpe Conservation Area.

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
845	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, development here will increase the size of Haxby and Westfield Beck provides a defensible boundary to current residential area</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Haxby and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits.</p> <p>Ridge and furrow may exist on the southern portion of this site – condition unknown.</p> <p>Development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This area provides part of the rural setting viewed from the ring road to the north of the city. Development of this site would have a negative impact on the view from the ring road by bringing residential areas closer into view.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



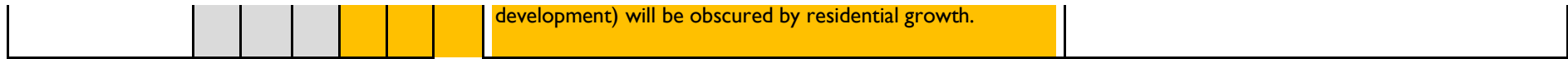
The proposed development site forms part of an area preventing coalescence. The development of this site will decrease the distance between the fringes of Haxby and New Earswick.

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
846	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development may have a minor impact on the compactness of Haxby.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York and Haxby in general.</p> <p>Surrounding residential developments are generally two-storey in height although some bungalows exist on Usher Lane.</p> <p><b>Characteristic 5:</b> There is the potential for archaeological deposits to exist on this site. Haxby was established by the 9<sup>th</sup> century although Roman activity is also known in the wider vicinity. Recent archaeological investigations to the south of the site within Haxby revealed a series of ditches – one of which was considered to be of possible prehistoric origin.</p> <p>Other non-designated assets on site include ridge and furrow, strip fields and medieval and post-medieval historic field</p>	<p><b>Characteristic 1:</b> None. None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

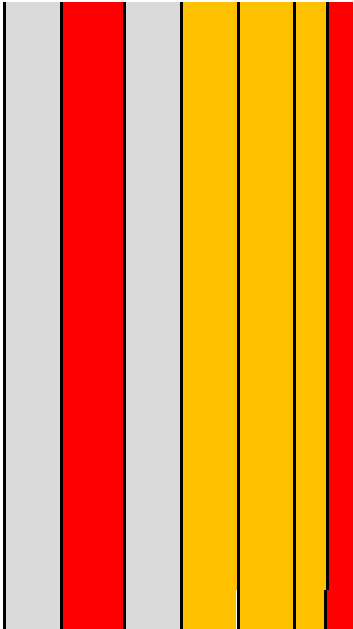


					<p>boundaries.</p> <p>Development of the site will have a destructive impact on any surviving archaeological deposits and landscape features.</p> <p><b>Characteristic 6:</b> No key views identified but further appraisal needed on views to and from the area.</p> <p>Site is part of the surrounding countryside but is not directly surrounding York city. Development will not have an adverse affect on the setting of York.</p> <p>The northern rural setting of Haxby will not be significantly affected as fields surround the land to the north and north-east. Extended green wedge land exists to the north-west.</p> <p>Strip field pattern, including large mature trees, and ridge and furrow, and a green lane exist on this site to the north of Haxby. These remains are the northern edges of the original features. The loss of these elements of the historic landscape will have a detrimental impact on the village setting of Haxby by removing the last of its historic landscape features and context. Mid 20<sup>th</sup> century development has already destroyed these features closer to the original village.</p> <p>Development here would also increase the distance between the village core and the surrounding countryside.</p> <p>Development would increase the size of settlement but not reduce the distance between Haxby and any other settlement. It would slightly reduce the distance between Haxby's urban fringe and nearby rural farmsteads.</p> <p>Rural views afforded from the houses at the north of Haxby (potentially at the southern end of the proposed</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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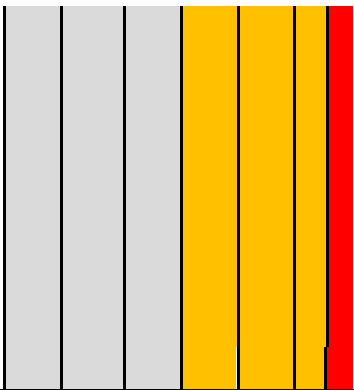
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
847	○	--	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> A housing development here would essentially be a satellite estate which was not in keeping with the contained compact form of the city. It would be located on the outer fringes of the city with no connections to existing settlement.</p> <p>Proximity to major intersection of the A64 will harm perception of compact city.</p> <p>Development would be identifiable but is probably too small to have own strong identity.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology is known on this site although it is a relatively undisturbed and may contain earlier landscape features. Excavations at the Heslington East Campus site on higher ground immediately to the south of Hull Road revealed a pre-historic and Roman settlement.</p> <p>Possibility of ridge and furrow to remain on the site. However</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

		<p>the best examples are located in fields to the north. Pre-medieval landscape features survive particularly below the ridge and furrow.</p> <p>Development of the site will have a detrimental impact on any surviving archaeological deposits or visible landscape features.</p> <p><b>Characteristic 6:</b> Development of the site would reduce the field margin between the ring road and urban areas, possibly impacting on the rural setting of the city. It would reduce the distance between the adjacent livestock centre and York. The distance between the village of Murton and the urban fringes of the city would not be substantially reduced.</p> <p>This site would diminish the distinctive character and rural setting of cluster of farmsteads and associated fields at Grimston either side of the A64 that form part of the setting of the city visible from the ring road and main arterial route past Dunnington, Murton and Grimston.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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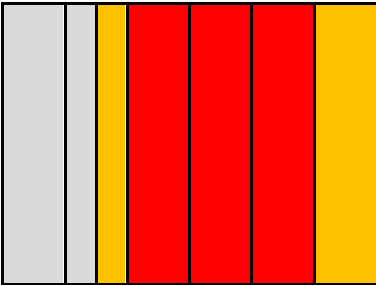
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
859	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York and Escrick in general.</p> <p>Development may impact on the setting of the Conservation Area of Escrick.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology is known on this site although it is a relatively undisturbed and may contain earlier landscape features. Prehistoric and Romano-British activity is recorded in the area.</p> <p>Remnants ridge and furrow to remain on the site. However the best examples are located in fields to the north. Pre-medieval landscape features survive particularly below the ridge and furrow.</p> <p>Development of the site will have a detrimental impact on any surviving archaeological deposits or visible landscape features. A desk-based assessment has been compiled – evaluation work is still outstanding.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

		<p><b>Characteristic 6:</b> Development on this site would further enlarge Escrick and remove the final open fields from the east side of the historic village.</p> <p>Some historic landscape features on the site such as ridge and furrow.</p> <p>Development may impact on the setting of the Conservation Area of Escrick.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

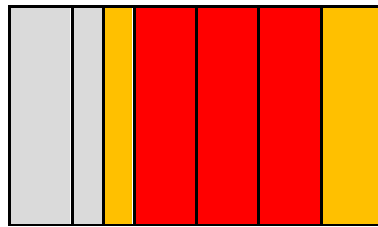
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
861	0	0	--	--	--	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>However, The Retreat is an identifiable area between the University and the predominantly 20<sup>th</sup> century surrounds of Heslington Road. Re-development may diminish the identifiable nature of this area.</p> <p><b>Characteristic 3:</b> The Retreat area contains several Grade II listed buildings. Modifications to none listed buildings would have to be sympathetic to the preservation of original features. Inappropriate development may impact upon their setting.</p> <p>Glimpses of The Minster may be possible from the elevated position of this site.</p> <p><b>Characteristic 4:</b> The proposed development site is located within The Retreat Conservation Area. Any development would be restricted to the extent of existing buildings. Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of the Conservation Area and the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Proposed site is partly within the Retreat Area of Archaeological Importance and borders the City Centre Area of Archaeological Importance. On Lamel Hill a Roman and Anglian cemetery is known on the western border of this site.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

	<p>Development will have a detrimental impact on any archaeological features.</p> <p><b>Characteristic 6:</b> Glimpses of The Minster may be possible from the elevated position of this site.</p> <p>Potential loss of large green space (although bounded by a high brick wall).</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
862	0	0	--	--	--	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>However, The Retreat is an identifiable area between the University and the predominantly 20<sup>th</sup> century surrounds of Heslington Road. Re-development may diminish the identifiable nature of this area.</p> <p><b>Characteristic 3:</b> This small corner of The Retreat contains a Grade II listed building. Inappropriate development may impact upon the setting of the listed building within and surrounding this site.</p> <p><b>Characteristic 4:</b> The proposed development site is located within The Retreat Conservation Area. Any development would be restricted to the extent of existing buildings. Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of the Conservation Area and the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Proposed site borders the City Centre Area of Archaeological Importance. On Lamel Hill a Roman and Anglian cemetery is known on the western border of this site.</p> <p>Development will have a detrimental impact on any archaeological features which survive on site.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>



**Characteristic 6:** The development of this site would potentially remove an open space which currently separates the inter-war social housing on Heslington Road and Garrow Hill House (GII listed). The removal of this space will create a more dense urban fabric and remove this small green/open space from Heslington Road. (The gardens of The Retreat) are hidden by a high brick wall.

