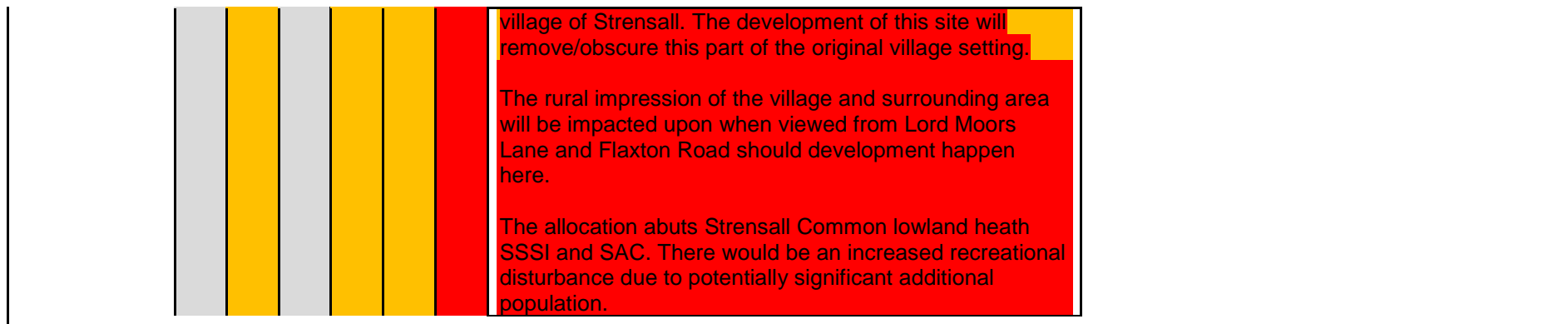


# **HIA Appendix 6: Safeguarded Sites Assessment Appraisal**

All sites are in Allocation Reference Number Order

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
SF1	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 of this area will substantially increase the size of Stresall impacting on its compactness.</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 impact on the architectural legacy of Strensall 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 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 ridge and furrow of unknown condition. This landscape enhances the character of 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> The site contains the remnants of medieval strip fields south of Strensall village core. These are an important part of the rural setting of the historic</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>

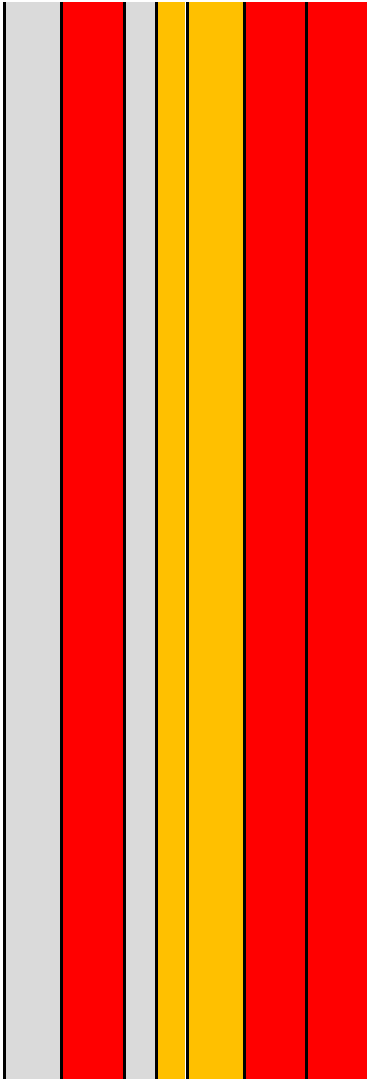
SF1 Land south of Strensall village, Rapid Appraisal