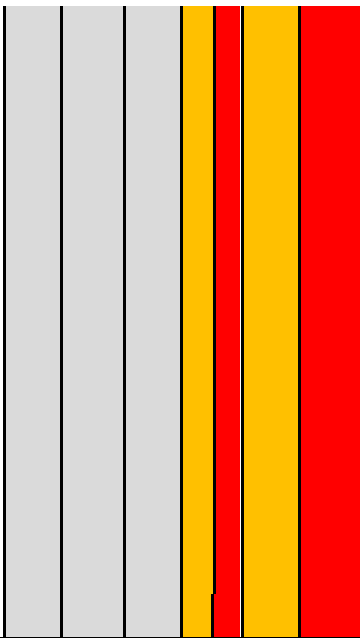
**Characteristic 6:** Further analysis and mitigation required.

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
864	○	○-	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>However, there will be a minor impact on the compactness of the village of Elvington although this proposed site is for commercial development. Current northern boundary of the industrial estate seems reasonable.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Elvington and York in general.</p> <p><b>Characteristic 5:</b> Development will have a detrimental impact on any surviving archaeological deposits which may exist on the site. Archaeological potential unknown.</p> <p><b>Characteristic 6:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
867	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic although the compact feel of Elvington may be compromised.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York and Elvington in general.</p> <p>Poor design/low quality building will have an impact on the setting of Elvington Conservation Area and on the setting of Sutton Bridge (Grade II*).</p> <p><b>Characteristic 5:</b> Nature of sub-surface archaeological deposits unknown. The site appears relatively undisturbed and may contain features relating to prehistoric- Romano-British period.</p> <p>Ridge and furrow visible on historic aerial photographs – present quality unknown.</p> <p>Historic field boundaries on site – quality unknown.</p> <p>Development of the site will have a detrimental impact on any surviving archaeological deposits or visible landscape features.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

		<p><b>Characteristic 6:</b> The proposed development site is made up of part of the field system of the historic village. So far development has remained limited to either side of Main St BI228. Development of these fields would further diminish the original form of the village.</p> <p>Historic field boundaries and possible ridge and furrow on the site. These may be removed through development.</p> <p>Current boundary for this site maintains a small open space immediately north of the village – this would separate the potential new development from the village area but would remove open views northwards from the village area.</p> <p>A track leading from the village to the lngs area runs through the site – this routeway should be maintained to allow access to the open areas. Development here would slightly reduce the amount of open area immediately accessible from the village.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
873	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general. This site is situated close to Bishopthorpe and Middlethorpe Conservation Areas. Development unlikely to have any impact on the neighbouring conservation areas due to distance between the site and sensitive areas.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>This site has produced some evidence for prehistoric/Romano-British activity. Further field systems and settlements are known in the vicinity.</p> <p>Battle of Fulford may have taken place in the vicinity.</p> <p><b>Characteristic 6:</b> Development would remove part of the rural area surrounding the urban edge of the city. Proposed development is close to the ring road and may affect views out to the rural hinterland from the ring road. Designer Outlet has already impacted on this to some degree.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

873, Rapid Appraisal

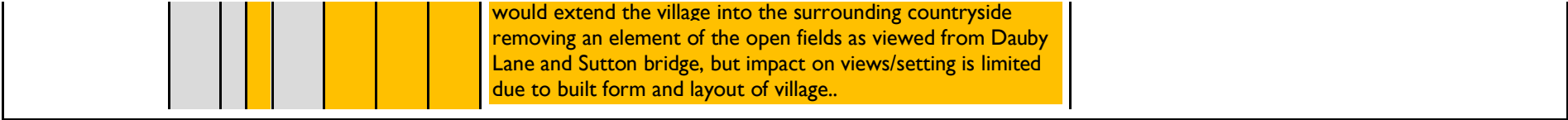
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 874 Land at Elvington village, Rapid Appraisal  
 Appraisal Stage: Post-Preferred Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
874  SF10	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here may cause neutral-minor harm to the compactness of the village of Elvington. The village has already expanded to the north-west but has roughly developed along and close to Elvington Lane. The proposed development site would not follow this pattern.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs across the site – current condition unknown.</p> <p>Several historic field divisions shown on the 1852 OS map exist on the site.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p><b>Characteristic 6:</b> Increases population pressure on Derwent Ings.</p> <p>The proposed development site forms part of the open countryside/rural setting of the village. Development here</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

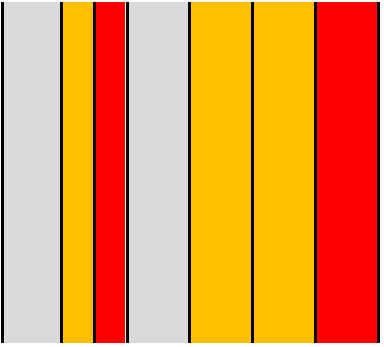


Site 874 Land at Elvington village, Rapid Appraisal  
Appraisal Stage: Post-Preferred Sites Consultation



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
875	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will have a significant detrimental impact on the compactness of the village of Elvington. The village has already expanded to the north-west but has roughly developed along and close to Elvington Lane. The proposed development site would not follow this pattern.</p> <p>Development on this site would bring the residential village closer to the outlying waterworks.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs across part of the site – current condition unknown.</p> <p>Historic field boundaries present on the site shown on the 1852 OS map.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p> <p><b>Characteristic 6:</b> The proposed development site forms part</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation</p>

	<p>of the open countryside/rural setting of the village. Development here would substantially extend the village into the surrounding countryside removing part of the open fields and increasing the distance between the village core and the surrounding countryside.</p> <p>Development would affect the character of the northern boundary of the village.</p> <p>Development may impact on the setting of the Conservation Area.</p>	<p>required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
877	0	-	-	-	--	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this land will result in the creation of a new, free-standing settlement as an extension to the city beyond the ring road. Ease of access to the city centre by foot or cycle reduced.</p> <p>There is an arc of views towards the city centre and the university from this vicinity. Development here has the potential to harm long views both into and out of the city.</p> <p><b>Characteristic 3:</b> Views of The Minster, Heslington Anglican Church spire and the Wolds can be gained from the site. Development may obscure or impact upon these views.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> This area is of relatively high archaeological potential. The larger revised site boundary will result in a wider area of disturbance with a greater destructive impact on any archaeological remains. There are known archaeological features in the area dating from the Iron Age – post-medieval</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