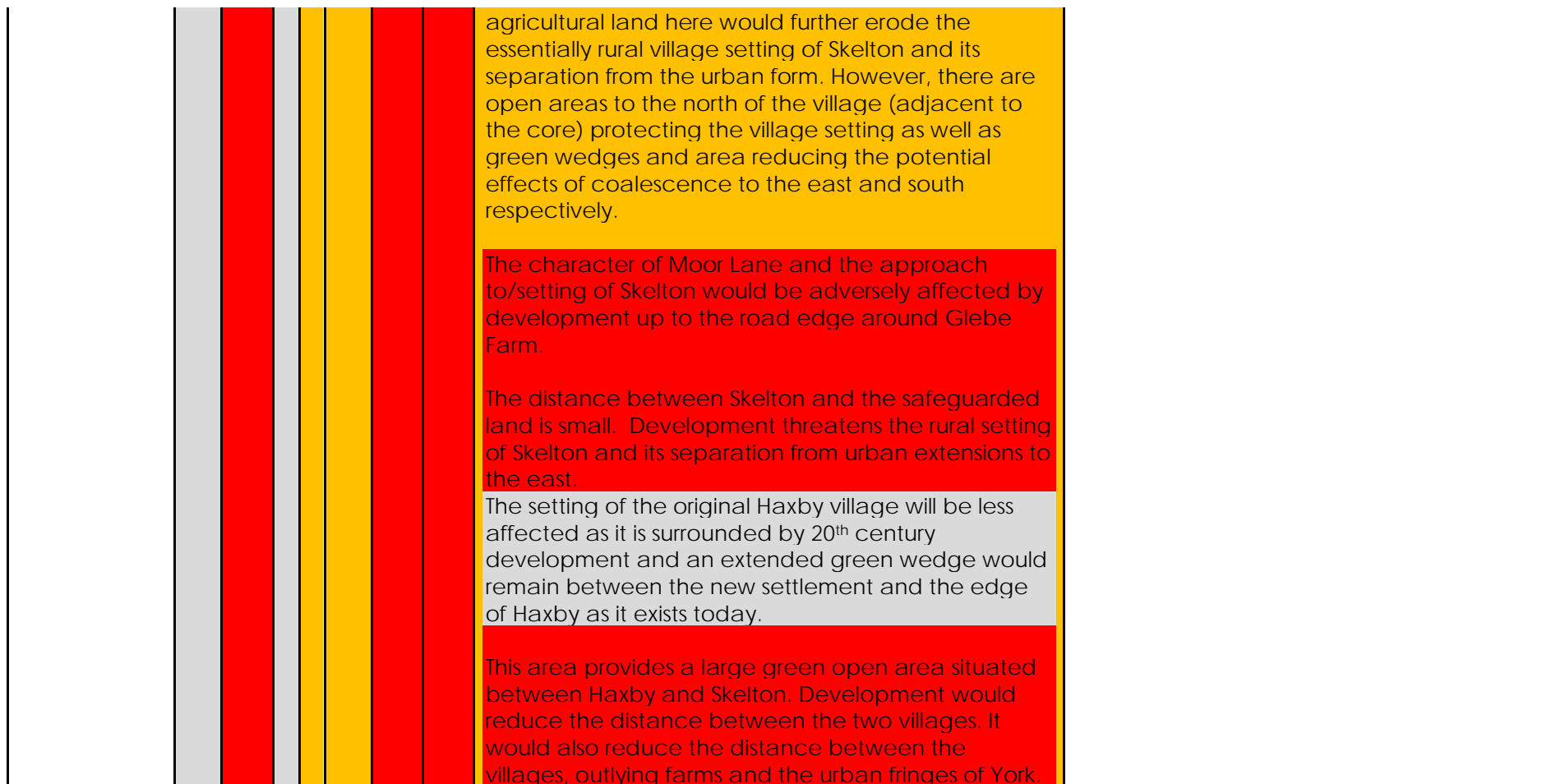


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
SF2 Considered as part of ST14.2	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 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>In the extended site, Moor Lane becomes a form of containment. Beyond the ring road, settlements should be contained by the open countryside or more natural features.</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><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>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 and a possible hut circle. Ridge and furrow exists across the area. The ridge and furrow may protect earlier landscape features lying beneath it. Further evidence for prehistoric and Romano-British settlement is also known on land to the east and west of this site. Several other ditches and enclosures have been identified on the site. Development of this large site would have a destructive impact on any surviving archaeological remains or landscape features.</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) and the Glebe Farm (extant in 1852) are located within this site. The loss of the farms will remove the remaining agricultural character from the area.</p> <p><b>Characteristic 6:</b> No key views identified from the site. Long distance views of the Minster may be possible from parts of the site.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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	<p>Development will adversely affect views outwards from the ring road across the rural landscape.</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>With the safeguarded land included, this could make a link between the built up ring road and the remote rural character of Moor Lane, thereby diminishing the rural setting of the lane and Skelton.</p> <p>Development of the site would remove a substantial 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 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>The 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 this large area of</p>
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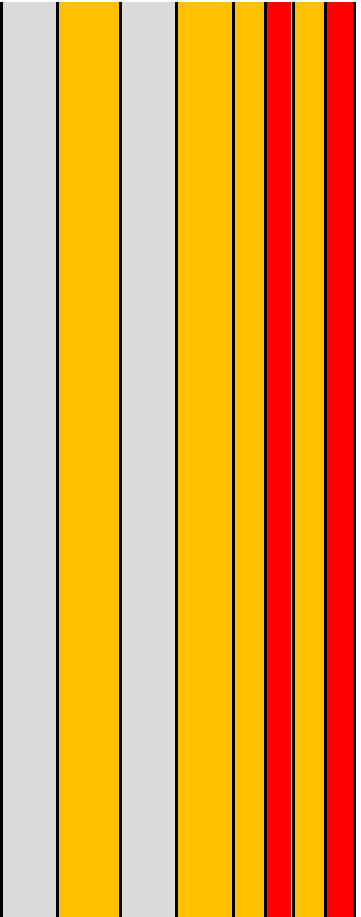