						<p>period including an Iron Age/Romano-British field system and ditched enclosures. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.</p> <p>Several legible, non-designated, landscape features exist across the site including medieval and post-medieval ridge and furrow and field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>Four historic farms exist within the proposed development area. The potential loss of these farms will remove agricultural character from the area. Langworth Lodge, is a former medieval moated site. Development may cause harm to existing waterlogged remains.</p> <p><b>Characteristic 6:</b> Development of this site will remove a substantial tract of green belt land.</p> <p>Consideration needed to assess the impact of creation of new access from A64 due to potentially substantial land-take required.</p> <p>Development of this site will extend northwards close (within 300m) to the ring road impacting on the rural setting of the ring road. This will bring the urban edge of the new settlement closer to the fringes of the city.</p> <p>The development ‘swallows’ up Langwith Lodge and Langwith House as currently free-standing farmsteads standing within open countryside.</p> <p>Two sites of Natural Conservation Interest (SINC) and an SSSI</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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							<p>border this area. Development may impact upon the setting of these sites without mitigation.</p> <p>No key views identified from the site but long view over Elvington airfield from Tillmire Farm which may be obscured by development.</p> <p>Development would impact on the Langwith Stray – a recreational route that currently runs through tranquil, open countryside, that is readily accessible to local populations.</p> <p>Parts of Elvington Airfield are Sites of Natural Conservation Interest (SINC). Similar grasslands may extend into the proposed development area. A SSSI is located within close proximity to the site. These may all be impacted upon by the creation of a new settlement.</p> <p>Development would reduce integrity and legibility of airfield as open landscape.</p> <p>The introduction of a new settlement within the rural hinterlands of York reduces tranquillity and reduces the generous separation between Elvington/Wheldrake/Heslington and the three become more closely associated and less remote as rural villages.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 878 Land at Victoria Farm Close Rufforth, Rapid Appraisal  
 Appraisal Stage: Post-Preferred Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
878	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site may have a neutral-minor impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Rufforth and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Development up to the current building line would assist in protecting the linear form of the village.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 879 Land off Maythorpe Ruffoth, Rapid Appraisal  
 Appraisal Stage: Post-Preferred Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
879	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site may have a neutral-minor impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Rufforth and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Ridge and furrow may exist on the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Development of only half of this site closest to the existing buildings would assist in protecting the linear form of the village.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site 881 Land to the north of Escrick with additional Biodiversity Area, Rapid Appraisal  
 Appraisal Stage: Post-Preferred Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
881	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Distance to the village centre is not unreasonable, however the site does not knit well with the existing village and appears to be dependent on the busy A19 for connectivity, the frontage of which is already developed, thus is likely to have a negative impact on compactness.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site currently vacant – providing a rural setting to the northern approach into Escrick. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy Escrick and York in general.</p> <p>The site is adjacent to the northern edge of the Escrick Conservation Area. The proposed new development may therefore impact upon the setting and/or historic character of the village.</p> <p><b>Characteristic 5:</b> Several field boundaries on the site are shown on the 1852 OS map.</p> <p>Ridge and furrow noted on site from historic aerial photographs – current condition unknown.</p> <p>Development will have a detrimental impact on any landscape features or archaeological deposits which may relate to the</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

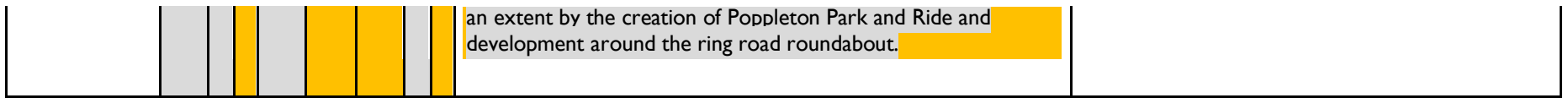
Site 881 Land to the north of Escrick with additional Biodiversity Area, Rapid Appraisal  
 Appraisal Stage: Post-Preferred Sites Consultation

	<p>medieval agricultural practices of Escrick or evidence of earlier activity which has survived ploughing.</p> <p><b>Characteristic 6:</b> This area provides a rural edge to the north of the village. Development would remove an element of this rural edge.</p> <p>Development here would reduce the distance between Escrick and the nearby settlement of Deighton impacting upon the relationship of the villages to each other.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required		
	1	2	3	4	5	6				
885	0	0	-	0	-	-	0	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic. The site is well outside of the city centre and is not within Upper Poppleton either but it already developed as an equine clinic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> The site immediately to the south of this site was archaeologically investigated in 2015. A ridge and furrow, strip field system was identified across much of the site which formed the basis of the modern enclosed field boundaries. Earlier ditched features and pits were also excavated, highlighting the presence of a likely Romano-British landscape of ditched field boundaries and enclosures.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features. However, the site has been partially developed which may have had some destructive impact upon any archaeological resource although deposits may remain in isolated pockets.</p> <p><b>Characteristic 6:</b> Development here would be close to the ring road. However, this area has already been compromised to</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

885 Rapid appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
886	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York generally.</p> <p><b>Characteristic 5:</b> Site possibly located alongside a roman road.</p> <p>Part of the site was archaeologically investigated in 2015. A ridge and furrow, strip field system was identified across much of the site which formed the basis of the modern enclosed field boundaries. Earlier ditched features and pits were also excavated, highlighting the presence of a likely Romano-British landscape of ditched field boundaries and enclosures.</p> <p>Further development here may have a detrimental impact on any further surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development here will reduce the distance between Knapton and Northminster Business Park weakening the independent/identifiable character of the village. The distance between York and Northminster Business Park will also be reduced.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



Further development on the east side of Northfields Lane will diminish the remaining semi-rural view westwards between Knapton and the A59. However, the rural character of this area has already been substantially diminished.

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
887	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York generally.</p> <p><b>Characteristic 5:</b> Site possibly located alongside a roman road.</p> <p>Part of the site was archaeologically investigated in 2015. A ridge and furrow, strip field system was identified across much of the site which formed the basis of the modern enclosed field boundaries. Earlier ditched features and pits were also excavated, highlighting the presence of a likely Romano-British landscape of ditched field boundaries and enclosures.</p> <p>Further development here may have a detrimental impact on any further surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development here will bring residential development closer to the village of Knapton.</p> <p>The distance between York and Northminster Business Park will also be reduced.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

							<p>Further development on the east side of Northfields Lane will diminish the remaining semi-rural view westwards between Knapton and the A59. However, the rural character of this area has already been substantially diminished.</p> <p>Development of this entire lot will further compromise the diminishing semi-rural feel in this part of York.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
888	0	-	-	-	--	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this land will result in the creation of a new, free-standing settlement as an extension to the city beyond the ring road. Ease of access to the city centre by foot or cycle reduced.</p> <p>There is an arc of views towards the city centre and the university from this vicinity. Development here has the potential to harm long views both into and out of the city.</p> <p><b>Characteristic 3:</b> Views of The Minster, Heslington Anglican Church spire and the Wolds can be gained from the site. Development may obscure or impact upon these views.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> This area is of relatively high archaeological potential. The larger revised site boundary will result in a wider area of disturbance with a greater destructive impact on any archaeological remains. There are known archaeological features in the area dating from the Iron Age – post-medieval</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

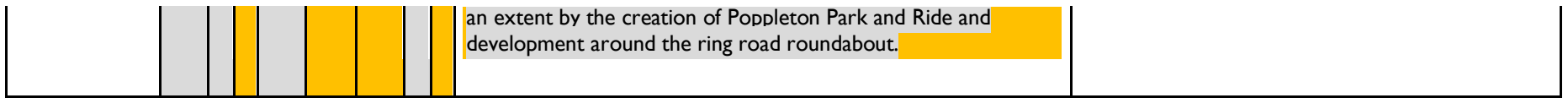
						<p>period including an Iron Age/Romano-British field system and ditched enclosures. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.</p> <p>Several legible, non-designated, landscape features exist across the site including medieval and post-medieval ridge and furrow and field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>Two historic farms exist within the proposed development area. The potential loss of these farms will remove agricultural character from the area. Langworth Lodge, is a former medieval moated site. Development may cause harm to existing waterlogged remains.</p> <p><b>Characteristic 6:</b> Development of this site will remove a substantial tract of green belt land.</p> <p>Consideration needed to assess the impact of creation of new access from A64 due to potentially substantial land-take required.</p> <p>The development 'swallows' up Langwith Lodge and Langwith House as currently free-standing farmsteads standing within open countryside.</p> <p>Two sites of Natural Conservation Interest (SINC) and an SSSI border this area. Development may impact upon the setting of these sites without mitigation.</p> <p>No key views identified from the site but long view over Elvington airfield from Tillmire Farm which may be obscured by</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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						<p>development.</p> <p>Development would impact on the Langwith Stray – a recreational route that currently runs through tranquil, open countryside, that is readily accessible to local populations.</p> <p>Parts of Elvington Airfield are Sites of Natural Conservation Interest (SINC). Similar grasslands may extend into the proposed development area. A SSSI is located within close proximity to the site. These may all be impacted upon by the creation of a new settlement.</p> <p>Development would reduce integrity and legibility of airfield as open landscape.</p> <p>The introduction of a new settlement within the rural hinterlands of York reduces tranquillity and reduces the generous separation between Elvington/Wheldrake/Heslington and the three become more closely associated and less remote as rural villages.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required		
	1	2	3	4	5	6				
890	0	0	-	0	-	-	0	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic. The site is well outside of the city centre and is not within Upper Poppleton either but it already developed (Cedar House).</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> A site south of this site was archaeologically investigated in 2015. A ridge and furrow, strip field system was identified across much of the site which formed the basis of the modern enclosed field boundaries. Earlier ditched features and pits were also excavated, highlighting the presence of a likely Romano-British landscape of ditched field boundaries and enclosures.</p> <p>Development on the site would have a destructive impact on any surviving archaeological deposits or landscape features. However, the site has been partially developed which may have had some destructive impact upon any archaeological resource although deposits may remain in isolated pockets.</p> <p><b>Characteristic 6:</b> Development here would be close to the ring road. However, this area has already been compromised to</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

890 Rapid appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
891	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here allows urban sprawl outside of the confinements of the ring road having a detrimental effect on the contained concentric form of the city.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York in general.</p> <p><b>Characteristic 5:</b> Historic field boundaries exist as shown on the First Edition OS plan across the site.</p> <p>Development may impact on the rural nature of Galtres Farm – located just outside the development area.</p> <p>Ridge and furrow may exist across the site.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and existing landscape features.</p> <p><b>Characteristic 6:</b> Development here will remove a substantial part of the countryside surrounding the city. This will have a detrimental impact upon York's landscape setting particularly when viewed from the ring road.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

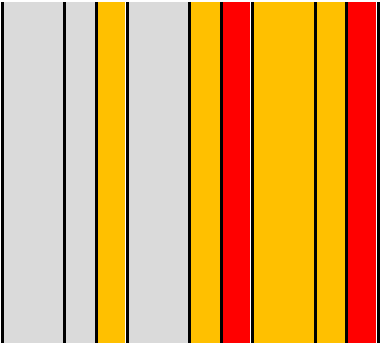
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
899	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this site will slightly expand the historic village of Dunnington.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York and Dunnington in general. Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> No known archaeological deposits on the site. Development of the site may have a detrimental impact on any surviving archaeology. Possible medieval / post-medieval ridge and furrow on the site.</p> <p><b>Characteristic 6:</b> Inappropriate development may have a detrimental impact on the approach to the village of Dunnington and/or the setting of the Conservation Area.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
901	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>However, development of this area may further impact upon the identifiable village form. This area forms part of the open area to the south of the original linear village.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Strensall and York in general.</p> <p>Site borders Strensall Conservation Area inappropriate development may have an impact on the setting/character of the Conservation Area.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.</p> <p>Historic landscape including field boundaries shown on the 1852 OS plan but which are likely to be much older in date and well preserved ridge and furrow which assists in enhancing the character of the village.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>



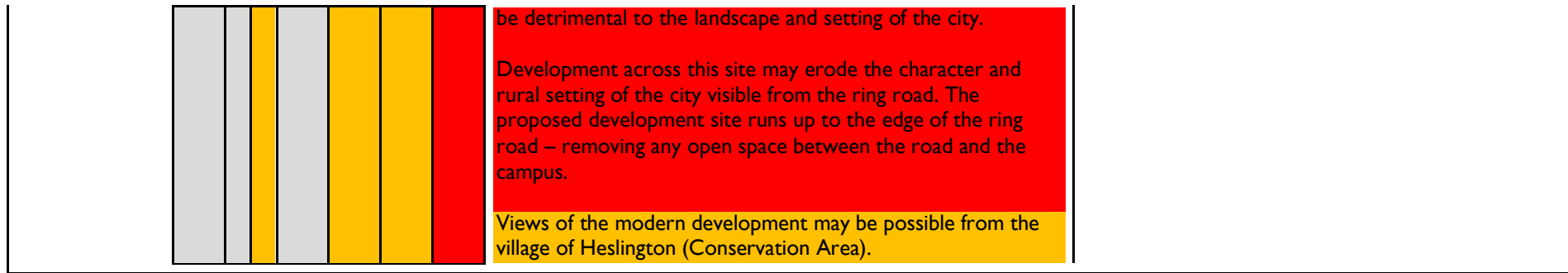
	<p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> The site is part of the last remains of the medieval strip fields south of Strensall village core. These fields are an important part of the rural setting of the historic village of Strensall. The development of this site will erode part of the last remaining evidence of medieval strip fields south of Strensall village core – removing part of the original village setting.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
903	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Proposed development site borders Skelton Village Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Skelton and York in general and may impact upon the setting/character of the village core.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
904	0	0	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will enlarge the campus area by creating employment land. <b>Impact on the compactness of city as a whole will be neutral-minor.</b></p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of buildings will have a detrimental effect on York in general.</p> <p><b>Characteristic 5:</b> Prehistoric-Romano-British settlement and activity known across adjacent existing campus site.</p> <p>Further archaeological features may exist outside the existing campus boundary within this site.</p> <p>Several non designated landscape features exist such field boundaries and ridge and furrow – condition unknown.</p> <p>Long Lane is shown as a track/boundary on the 1852 OS map although is not named.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and landscape features.</p> <p><b>Characteristic 6:</b> This area provides part of the rural edge setting and open countryside surrounding York. It has been identified as protecting the rural setting. Development would</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

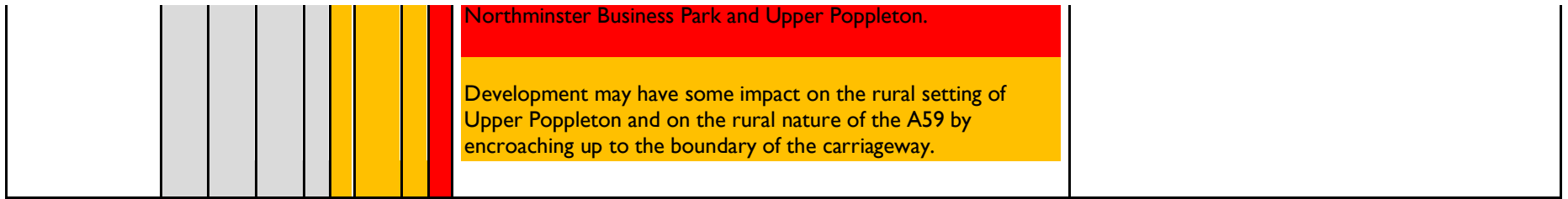
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
905	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Slight impact on compactness as site is located some way from city centre area. However, development surrounding Huntington already exists at this distance from the city centre.</p> <p>The site is located within the fields surrounding the medieval village of Huntington. Development will further erode the connection between Huntington and its surrounding landscape. However, this has already been impacted upon by 20<sup>th</sup> century development west of North Moor Lane.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly one storey in height although two storey buildings are also present.</p> <p><b>Characteristic 5:</b> Development will have a destructive impact on any archaeological deposits which may exist without appropriate archaeological mitigation.</p> <p>High quantity legible non designated landscape features exist across the site including medieval ridge and furrow, strip fields and post-medieval field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>The former York to Beverley railway (1847) once ran across the</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

				<p>site.</p> <p>Development on the site which did not retain/respect the existing visible historic grain would be detrimental to the area.</p> <p><b>Characteristic 6:</b> Development of the site would reduce the field margin between the ring road and urban areas, impacting on the open rural setting of the city.</p> <p>The boundary of this proposed development site extends to the ring road at its north-eastern point which runs up to the roundabout. This would not have a significant impact upon the landscape which has already been affected in this area by commercial buildings.</p> <p>The site contributes to the rural character of the fringes of the urban area and intersects with local green infrastructure corridors. These corridors may be removed by proposed development on site.</p> <p>Area provides a rural setting to the east of Huntington although the immediate setting of the village has already been impacted upon by mid 20<sup>th</sup> century development. Several strip fields, historic field boundaries and ridge and furrow associated with the village exist across the site.</p> <p>The distance between Galtres Farm and the urban edges of York will be reduced by development here.</p> <p>Views from this site towards the city centre and of the rural landscape may be adversely affected by development.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
907	0	0	0	0	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> May be difficult to develop an architecture which related well to the landscape setting.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of Poppleton and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> There is no known archaeological evidence in this area but presumably the higher ground would have been favourable for early activity.</p> <p>Field boundary within the site date to at least the mid 19<sup>th</sup> century.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> The rural setting of York as viewed from the ring road in this area will be further adversely affected by development. Northminster Business Park has already impacted upon this to some degree.</p> <p>Development will substantially reduce the distance between</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