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
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</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>



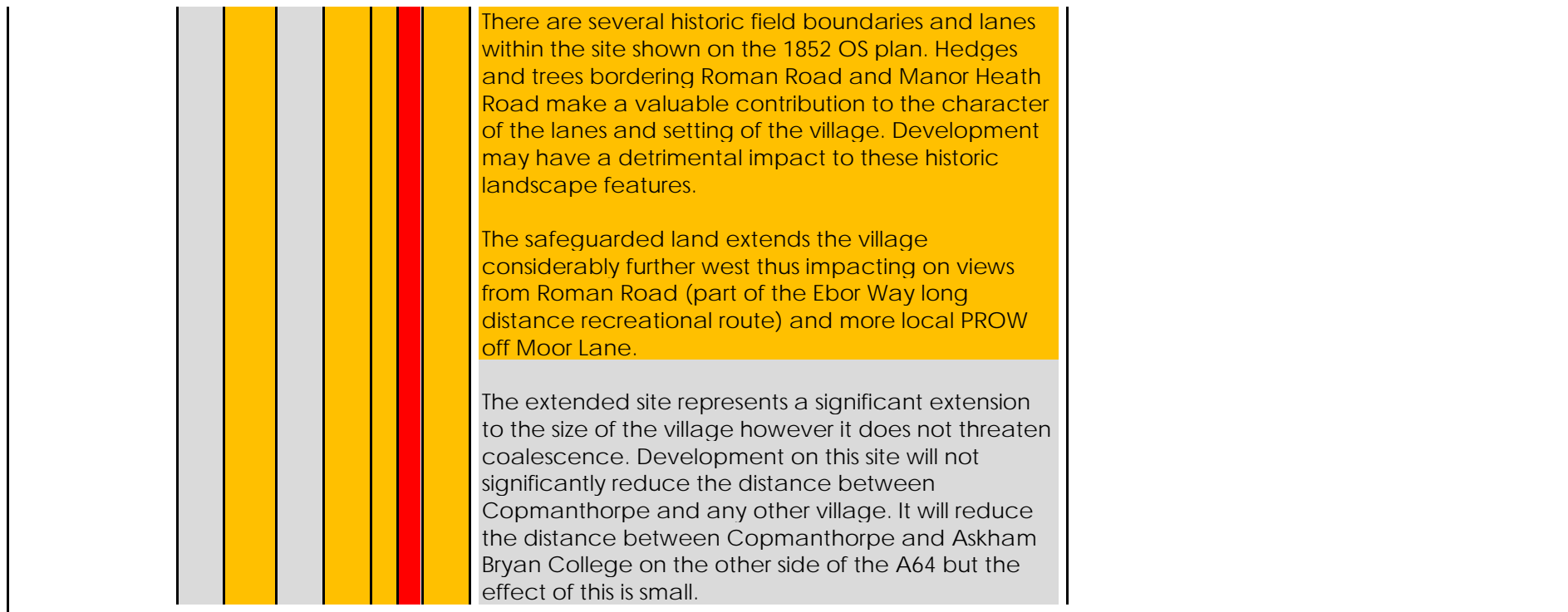
		<p>prehistoric origin.</p> <p>Roman coin hoard previously found within the proposed site boundary.</p> <p>Other non-designated assets on site include ridge and furrow, strip fields and medieval and post-medieval historic field boundaries.</p> <p>Development of this enlarged site will have a destructive 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</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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	<p>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 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

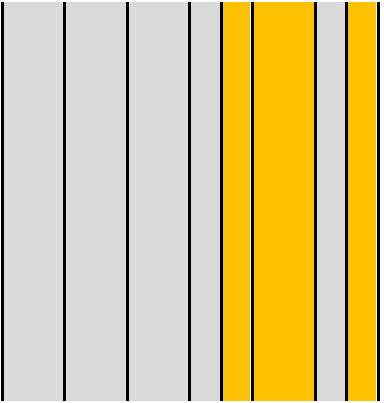
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
<b>SF5</b> Considered as part of ST12.1 and ST 13	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 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 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</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			
SF6 Considered as part of 97	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 could 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 partly encroaches on to the former Elvington military airfield used in World War Two and during the Cold War.</p> <p>The western and an internal boundary are shown on the 1852 OS map. They may both be much older in date. They may have some relation to the former Brinkworth Hall.</p> <p>Historic aerial photographs have identified ridge and furrow across the proposed development site – condition unknown.</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 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>

	<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>Existing business park is screened by mature woodland. The proposed site potentially represents an encroachment in to the more open landscape associated with Wheldrake Lane, which is part of the context of Elvington village.</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 of the open land surrounding the airfield.</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		
SF8 Considered as part of ST19.2	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 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><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>

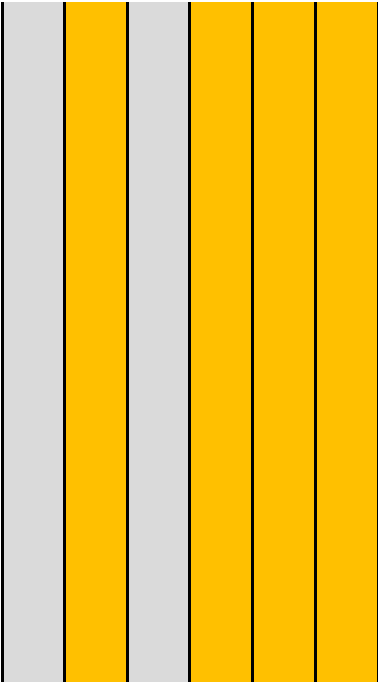


	<p>Northern boundary of the site forms the division between the parishes of Upper Poppleton and Rufforth with Knapton.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> The rural setting of York as viewed from the ring road in this area will be further adversely affected by development. Northminster Business Park has already impacted upon this to some degree.</p> <p>Development will substantially 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 of this site will diminish the rural setting of the city as viewed from the A59 approach.</p> <p>The development would impact on the rural setting of Moor Lane PROW. Whilst this is not a long distance recreation route, it is a strategic recreational green corridor that links to the reclaimed parts of Harewood whin and potentially Rufforth.</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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SF8 Land at Northminster Business Park, Rapid Appraisal

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

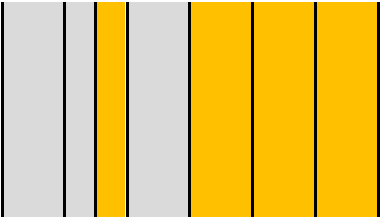
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
<p>SF9 Considered as a large site comprising H31 and H35</p>	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <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><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 historic landscape 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

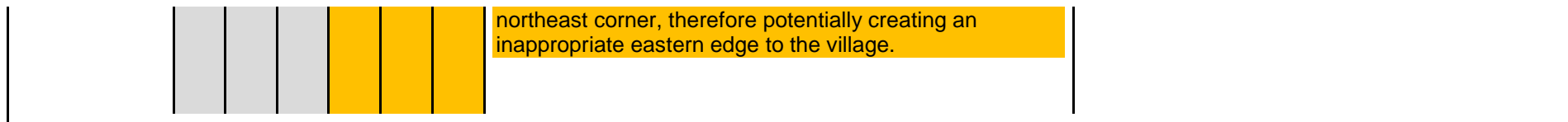
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
SF10	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here may cause neutral-minor 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><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>