907 Rapid Appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site 908, Extended Land to the Rear of Rufforth Primary,  
Option 1 Preferred Options boundary, Rapid Appraisal  
Appraisal Stage: Post-Preferred Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 908  H38	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Rufforth and York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Ridge and furrow may exist on the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
913	0	-	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Slight impact on compactness as site is located some way from city centre area. However, development surrounding Huntington already exists at this distance from the city centre.</p> <p>The site is located within the fields surrounding the medieval village of Huntington. Development will further erode the connection between Huntington and its surrounding landscape. However, this has already been impacted upon by 20<sup>th</sup> century development west of North Moor Lane.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly one storey in height although two storey buildings are also present.</p> <p><b>Characteristic 5:</b> Development will have a destructive impact on any archaeological deposits which may exist without appropriate archaeological mitigation.</p> <p>High quantity legible non designated landscape features exist across the site including medieval ridge and furrow, strip fields and post-medieval field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>The former York to Beverley railway (1847) once ran across the</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

				<p>site.</p> <p>Development on the site which did not retain/respect the existing visible historic grain would be detrimental to the area.</p> <p><b>Characteristic 6:</b> Development of this site would dramatically reduce the field margin between the ring road and urban areas, impacting on the open rural setting of the city.</p> <p>The boundary of this proposed development site extends to the ring road along part of its eastern edge. Monks Cross Link road would provide a preferable edge to development – maintaining a small gap between the ring road and urban edge.</p> <p>The site contributes to the rural character of the fringes of the urban area and intersects with local green infrastructure corridors. These corridors may be removed by proposed development on site.</p> <p>Area provides a rural setting to the east of Huntington although the immediate setting of the village has already been impacted upon by mid 20<sup>th</sup> century development. Several strip fields, historic field boundaries and ridge and furrow associated with the village exist across the site.</p> <p>The distance between Galtres Farm and the urban edges of York will be reduced by development here.</p> <p>Views from this site towards the city centre and of the rural landscape may be adversely affected by development.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
914	0	-	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Slight impact on compactness as site is located some way from city centre area. However, development surrounding Huntington already exists at this distance from the city centre.</p> <p>The site is located within the fields surrounding the medieval village of Huntington. Development will further erode the connection between Huntington and its surrounding landscape.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly one storey in height although two storey buildings are also present.</p> <p><b>Characteristic 5:</b> Development will have a destructive impact on any archaeological deposits which may exist without appropriate archaeological mitigation.</p> <p>High quantity legible non designated landscape features exist across the site including medieval ridge and furrow, strip fields and post-medieval field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>The former York to Beverley railway (1847) once ran across the site.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

				<p>Development on the site which did not retain/respect the existing visible historic grain would be detrimental to the area.</p> <p><b>Characteristic 6:</b> Development of this site would dramatically reduce the field margin between the ring road and urban areas, impacting on the open rural setting of the city.</p> <p>Development north and south of North Lane will impact on the rural nature of the lane.</p> <p>Development north and south of the lane will bring the urban edge to the ring road in several places. Monks Cross Link road and North Lane would provide a preferable edge to development – maintaining a small gap between the ring road and urban edge.</p> <p>The site contributes to the rural character of the fringes of the urban area and intersects with local green infrastructure corridors. These corridors may be removed by proposed development on site.</p> <p>Area provides a rural setting to the east of Huntington although the immediate setting of the village has already been impacted upon by mid 20<sup>th</sup> century development. Several strip fields, historic field boundaries and ridge and furrow associated with the village exist across the site.</p> <p>The distance between Galtres Farm and the urban edges of York will be reduced by development here.</p> <p>Views from this site towards the city centre and of the rural landscape may be adversely affected by development.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
918	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. Development of the site may have a destructive impact on any surviving archaeological deposits/features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

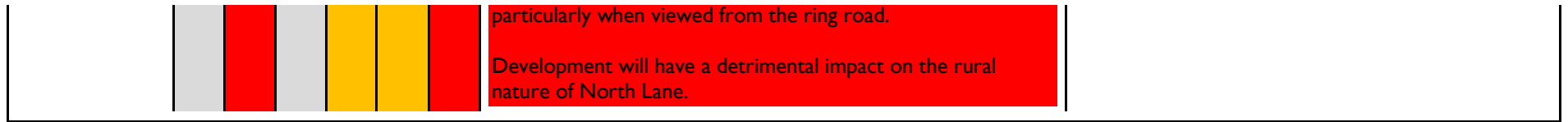
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
919	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site.</p> <p>Development of the site may have a destructive impact on any surviving archaeological deposits/features.</p> <p>Quality/age of church on site is unknown.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
922	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here allows urban sprawl outside of the confinements of the ring road having a detrimental effect on the contained concentric form of the city.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York in general.</p> <p><b>Characteristic 5:</b> Historic field boundaries and Wisker Lane exist as shown on the First Edition OS plan across the site.</p> <p>Historic farmstead Earswick Grange (now Wisker Farm) also dates to at least the mid 19<sup>th</sup> century – quality/condition of building unknown. Development across this site will have a detrimental impact without mitigation on the rural nature of Wisker Farm and the other farmsteads across the site.</p> <p>Ridge and furrow may exist across the site.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and existing landscape features.</p> <p><b>Characteristic 6:</b> Development here will remove a substantial part of the countryside surrounding the city. This will have a detrimental impact upon York’s landscape setting</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>





Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
923	0	0	-	0	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Possible detrimental impact on compactness – long way from city centre and not directly part of Upper Poppleton.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.  High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two storey in height.</p> <p><b>Characteristic 5:</b> No known sub-surface archaeology although it is a relatively undisturbed and may contain earlier landscape features. Development may disturb archaeological deposits or landscape features which may be present.</p> <p><b>Characteristic 6:</b> Development here would remove part of the area preventing coalescence between Upper Poppleton and the urban edge of York essentially merging the two urban areas.  Development of this site would bring housing up to the ring road – removing the last of the open space between the A1237 and Poppleton.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 926 Land to north of North Lane, Wheldrake  
 Appraisal Stage: Post-Preferred Sites Consultation

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
Site 926  H28	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Wheldrake and York in general.</p> <p>Site is located close to Wheldrake Conservation Area, however, development is situated behind housing on North Lane and will probably have no impact on the setting of the Conservation Area.</p> <p><b>Characteristic 5:</b> Ridge and furrow on the site – preservation unknown.</p> <p>Historic field boundaries exist which are shown on the 1852 OS plan but likely to be much older in date.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> This site contains the only remaining part of the original village backplots on the north side of Wheldrake. Development here would remove this element of</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Site 926 Land to north of North Lane, Wheldrake  
Appraisal Stage: Post-Preferred Sites Consultation



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

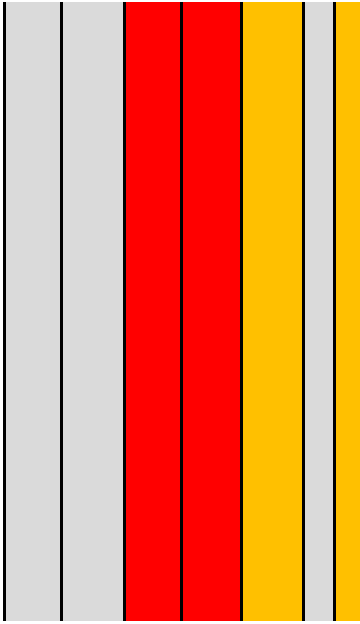
Site 927: Terrys Fcatory  
 Appraisal Stage: Preferred Sites consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
927	0	0	--	--	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. All impacts are thought to be negligible.</p> <p>The proposed development site will contain new builds within current factory area – keeping them separate from the adjacent South Bank residential area. Although given a new use the site will still form its own small sub-area.</p> <p><b>Characteristic 3:</b> The site falls within the Terry's/Racecourse conservation area. There several listed buildings on the rest of the former factory site and several others in close proximity associated with the racecourse. The factory buildings to the north are the most complete historic factory structures representing the importance of the confectionary business in York.</p> <p>Development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. It may also have a detrimental impact on the character of the conservation area in general.</p> <p>The factory and the clock tower are significant landmark buildings. The stands of the racecourse are also local landmarks. Inappropriate development may obscure landmarks from view or detract from their dominance in the landscape.</p> <p><b>Characteristic 4:</b> The extant industrial buildings relating to</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information is required</p>

	<p>the factory adjacent to the site form an important part of York's heritage relating to chocolate production and the Terry's brand. They also have a high architectural significance due to their uniform style and use of material. Inappropriate development surrounding the factory buildings may detract from their architectural significance.</p> <p>The presence of the factory and the racecourse enhances the variety of buildings in this area.</p> <p>Existing buildings are generally five-six storeys in height with flat roofs. Buildings of several stories are permissible on site but inappropriately high buildings may detract from the importance and dominance of the factory buildings.</p> <p><b>Characteristic 5:</b> The construction of the factory and 19<sup>th</sup> century gravel extraction will have had a negative effect on any surviving archaeology. However, archaeological evaluation within the boundaries of the site in recent years has revealed evidence for Roman occupation, medieval plough soil and field ditches in pockets of relatively undisturbed ground.</p> <p>Pockets of archaeology may survive on site. Development would have a destructive impact on any further surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> There are limited views at ground level out from the site but various views of the factory site can be gained from the surrounding streets such as Campleshon Road and Bishopthorpe Road. Middle and long views of the factory, particularly the clock tower can be seen from Nun ings, Fulford Ings, the Racecourse, the A64, the Minster and parts of the City Walls. Development may potentially impact upon views from nearby areas of the factory site.</p>	<p>on architectural design for this site.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Site 927: Terrys Fcatory

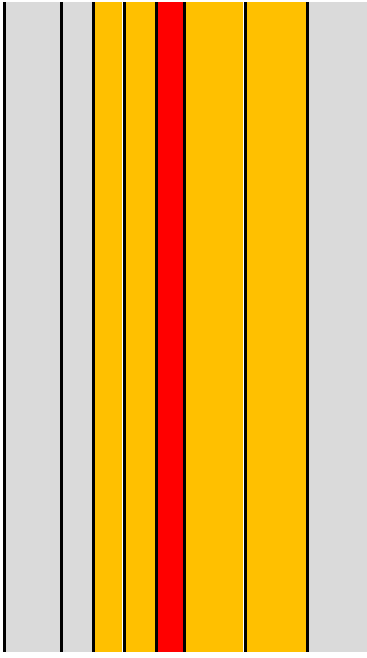
Appraisal Stage: Preferred Sites consultation, Rapid Appraisal

	<p>The factory is visible from the banks of the River Ouse. Inappropriate development may obscure view or detract from dominance of landmark buildings.</p> <p>This site is adjacent to the racecourse/Knavesmire area. An open landscape to the south (adjacent to green wedge area) means that the site has both an urban and rural setting. Inappropriate development may have a slightly detrimental impact on the open nature of the immediate surrounding area.</p> <p>Site does not contribute to the open countryside surrounding York. The site has previously been developed and modern housing has extended along on Bishopthorpe Road increasing the urban fringe southwards. Development will not have a significantly detrimental impact on the open country side character element provided the tree setting is retained.</p> <p>Development will slightly reduce the distance between Bishopthorpe and the urban area of York but significant green space still exists between the two.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
931	0	0	-	-	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic as it is located within the ring road on a previously developed site.</p> <p>The factory site as a whole forms an identifiable area with strong boundaries. Re-development of the southern part of the site may erode some of the distinctiveness and identity of the factory area.</p> <p><b>Characteristic 3:</b> The site falls within the Nestle/Rowntree conservation area. Inappropriate development/conversion may have a detrimental impact on the character of the conservation area in general.</p> <p>There is one GII listed building within the development site (Rowntree Library) and another two in close proximity – one associated with the factory (Rowntree Theatre). Inappropriate development/conversion on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of the listed buildings within and bordering the site.</p> <p>The Almond Block Extension (1911) and Cream Block (1936) remain – these are recognisable, prominent landmark buildings and should remain on the site.</p> <p><b>Characteristic 4:</b> The extant industrial buildings on site form an important part of York’s heritage relating to chocolate</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information is required on architectural design for this site.</p>



	<p>production and the Rowntree brand. Although not listed, inappropriate development surrounding the extant factory buildings may detract from their local significance.</p> <p>Existing buildings on the site are c.6 storeys in height. Buildings of several stories may be permissible but inappropriately high buildings may detract from the importance and dominance of the surviving historic factory buildings.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p><b>Characteristic 5:</b> Pockets of archaeological deposits may survive on site. Development would have a destructive impact on any surviving archaeological remains.</p> <p><b>Characteristic 6:</b> This site is unlikely to have a significant impact upon this Principal Characteristic.</p>	<p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
932	O	C	-	-	-	-	C+	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic as it is located within the ring road on a previously developed site.</p> <p>The factory site as a whole forms an identifiable area with strong boundaries. Development around and to the south of the site may erode some of the distinctiveness and identity of the factory area.</p> <p><b>Characteristic 3:</b> Part of the site falls within the Nestle/Rowntree conservation area. Inappropriate development may have a detrimental impact on the character of the conservation area in general.</p> <p>There are listed buildings immediately adjacent to the development site. Inappropriate development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of the listed buildings bordering the site.</p> <p>The Almond Block Extension (1911) and Cream Block (1936) are recognisable, prominent landmark buildings. Inappropriate development may detract from the prominence of these landmark buildings within the site.</p> <p><b>Characteristic 4:</b> The extant industrial buildings on site form an important part of York's heritage relating to chocolate production and the Rowntree brand. Although not listed,</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information is required on architectural design for this site.</p>

	<p>inappropriate development surrounding the extant factory buildings may detract from their local significance.</p> <p>Existing buildings on the site are c.6 storeys in height. Buildings of several stories may be permissible but inappropriately high buildings may detract from the importance and dominance of the surviving historic factory buildings.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p><b>Characteristic 5:</b> Pockets of archaeological deposits may survive on site. Development would have a destructive impact on any surviving archaeological remains.</p> <p><b>Characteristic 6:</b> This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>Some potential to enhance the landscape characteristic with regard to the close proximity of the Stray and disused railway line cycleway.</p>	<p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
937	○	○	-	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> Listed building within the site and a listed/scheduled medieval monument adjacent to site on Fulford Road. Further listed buildings on Fulford Road. Inappropriate development may have a detrimental effect on the setting of these listed buildings and scheduled monuments.</p> <p>The Keep on Fulford Road may be considered a local landmark. Potential for The Keep to become 'lost' through inappropriately located/sized new buildings.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Fulford and York in general.</p> <p>Development site is partly within Fulford Conservation Area. Inappropriate development may have a detrimental effect on the character of the Conservation Area.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to all periods.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