SF10 Land at Elvington village, Rapid Appraisal

	<p>The proposed development site forms part of the open countryside/rural setting of the village. Development here would extend the village into the surrounding countryside removing an element of the open fields as viewed from Dauby Lane and Sutton bridge, but impact on views/setting is limited due to built form and layout of 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		
SF11	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 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. Internal boundaries have been removed. Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> Increases population pressure on Lower Derwent National Nature Reserve.</p> <p>The proposed development site forms part of the rural setting of the village. Development would remove an element of this rural setting by extending in to the open countryside, thereby impacting on views from Greengales Lane, and the PROW linking Wheldrake to Elvington; (not a long distance recreational route, but closely associated with the village setting and Derwent valley ings). Existing housing limits impact on setting of village from the south and west, but the site protrudes in to the landscape in the</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		
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 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</p>

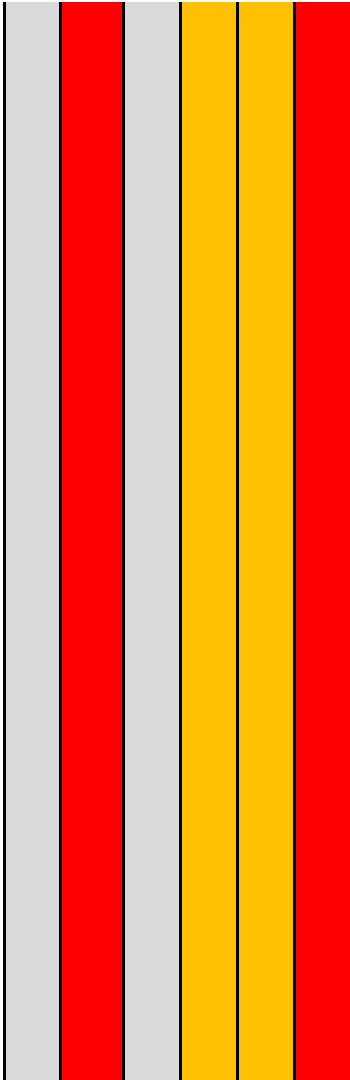
	<p><b>Characteristic 5:</b> No known sub-surface archaeology is known on this site although it is a relatively undisturbed agricultural land and may contain earlier landscape features.</p> <p>Broad ridge and furrow exists across the site. The ridge and furrow may protect earlier landscape features lying 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>mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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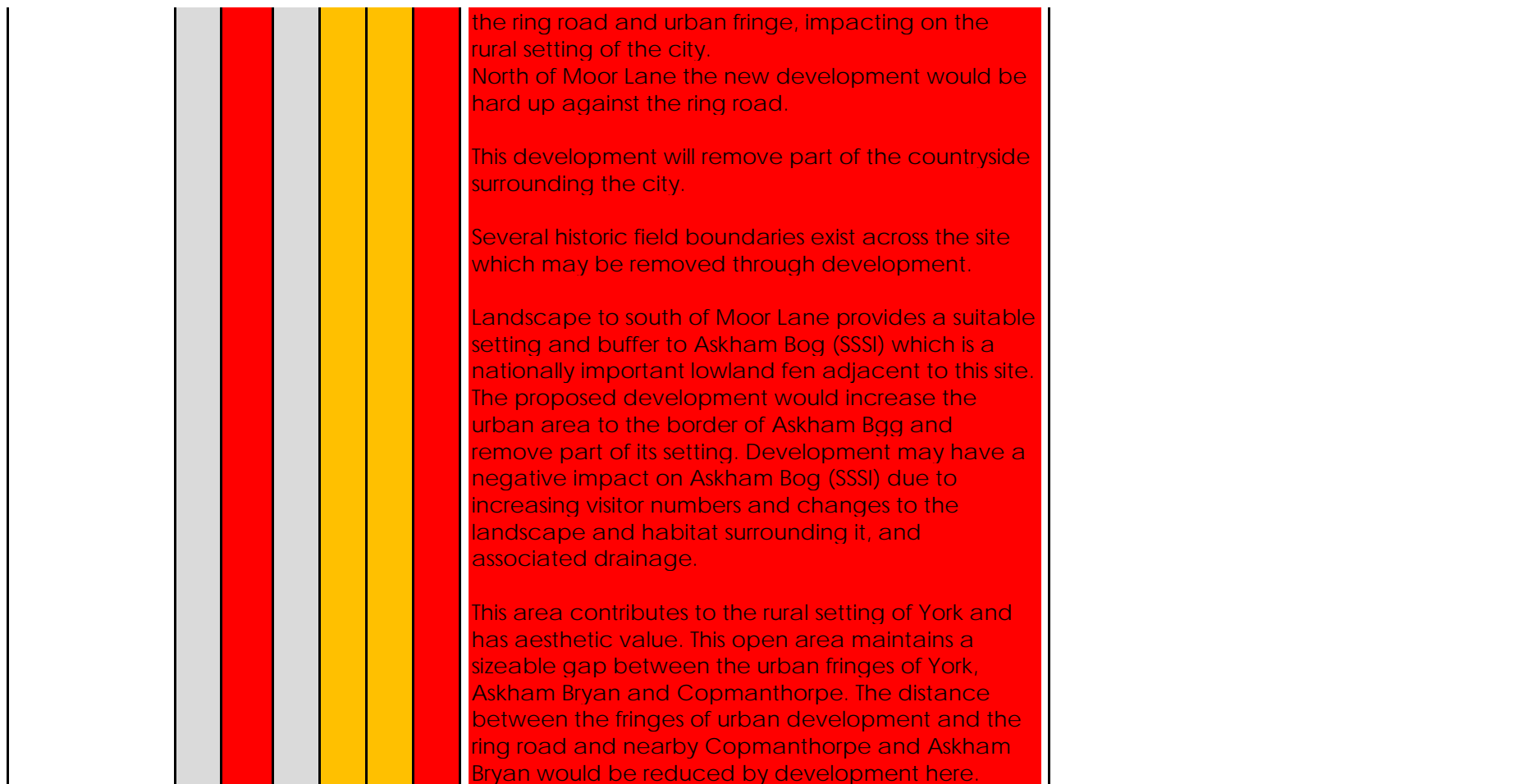
		<p>Development of the site would slightly reduce the field margin between the ring road and urban areas, impacting on the rural setting of the city. However, it falls outside of the area specifically earmarked as land protecting the rural setting of York.</p> <p>Development would be sufficiently far 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 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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SF12 Moor Lane,  
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	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
SF12 Option 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> The site is located within the ring road but outside the existing urban area. Large scale development here would increase the distance between the city centre and the outer urban area.</p> <p>Key View 7 (from the A1237) identified in the York Historic Core Character Area Appraisal (YHCCAA) crosses part of this site. View of Minster from A1237 in Askham Bryan may be obscured by development here.</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 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>