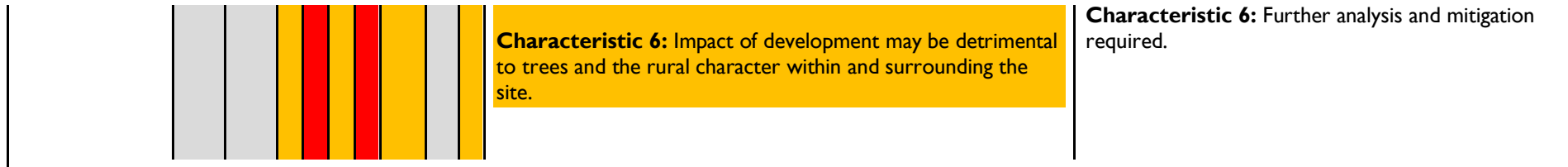
						<p>Quality of buildings on site relatively unknown.</p> <p>Separation of the barracks site and Walmgate Stray would have a detrimental impact on the historical link between the two areas.</p> <p>Potential loss of Military history/significance on the site.</p> <p><b>Characteristic 6:</b> Any views of local features, Terrys, or to/from city centre may be impacted by development.</p> <p>Impact of development may be detrimental to trees and the rural character within and surrounding the site.</p> <p>Potential loss of trees/verge to Fulford Road if road is widened in relation to the development of the site.</p> <p>Increase in dog walkers on the Stray may lead to a change in land management and deterioration of the grassland.</p> <p>Possible closure of recreational route due to development.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
938	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly two storey in height.</p> <p>Site is adjacent to Clifton Malton Way/Shipton Road Conservation Area. Inappropriate development may impact upon the setting of the conservation area.</p> <p><b>Characteristic 5:</b> Development will have a destructive impact on any archaeological deposits which may exist on site.</p> <p>Some disturbance of any archaeological deposits expected due to the construction of the extant school.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
939	○	○	-	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> Listed building within the site (Ousefield), listed building and non-designated heritage asset on adjacent plots. Inappropriate development may have a detrimental effect on the setting of these important buildings.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Fulford and York in general.</p> <p>Development site is within Fulford Conservation Area. Inappropriate development may have a detrimental effect on the character of the Conservation Area.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to all periods in pockets of undisturbed land.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Ousefield (GII listed) dates to 1899 and was designed by Walter Brierley. It is now used as an officers mess – associated with Imphal Barracks. Development may threaten the setting of this building.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>



**Characteristic 6:** Further analysis and mitigation required.

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



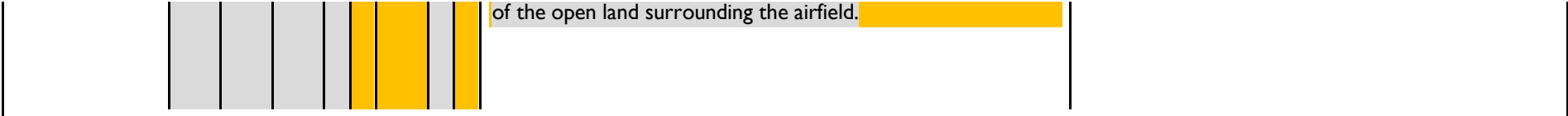
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
940	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Stockton on the Forest and York in general.</p> <p><b>Characteristic 5:</b> There is the potential for features and deposits associated with Roman road on this site.</p> <p>Development of the site would have a detrimental impact on any surviving archaeological deposits or visible landscape features.</p> <p><b>Characteristic 6:</b> Part of this site has already been developed. Further development would further reduce the distance between Stockton on the Forest and outlying buildings/garden centre.</p> <p>The character of Stockton Lane and the natural environment of the Beck may be negatively affected by the further development of this site.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site 948: South of Elvington Airfield Business Park,  
 Appraisal Stage: Preferred Sites Consultation, Rapid Appraisal (ST26)

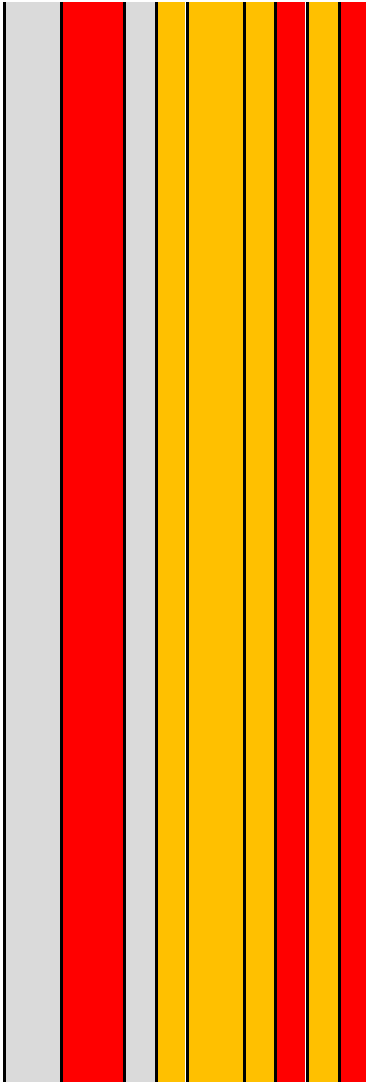
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
948 ST26	0	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington. However, this site is part of an industrial estate.</p> <p><b>Characteristic 5:</b> This site is situated on the fringes of the former Elvington military airfield used in World War Two and during the Cold War.</p> <p>The eastern boundary is shown on the 1852 OS map. It may well be much older in date and may relate to the former Brinkworth Hall.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits relating to the airfield or evidence of earlier activity.</p> <p><b>Characteristic 6:</b> The proposed site lies outside of the current airfield industrial estate and will bring the commercial area closer to the outlying farmsteads.</p> <p>This area makes up part of and provides a setting for Elvington Airfield. Development would result in the loss of a small part</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

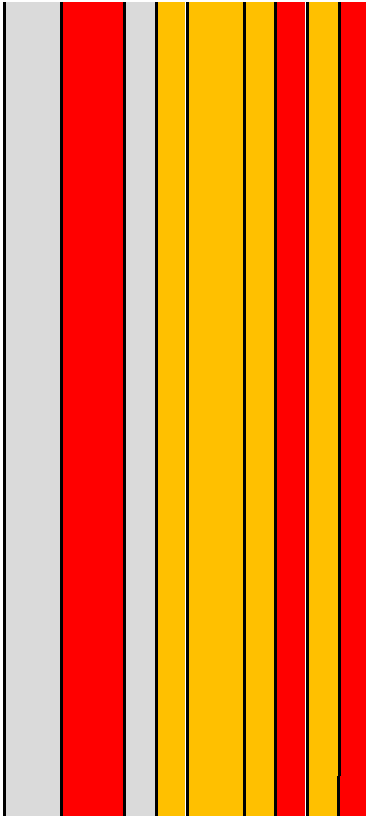
Site 948: South of Elvington Airfield Business Park,  
Appraisal Stage: Preferred Sites Consultation, Rapid Appraisal (ST26)



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
949	0	--	0	-	-	---	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here allows urban sprawl outside of the confinements of the ring road having a detrimental effect on the contained concentric form of the city.</p> <p>Proposed development site would be independent new settlement.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Views towards the core may be afforded from the higher patches of ground on site. Views of the Minster may be obstructed by development.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> There are known archaeological deposits on this site dating from the Iron Age – post-medieval period including an Iron Age and Romano-British settlement. Ridge and furrow exists across the area. Further evidence for</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

	<p>prehistoric and Romano-British settlement is also known on land to the east and west of this site.</p> <p>Several other ditches and enclosures have been identified on the site. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features. It is thought that non of the deposits are worthy of preservation in-situ but mitigation excavation is required.</p> <p>High quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, and post-medieval field boundaries. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p><b>Characteristic 6:</b> No key views identified from the site but Minster visible from Manor Lane nearby. Long distance views of the Minster may be possible from parts of the site.</p> <p>Development will adversely affect views outwards from the ring road across the rural landscape. The site also contributes to the rural edge setting of York, Skelton and Haxby.</p> <p>Commercial development at Clifton Moor, to the south of this site (within and up to the ring road) has already impacted on the rural edge views towards York in this area. However, development here may create an 'urban corridor' effect due to its location opposite Clifton Moor retail park.</p> <p>Development of the site would remove a large area of land from York's surrounds impacting on the rural setting of the city. Development here allows urban sprawl outside of the confinements of the ring road. Its relatively close proximity to the road may alter the perception of York being surrounded by open countryside albeit only in this one area.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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		<p>A Site of Local Interest (SLI) lies close to the development area. The SLI falls within part of the Clifton Moor airfield. Development may impact upon the setting/character of the SLI.</p> <p>Site contributes to rural setting of Skelton and Haxby. Several historic field boundaries and ridge and furrow associated with Skelton exist across the site. The development of part of the remaining agricultural land here would further erode the essentially rural village setting of Skelton and its separation from the urban form. However, there are open areas to the north of the village (adjacent to the core) protecting the village setting as well as green wedges and area preventing coalescence to the east and south respectively.</p> <p>The setting of the original Haxby village will be less affected as it is surrounded by 20<sup>th</sup> century development and an extended green wedge would remain between the new settlement and the edge of Haxby as it exists today.</p> <p>This area provides a large green open area situated between Haxby and Skelton. Development would reduce the open space/distance between the two villages. It would also reduce the distance between the villages, outlying farms and the urban fringes of York.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
950	0	-	-	-	--	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this land will result in the creation of a new, free-standing settlement as an extension to the city beyond the ring road. Ease of access to the city centre by foot or cycle reduced.</p> <p>There is an arc of views towards the city centre and the university from this vicinity. Development here has the potential to harm long views both into and out of the city. Views may also be possible towards Elvington.</p> <p><b>Characteristic 3:</b> Views of The Minster, Heslington Anglican Church spire and the Wolds can be gained from the site. Views may also be possible towards Elvington. Development may obscure or impact upon these views.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> This area is of relatively high archaeological potential. The larger revised site boundary will result in a wider area of disturbance with a greater destructive impact on any</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