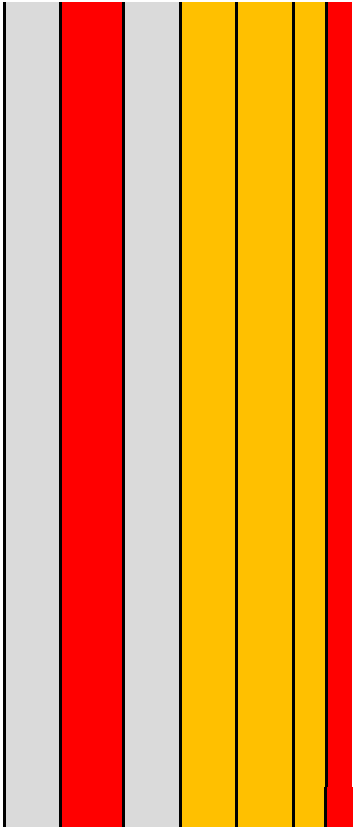
	<p>Broad ridge and furrow exists across the site. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>Several post-medieval field boundaries survive on the site, particularly south of Moor Lane. The boundary running N-S in the eastern part of the site may be medieval defining the edge of Dringhouses Moor. Moor Lane is also probably of an early date.</p> <p>Roman/Iron Age pits, ditches and possible enclosure to the north of the northern extension of the proposed site adjacent area – identified on aerial photographs as cropmarks.</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 setting and 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 field margin between the ring road and urban fringe. Large swathes of this proposed site have been identified as land protecting the rural setting of the city. Development of the site would reduce the field margin between</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

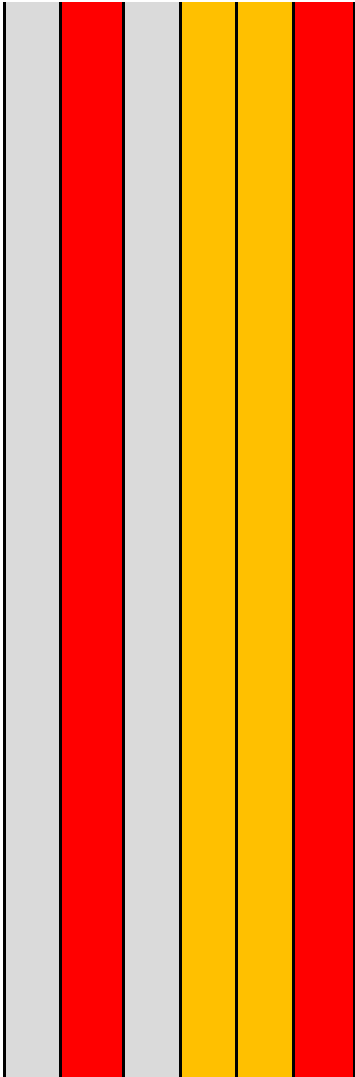
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
SF13 Option1	○	--	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> A housing development 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><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>



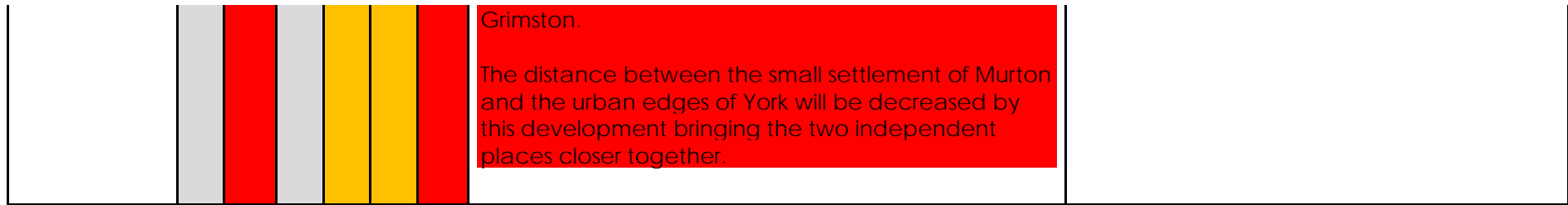
		<p>Possibility of ridge and furrow to remain on the site. However the best examples are located in fields to the north. Pre-medieval landscape features survive particularly below the ridge and furrow.</p> <p>Development of the site would have a detrimental impact on any surviving archaeological deposits 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		
SF13 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> 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</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>

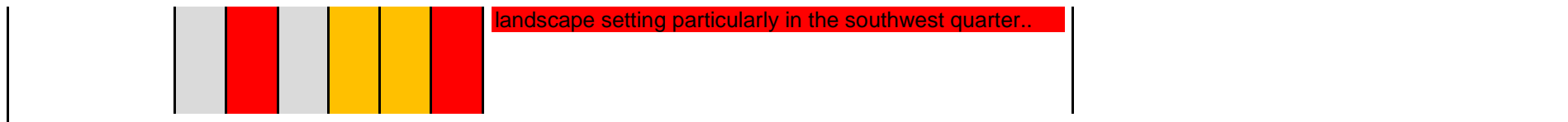
	<p>Road revealed a pre-historic and Roman settlement.</p> <p>Well preserved medieval ridge and furrow is located on the site, in particular in the four fields south of the former railway, adjacent to Murton Way, as far as, and including the field SE of Gell's Farm.</p> <p>Pre-medieval landscape features 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</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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SF13 Land east of 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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
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</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>

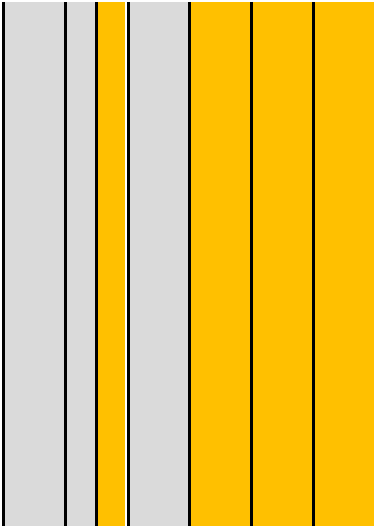


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

SF15 Land to the north of Escrick,  
Safeguarded Land

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST30 Option 3	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</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>

SF15 Land to the north of Escrick,  
Safeguarded Land

	<p>photographs – current condition unknown.</p> <p>Development will have a detrimental impact on any landscape features or archaeological deposits which may relate to the 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