				<p>archaeological remains. There are known archaeological features in the area dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system and ditched enclosures. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.</p> <p>Site includes part of Elvington Airfield. Development which removed the visible inherited historic grain (including the airfield) would be detrimental to the area.</p> <p>Several legible, non-designated, landscape features exist across the site including medieval and post-medieval ridge and furrow and field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>Langworth Lodge, is a former medieval moated site. Development may cause harm to existing waterlogged remains as well as potentially remove agricultural character from the area.</p> <p><b>Characteristic 6:</b> Development of this site will remove a substantial tract of green belt land.</p> <p>Consideration needed to assess the impact of creation of new access from A64 due to potentially substantial land-take required.</p> <p>The development ‘swallows’ up Langwith Lodge as a free-standing farmstead within open countryside.</p> <p>Elvington Airfield is a Site of Importance for Nature</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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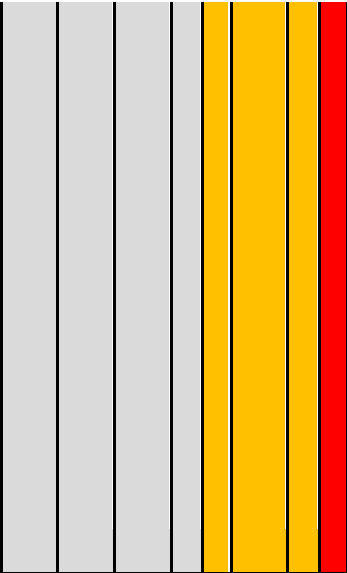
							<p>Conservation (SINC) a SSSI is within close proximity. Development will have a detrimental impact upon these sites without mitigation.</p> <p>No key views identified from the site but long view over Elvington airfield from Tillmire Farm which will be obscured by development.</p> <p>Development would impact on the Langwith Stray – a recreational route that currently runs through tranquil, open countryside, that is readily accessible to local populations.</p> <p>Development would reduce integrity and legibility of airfield as open landscape.</p> <p>The proposed new development runs to the edges of the expanded areas of Elvington.</p> <p style="background-color: #ffff00;">The introduction of a new settlement within the rural hinterlands of York reduces tranquillity and reduces the generous separation between Elvington/Wheldrake/Heslington and the three become more closely associated and less remote as rural villages.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Land at Northminster Business Park, Preferred Options 2, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
North Minster Business Park	0	0	0	0	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> May be difficult to develop an architecture which related well to the landscape setting.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of Upper Poppleton and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> There is no known archaeological evidence in this area but presumably the higher ground would have been favourable for early activity.</p> <p>The area was agricultural during the medieval and post-medieval periods and was associated with the village of Knapton.</p> <p>Northern boundary of the site forms the division between the parishes of Upper Poppleton and Rufforth with Knapton.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> The rural setting of York as viewed from the ring road in this area will be further adversely affected by</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

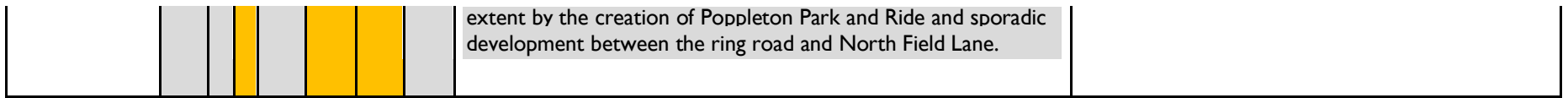
Land at Northminster Business Park, Preferred Options 2, Rapid Appraisal

	<p>development. Northminster Business Park has already impacted upon this to some degree.</p> <p>Development will substantially reduce the distance between Northminster Business Park and Upper Poppleton.</p> <p>Development will also reduce the distance between urban nature of the business park and nearby outlying farms to the west of the city.</p> <p>Development of this site will diminish the rural setting of the city as viewed from the A59 approach but perhaps less so than development to the south of the existing business park.</p> <p>Development would impact on the rural setting of Upper Poppleton by introducing substantial development within the fields that currently contain Upper Poppleton village.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

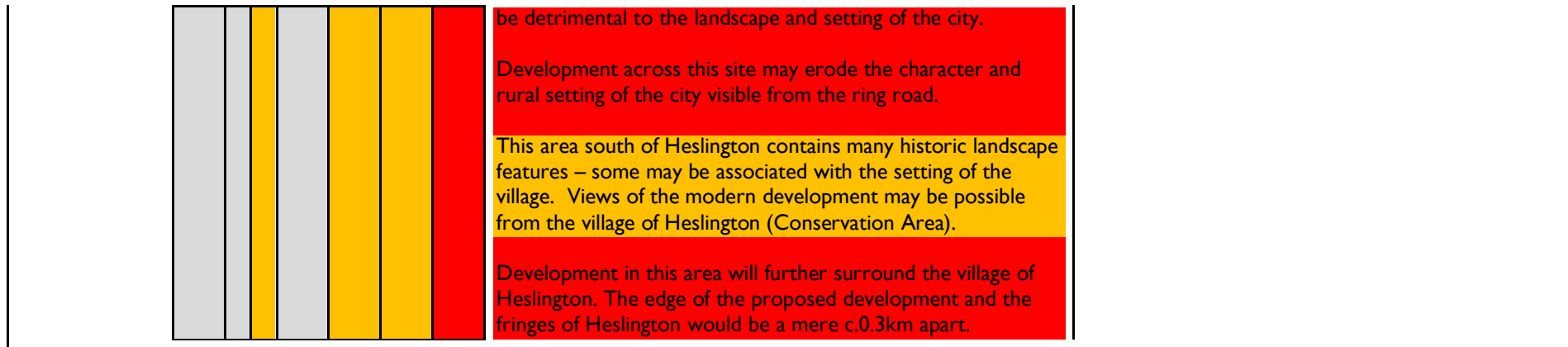
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
953	0	0	-	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic. The site is well outside of the city centre and is not within Upper Poppleton either but it already partly developed.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p><b>Characteristic 5:</b> The site immediately to the south of this site was archaeologically investigated in 2015. A ridge and furrow, strip field system was identified across much of the site which formed the basis of the modern enclosed field boundaries. Earlier ditched features and pits were also excavated, highlighting the presence of a likely Romano-British landscape of ditched field boundaries and enclosures.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features. However, the site has been partially developed which may have had some destructive impact upon any archaeological resource although deposits may remain in isolated pockets.</p> <p><b>Characteristic 6:</b> Development here would be close to the ring road. However, this area has already been compromised to an</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

953 Rapid appraisal



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
954	0	0	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will enlarge the campus area by creating employment land. <b>Impact on the compactness of city as a whole will be neutral-minor.</b></p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of buildings will have a detrimental effect on York in general.</p> <p><b>Characteristic 5:</b> Prehistoric-Romano-British settlement and activity known across adjacent existing campus site.</p> <p>Further archaeological features may exist outside the existing campus boundary within this site.</p> <p>Several non designated landscape features exist such field boundaries and ridge and furrow – condition unknown.</p> <p>Long Lane is shown as a track/boundary on the 1852 OS map although is not named.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and landscape features.</p> <p><b>Characteristic 6:</b> This area provides part of the rural edge setting and open countryside surrounding York. It has been identified as protecting the rural setting. Development would</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting