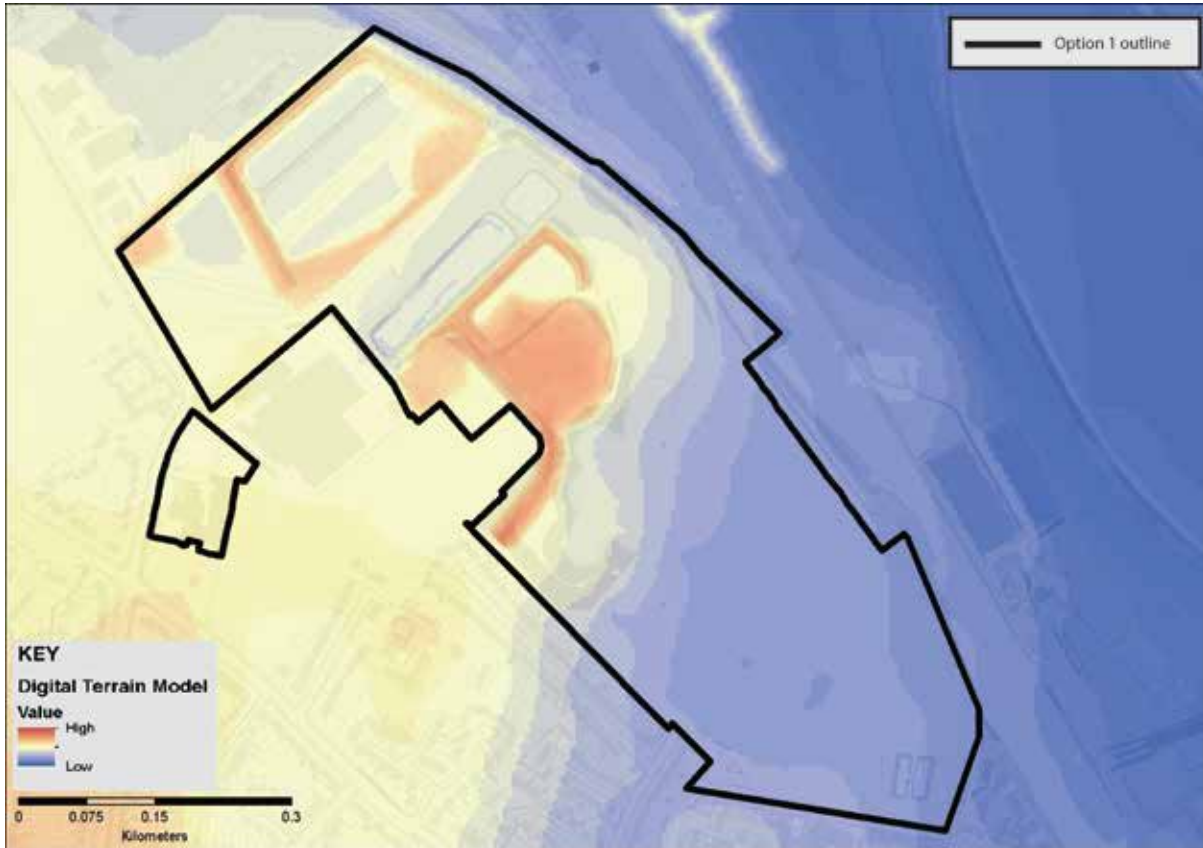


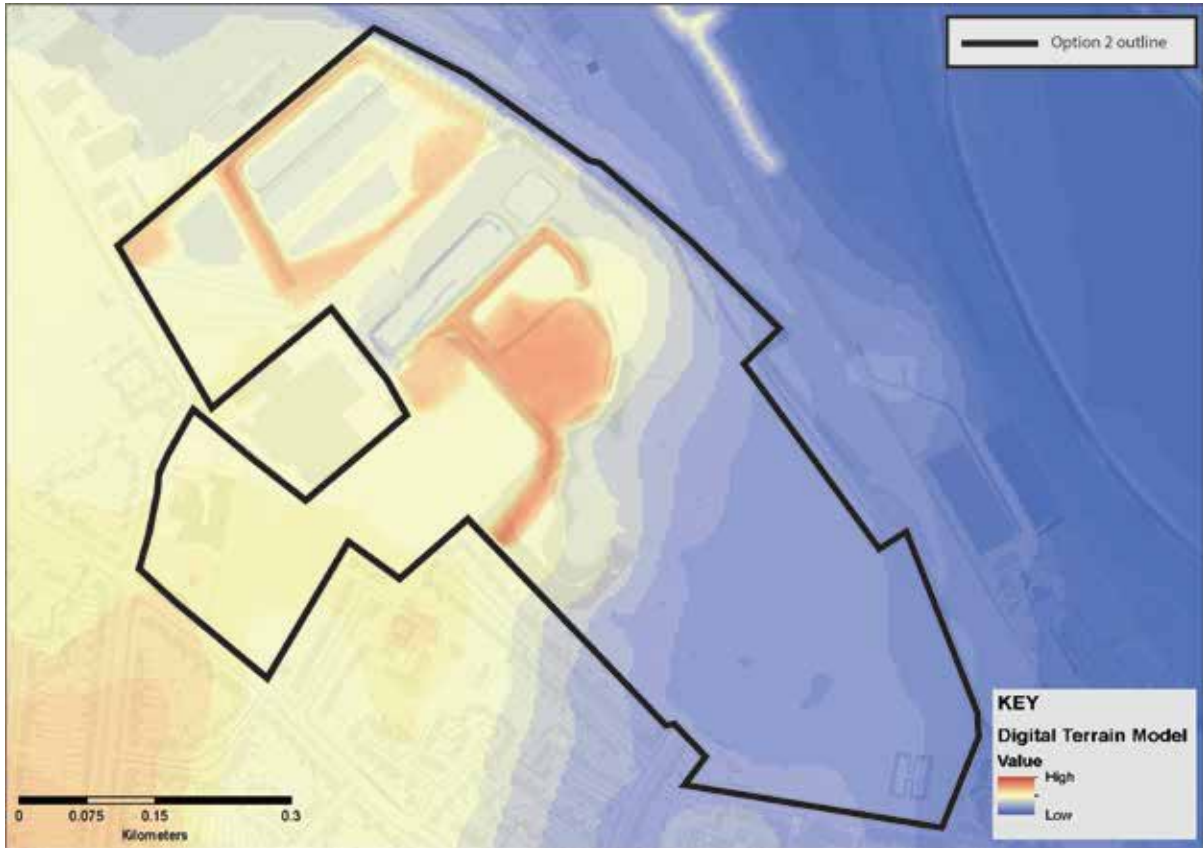
HIA Appendix 3: Strategic Site Assessments Appraisal

All sites in Allocation Reference Number Order

ST1 British Sugar, Option 1- Preferred Options



ST1 British Sugar, Option 2- Further Sites Consultation



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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.		

	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
		core.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.		

	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
2.6	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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.

	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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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.

	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
		close to the station of within extra mural compounds. Even so height is restrained , 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 organic waste is well preserved 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.		

	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
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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 th century.		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (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) Derwent/Ouse : 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

	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>hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>		area.	incorporated in the river corridor areas.
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted</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.

	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
		recreation routes with cultural significance through countryside (f) Orchards – 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This site makes a neutral contribution to this character element.		

Summary: Overall the assessment of this site has identified that development in this location	Key recommendations/Mitigation: - 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">-Open space should be designed in the river corridor areas.- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.-Limited archaeological investigation required to further assess the nature and significance of any deposits on site.-SINC site needs protection through green buffering and landscaping.
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1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer ring road accentuates the city form	Site is located within 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
		and the walls enclose the historic core.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views 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 offers potential for new public views of the above.	Views analysis required.
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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	The former factory site is a distinct/identifiable area.	Development across the British Sugar site up to Boroughbridge Road would surround existing residential areas such as Millgates and Langholme Drive. This may result in the loss of identity of the distinct former factory area.	Green space should be retained to the frontage of Boroughbridge Road to maintain a degree of separation.

	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
		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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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 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.

	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
		the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office	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.

	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
		blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so height is restrained , 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 organic waste is well preserved giving	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
		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 successive development 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 th century.		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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. Geophysical survey has been carried out on the open playing field areas. The survey revealed little of interest. The only features of historic origin recorded were the remains of ridge and furrow cultivation.	(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	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.	Further investigation such as a watching brief during ground works and targeted trenching to investigate some of the geophysical anomalies may be required

	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
	not designated heritage assets.		The open areas towards Boroughbridge Road appear to have remained undeveloped and were part of the grounds of Acomb Park.		to assess the nature and significance of any remaining archaeological deposits.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (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	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	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.

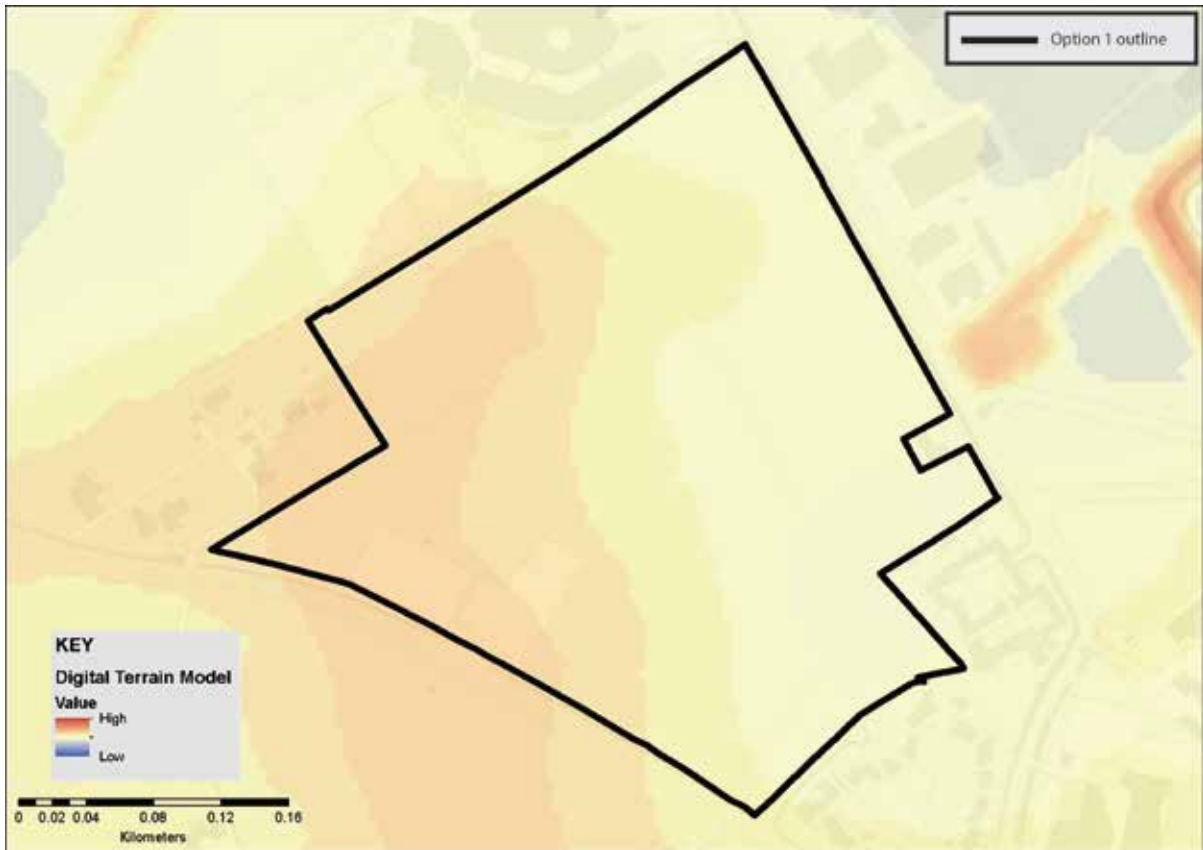
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	land		River Ouse are visible from site.		
6.3	Rivers and Ings	<p>(a) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>	(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 area.	<p>Views analysis required.</p> <p>Open space should be designed in the river corridor areas.</p>
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</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>(b) SINC site may be adversely impacted by development.</p>	SINC site needs protection through green buffering and landscaping.

	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) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable	This site makes a neutral contribution to this character element.		

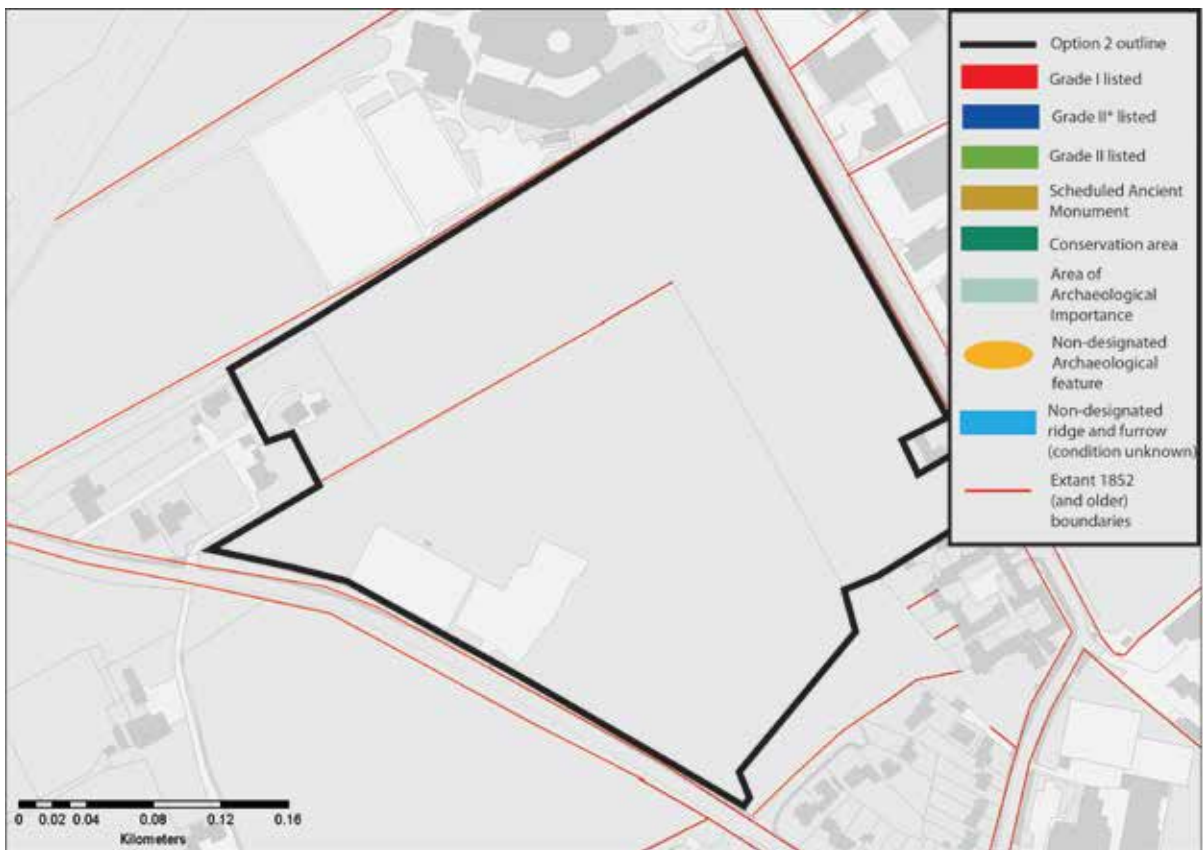
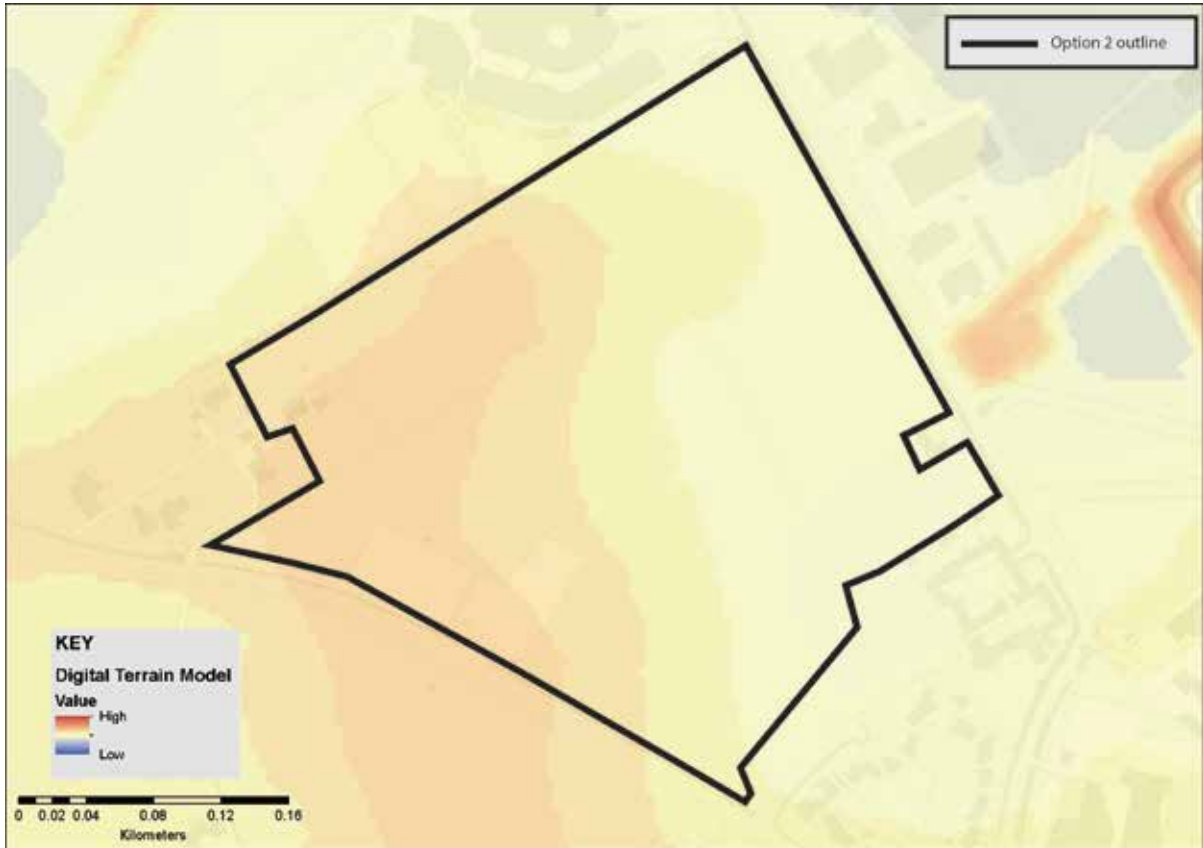
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		settlements			

<p>Summary:</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 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>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - A views analysis is required to assess the impact of development on any views which may be available from the site also to assess the impact of the development against the setting of the river/ings areas. -Open space should be designed in the river corridor areas. - Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Limited archaeological investigation required to further assess the nature and significance of any deposits on site. -SINC site needs protection through green buffering and landscaping.
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ST2 Former Civil Service sports ground, Option 1- Preferred Options



ST2 Former Civil Service sports ground, Option 2 -Further Sites Consultation



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

ST2 Former Civil Service Sports Ground,
Option 1, Preferred Options boundary

	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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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	

ST2 Former Civil Service Sports Ground,
Option 1, Preferred Options boundary

	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.		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	Low lying setting and compactness of city creates both long views and surprise views 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 required.
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.		

ST2 Former Civil Service Sports Ground,
Option 1, Preferred Options boundary

	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
		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 burgrave 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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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.

ST2 Former Civil Service Sports Ground,
Option 1, Preferred Options boundary

	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
		the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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

ST2 Former Civil Service Sports Ground,
Option 1, Preferred Options boundary

	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 are clustered on low ground close to the station of within extra mural compounds. Even so height is restrained , 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

	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 organic waste is well preserved giving invaluable insight into diet, health,	This site makes a neutral contribution to this character element as it is outside the historic core.		

ST2 Former Civil Service Sports Ground,
Option 1, Preferred Options boundary

	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
		economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 th 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	(a) Long-distance views of York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(a) Possible views towards the city and nearby Upper Poppleton from the site. (c) Site forms part of the rural edge to the city. This has already been impacted upon by Manor School and other developments.	(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. (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.	(a) Further views analysis required. (c) Green buffering to the boundary with Boroughbridge Road would assist in maintaining the image of a rural setting from the south-west.

ST2 Former Civil Service Sports Ground,
Option 1, Preferred Options boundary

	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
6.2	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) Derwent/Ouse: Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements 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 th century field boundary should be sought if possible as not many survive in this area.

ST2 Former Civil Service Sports Ground,
Option 1, Preferred Options boundary

	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) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size 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.	

ST2 Former Civil Service Sports Ground,
Option 1, Preferred Options boundary

	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
		themselves, (c) the fact that they are free-standing, clearly definable settlements			

<p>Summary:</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>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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. - 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 on site. -Retention of the 18th century field boundary should be sought if possible as not many survive in this area.
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1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

ST2 Former Civil Service Sports Ground,
Option 2, Further Site Consultation boundary

	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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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	

ST2 Former Civil Service Sports Ground,
Option 2, Further Site Consultation boundary

	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.		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	Low lying setting and compactness of city creates both long views and surprise views 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.		

ST2 Former Civil Service Sports Ground,
Option 2, Further Site Consultation boundary

	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
		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 burgrave 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.		

3 Landmark monuments

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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.

ST2 Former Civil Service Sports Ground,
Option 2, Further Site Consultation boundary

	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
		the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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

ST2 Former Civil Service Sports Ground,
Option 2, Further Site Consultation boundary

	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 are clustered on low ground close to the station of within extra mural compounds. Even so height is restrained , 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

	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 organic waste is well preserved giving invaluable insight into diet, health,	This site makes a neutral contribution to this character element as it is outside the historic core.		

ST2 Former Civil Service Sports Ground,
Option 2, Further Site Consultation boundary

	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
		economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 th 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	(a) Long-distance views of York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(a) Possible views towards the city and nearby Upper Poppleton from the site. (c) Site forms part of the rural edge to the city. This has already been impacted upon by Manor School and other developments.	(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. (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.	(a) Further views analysis required. (c) Green buffering to the boundary with Boroughbridge Road would assist in maintaining the image of a rural setting from the south-west.

ST2 Former Civil Service Sports Ground,
Option 2, Further Site Consultation boundary

	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
6.2	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) Derwent/Ouse : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements 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 th century field boundary should be sought if possible as not many survive in this area.

ST2 Former Civil Service Sports Ground,
Option 2, Further Site Consultation boundary

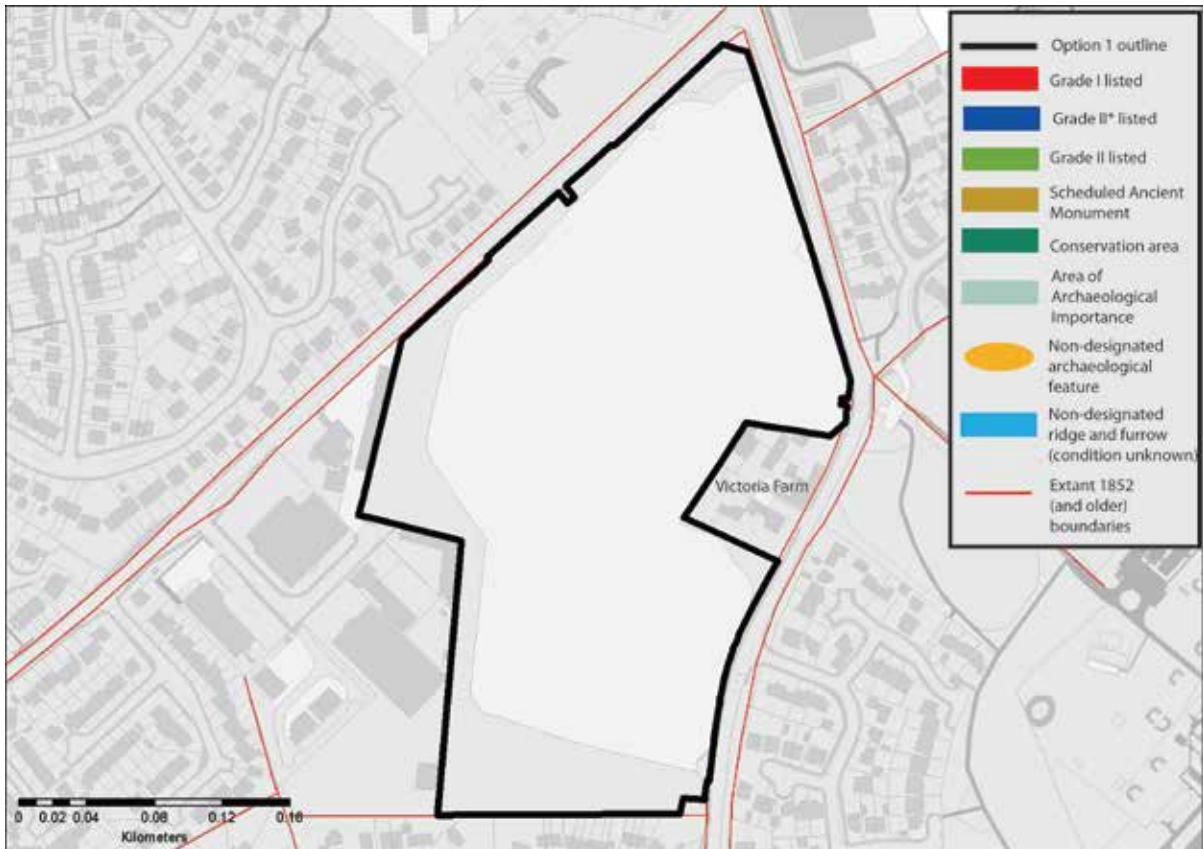
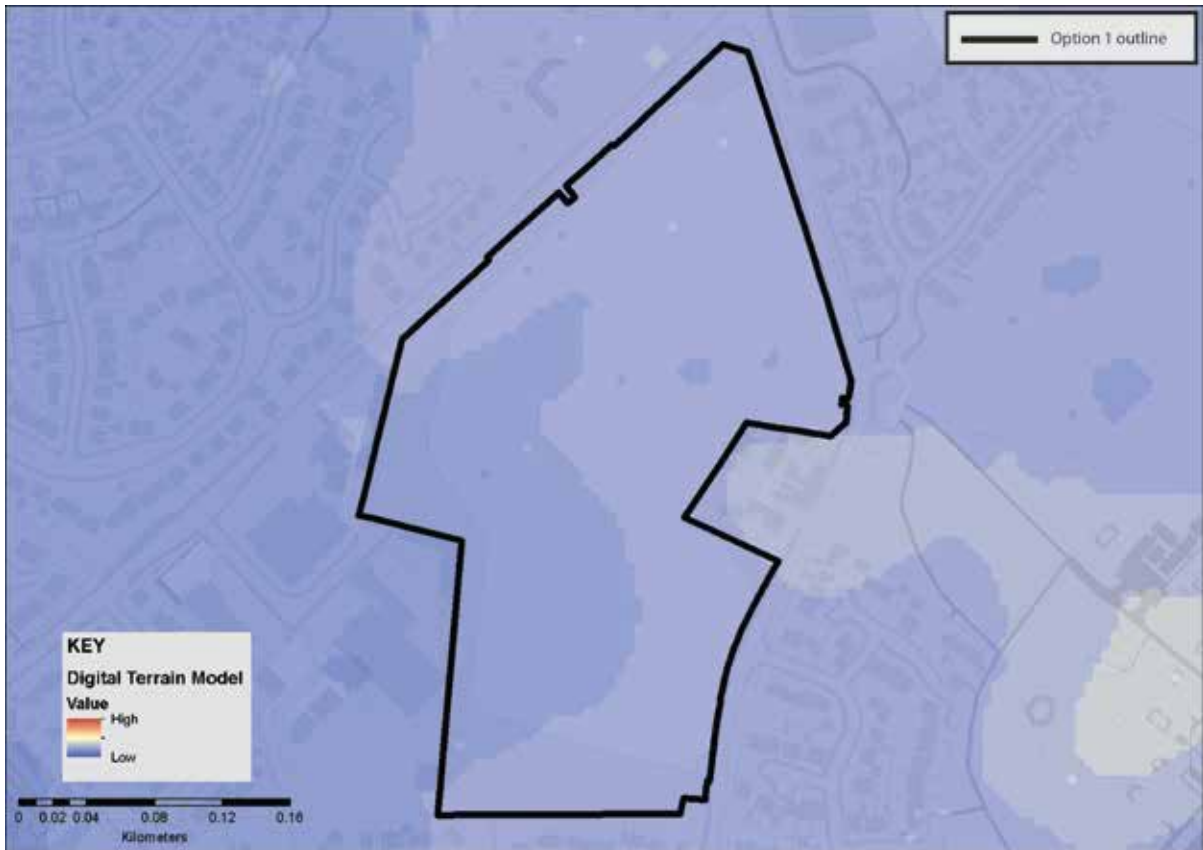
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size 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.	

ST2 Former Civil Service Sports Ground,
Option 2, Further Site Consultation boundary

	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
		themselves, (c) the fact that they are free-standing, clearly definable settlements			

<p>Summary:</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>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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. - 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 on site. -Retention of the 18th century field boundary should be sought if possible as not many survive in this area.
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ST3 The Grain Stores, Water Lane, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

ST3 The Grain Stores, Water Lane,
Option 1, Preferred Options boundary

	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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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.		

ST3 The Grain Stores, Water Lane,
Option 1, Preferred Options boundary

	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.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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		

ST3 The Grain Stores, Water Lane,
Option 1, Preferred Options boundary

	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

4 Architectural character

ST3 The Grain Stores, Water Lane,
Option 1, Preferred Options boundary

	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 two thousand years of architectural development 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 range of building types from all ages . Few streets have consistent themes, though streets have formed their own identity.	Site is vacant but is surrounded by a variety of residential and commercial buildings. It will surround Victoria Farm- situated on Water Lane.	Poorly designed housing will have a negative impact on the city in general. Development may have a detrimental impact on the immediate setting of Victoria Farm.	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 around the border with Victoria Farm should be sympathetically integrated to fit in with the immediate surroundings of the farm.
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist	Surrounding residential developments are generally two-storey in height although commercial structures may	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.

ST3 The Grain Stores, Water Lane,
Option 1, Preferred Options boundary

	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 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 height is restrained , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	vary in height.		Taller buildings may be permissible on the western edge (closer to the trading estate) although further information is needed.
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	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		

ST3 The Grain Stores, Water Lane,
Option 1, Preferred Options boundary

	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
	core	Coppergate and Hungate. Food waste and other similar organic waste is well preserved 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 successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Archaeological evaluation revealed evidence of airfield occupation.	(b) Development on this site would have a destructive impact on any surviving archaeological deposits. Intrusive archaeological investigation has already taken place.	Partial removal of deposit unavoidable by evaluation trenching. Mitigation by recording and avoidance will be implemented where necessary.
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.	Landscaping and construction related to the military airfield may have had a detrimental impact on any surviving archaeological remains. Archaeological evaluation only	Development of the site would have a destructive impact on any further surviving archaeological deposits.	Archaeological evaluation completed. Further mitigation strategies in relation to potential archaeological deposits will be implemented when more

	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.		<p>revealed evidence of airfield occupation.</p> <p>Temporary Roman camps exist nearby on Bootham Stray. Ditches and cut features dating to the Roman period identified during the evaluation may indicate the presence of another temporary military camp on this site.</p> <p>Buildings relating to the military airfield were recorded prior to demolition.</p> <p>19th century Victoria Farm situated adjacent to site.</p>		<p>detailed proposals for the site are presented.</p> <p>Development on the border with Victoria Farm should be sympathetically integrated to fit in with the immediate surroundings of the farm.</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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p>	This site makes a neutral contribution to this character element.		

ST3 The Grain Stores, Water Lane,
Option 1, Preferred Options boundary

	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) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (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) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the	This site makes a neutral contribution to this character element.		

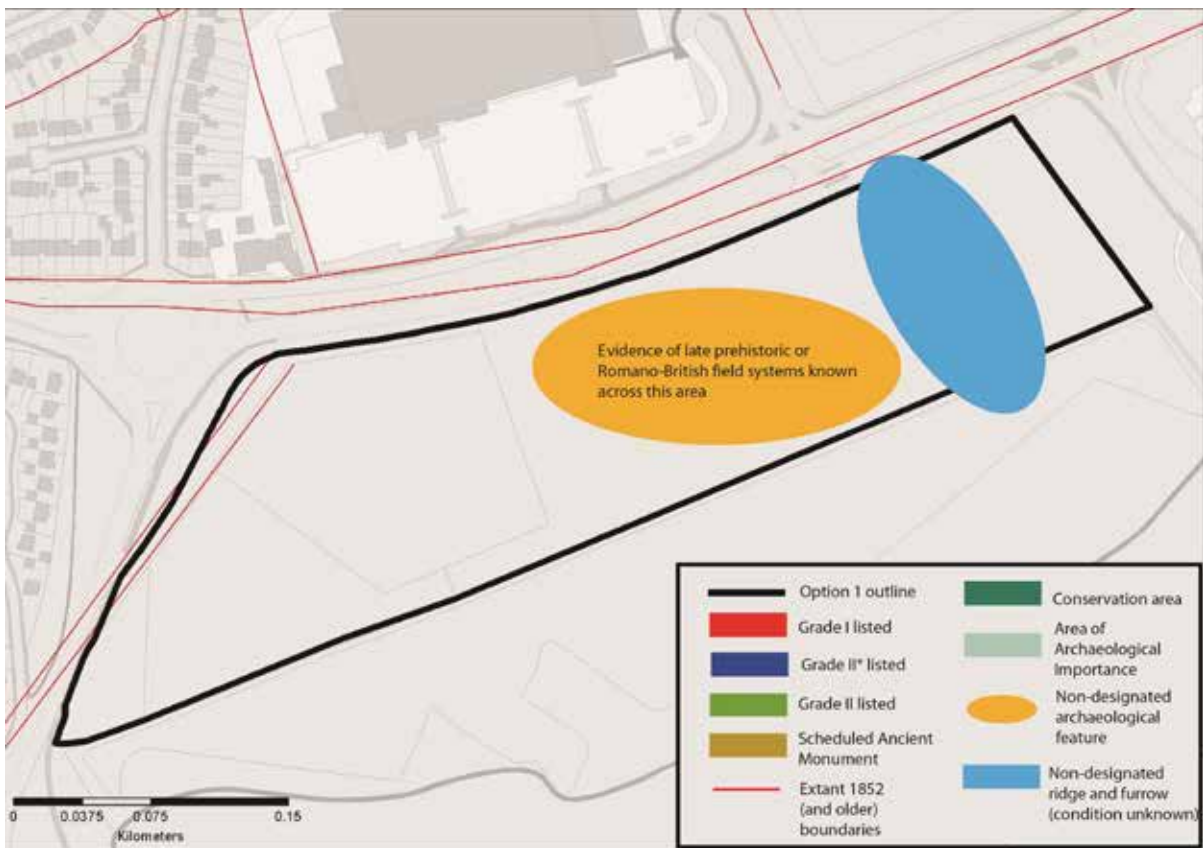
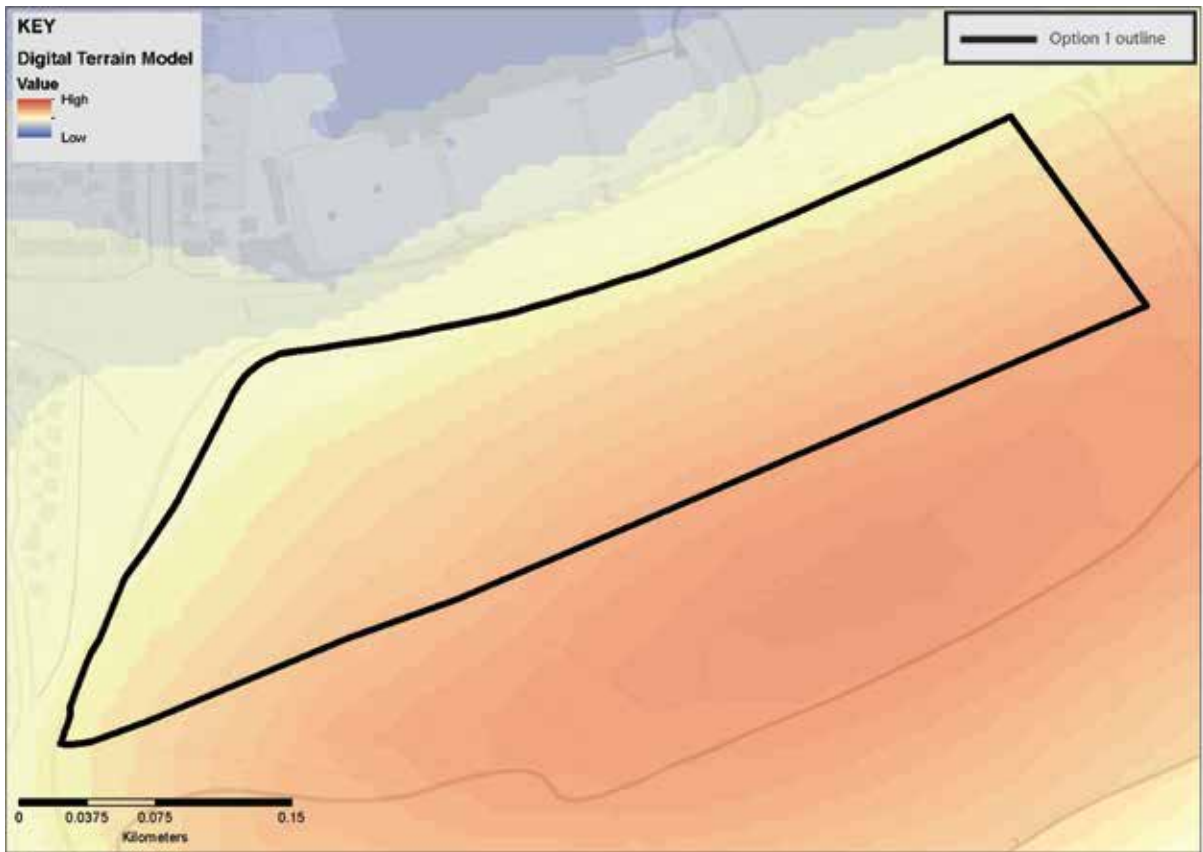
ST3 The Grain Stores, Water Lane,
Option 1, Preferred Options boundary

	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>historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – 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) Registered historic parks and gardens</p> <p>(b) Parks for the people</p> <p>(c) Designed campus landscape</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
		(d) Matrix of accessible parks			
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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This site makes a neutral contribution to this character element.		

<p>Summary:</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. The potential for minor harm was identified against principal characteristics 4 and 5 particularly due to the unknown nature of proposed housing design and possibility of harm to known surviving archaeological deposits primarily relating to the former airfield.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Development on the border with Victoria Farm should be sympathetically integrated to fit in with the immediate surroundings of the farm. -Further archaeological investigation may be required when proposals are known to assess the impact on known archaeological deposits.
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ST4 Land adjacent to Hull Road, Grimston Bar, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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.	

ST4 Land adj to Hull Road, Grimston Bar,
Option 1, Preferred Options boundary

	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.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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 th 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		

ST4 Land adj to Hull Road, Grimston Bar,
Option 1, Preferred Options boundary

	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower 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.

	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
		particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

4 Architectural character

ST4 Land adj to Hull Road, Grimston Bar,
Option 1, Preferred Options boundary

	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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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

	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 height is restrained , 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 organic	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
		waste is well preserved 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 successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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

	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
	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

	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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge 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>

ST4 Land adj to Hull Road, Grimston Bar,
Option 1, Preferred Options boundary

	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). (d) Views out to the Wolds, Moors and the Howardian Hills (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		

ST4 Land adj to Hull Road, Grimston Bar,
Option 1, Preferred Options boundary

	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
	racecourse) and common land	greens.	element as it is not common land nor within a main urban area.		
6.3	Rivers and Ings	(a) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) Airfields 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.

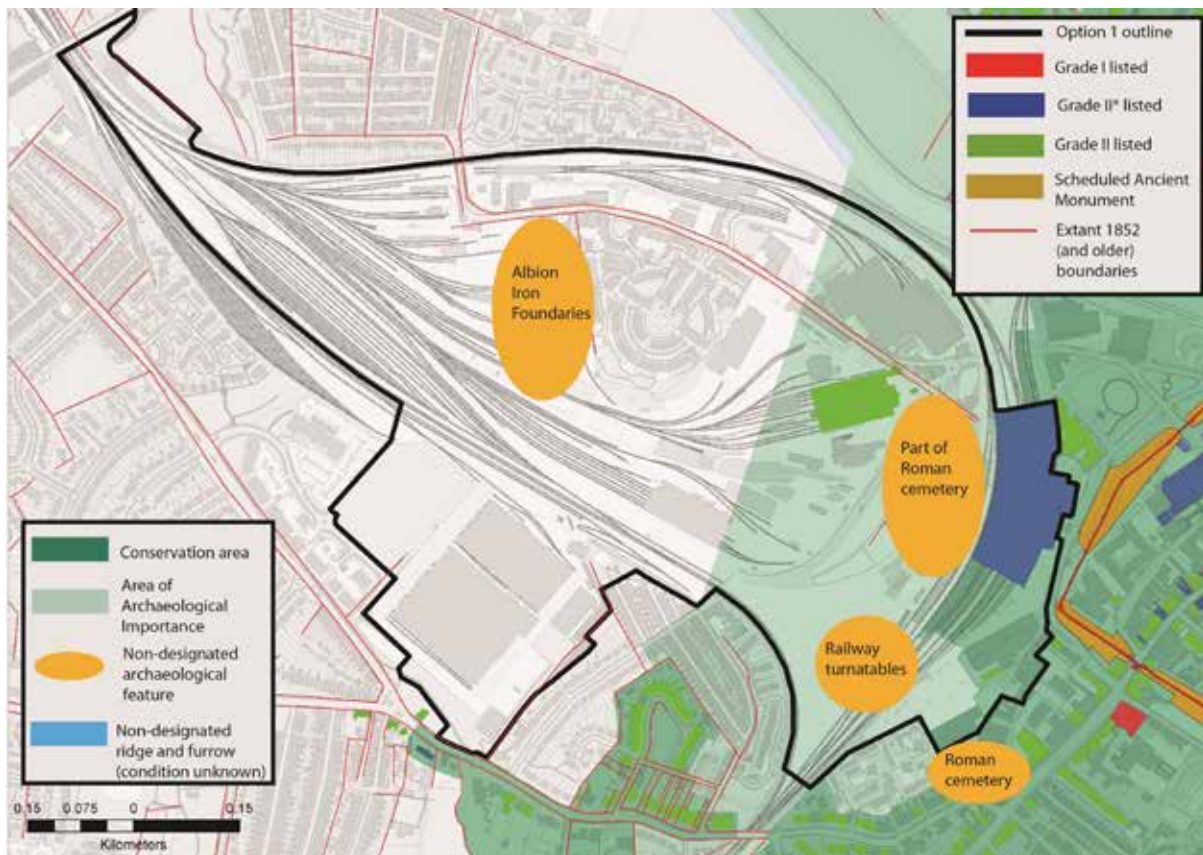
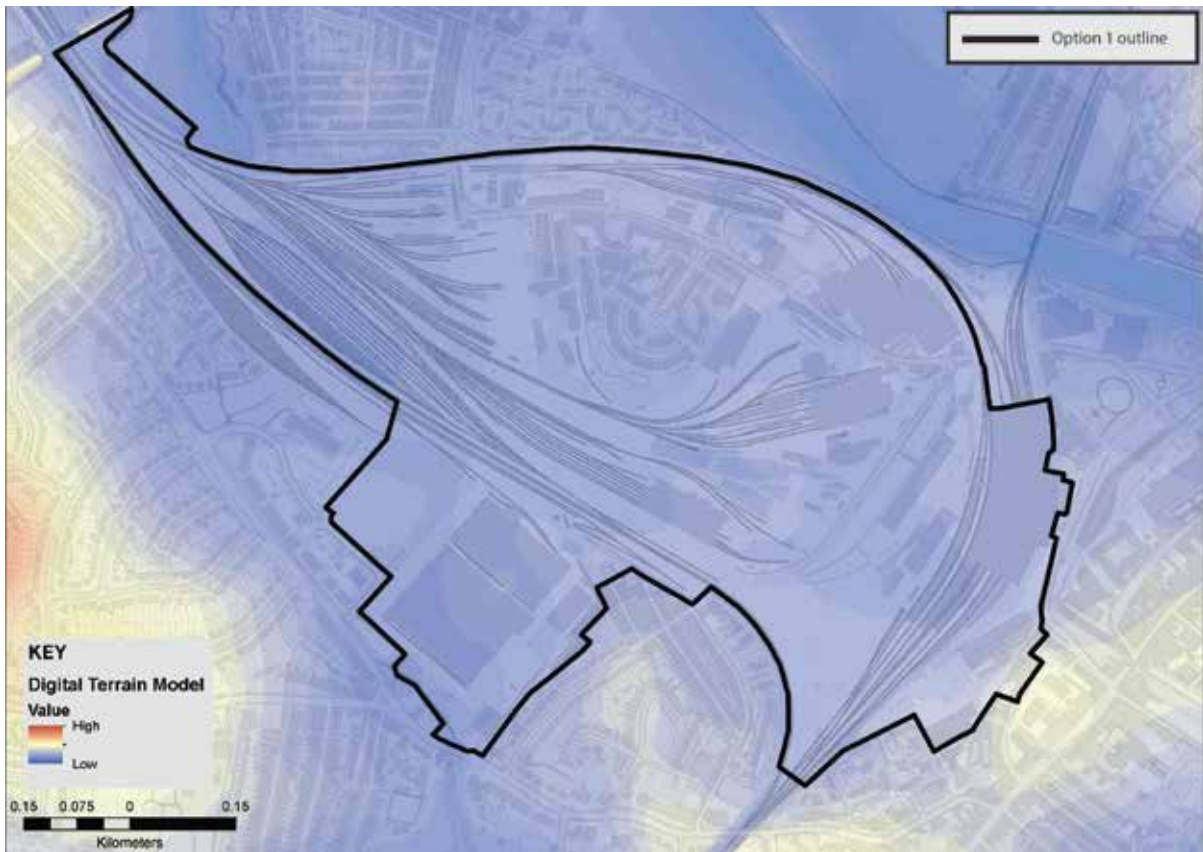
ST4 Land adj to Hull Road, Grimston Bar,
Option 1, Preferred Options boundary

	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
		value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-	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
		standing, clearly definable settlements			

<p>Summary:</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>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - 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. - Develop site with low-medium density housing and small scale buildings due to the topography of the area. - Retain, frame and create new views of the Minster, rural area and cityscape through the housing layout. - 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. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.
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ST5 York Central, Option 1- Preferred Options



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.

1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small	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
		squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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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	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 accessible 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	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	<p>Four key views of the Minster from/crossing this area were identified in (YCHCCAA) (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>

	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
			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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas 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	Outlying development is divided into segments 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.		

	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
		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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York 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.		

	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
	communal buildings	activity.			
3.4	Monument clustering	There is very little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	At the eastern edge of the site 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 and listed buildings on Holgate Road and Queen Street.	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	Diversity 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 th -20 th 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 green space 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 two thousand years of architectural development in close proximity to each other.	Buildings within this area predominantly date to the 19 th century and later. 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 range of building types from all ages . Few streets have consistent themes, though streets have formed their own identity.	The buildings on this site are predominantly late 19 th to early 20 th century, two to three storey functional railway and industrial buildings. This area sits adjacent to residential development dating to the 19 th century, 1930s and 21 st 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.

	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
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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

	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 organic waste is well preserved giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	Outside of the historic core but partly within the central Area of Archaeological Importance.	Development on the site would have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.
5.2	Depth of deposits in the historic core	Remains of successive development 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. Roman-modern deposits located close by within the city walls.	Development on the site would have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	Area located outside of the Roman and Medieval city so remained as burial area and later agricultural land until the 19 th century.	Development on the site would have a detrimental impact on any surviving archaeological deposits.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process.
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded	(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	(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

	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
		manner will destroy important evidence and information.	archaeology still survives in some pockets across the area despite 19 th century construction of the railway. Archaeological deposits relating to 19 th century railway structures are also present on the site.		Heritage Assets 2013 on the sites of demolished buildings. This document should also be used when considering the buildings within and surrounding the area.
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.	Non-designated heritage 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.	Development of the site would potentially have a negative impact on any surviving archaeological deposits and non-designated extant buildings.	Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process to protect/record potentially significant archaeological deposits. A WSI was agreed for trenching in c.2008 but has yet to be implemented. Information on significant archaeological features could be presented in some form to users of the site 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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).</p>	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.		
6.3	Rivers and Ings	<p>(a) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - 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.		

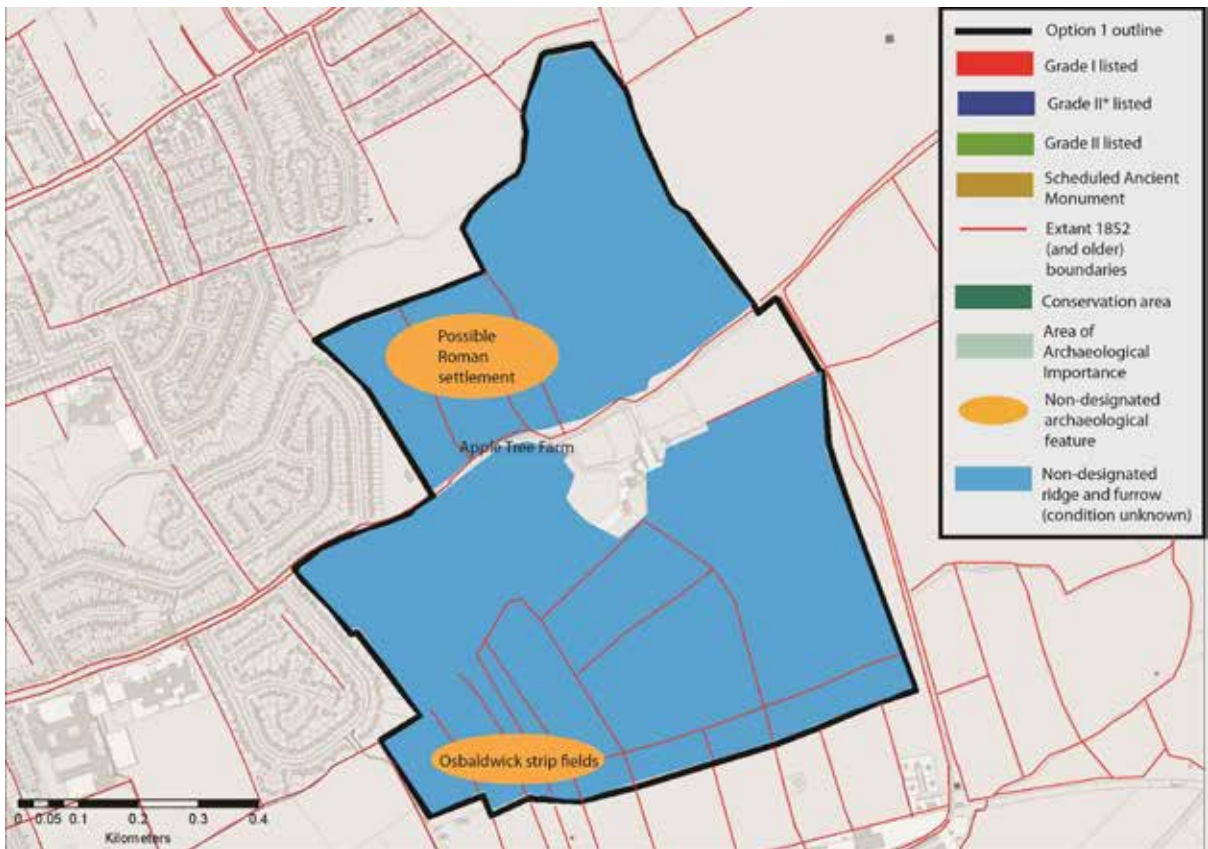
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.			
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	The creation of the railway in the mid 19 th 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.	
6.5	Suburban	Street trees, public parks, large	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
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This site makes a neutral contribution to this character element.		

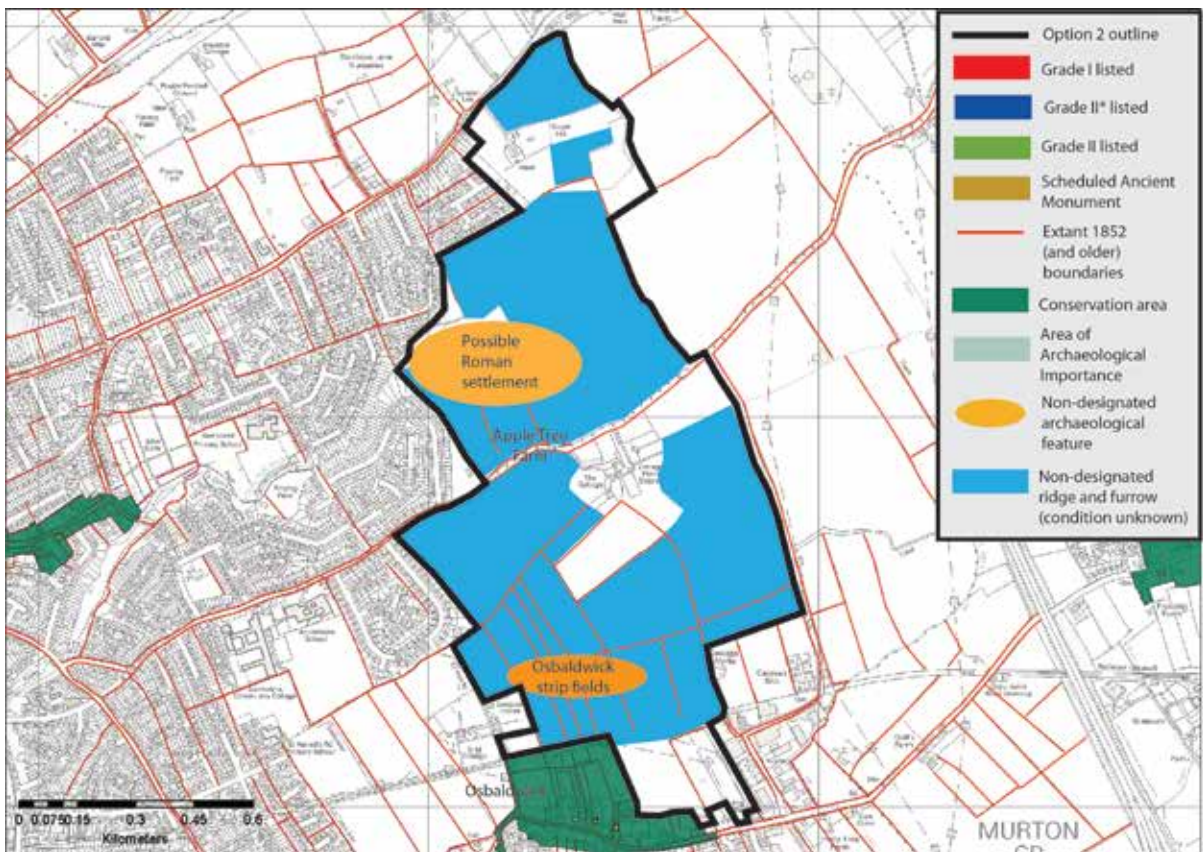
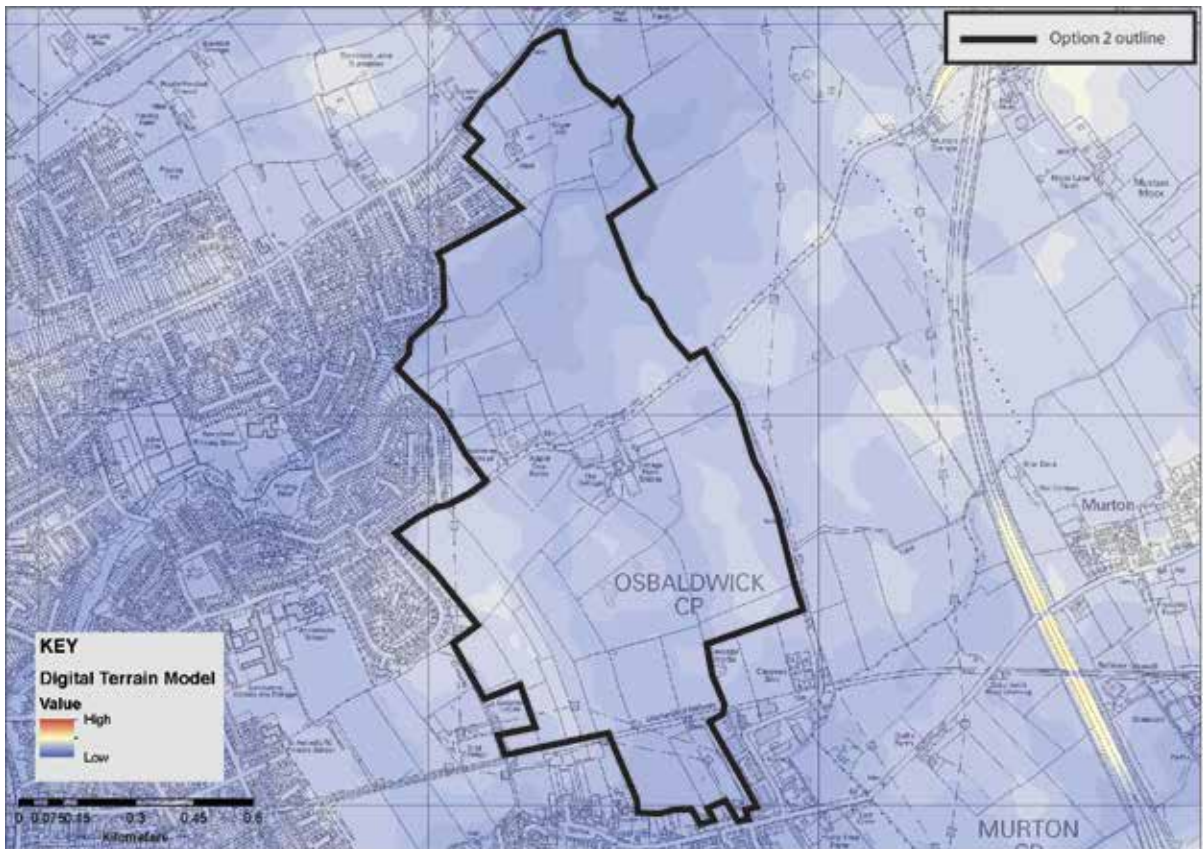
<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 5. Development may cause serious harm to any surviving archaeological deposits and non-designated extant buildings. Excavations have proven that Romano-British archaeology still survives in some pockets across the area despite 19th century construction of the railway. The site also falls partly within the Central Area of Archaeological Importance. 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</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - Retention of important railway buildings and the remaining functionality of the railway should mitigate against potential loss of character. - 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. - 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-
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<p>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>	<p>visibility.</p> <ul style="list-style-type: none">- The setting of listed buildings within and bordering the area should be protected. 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.- 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.-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.
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ST7 Land to the east of Metcalfe Lane, Option 1- Preferred Options



ST7 Land to the east of Metcalfe Lane, Option 2- Further Sites Consultation



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by	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
		highways interventions or through provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer	The site is located within the ring road but on the eastern edge of the urban area.	The location of this site increases the distance from the city centre to the edge of the urban area.	Potentially reduce site by its eastern edge.

ST7 East of Metcalfe Lane,
Option 1, Preferred Options boundary

	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
		ring road accentuates the city form and the walls enclose the historic core.			Provision of cycle routes and facilities. A degree of loss of compactness is unavoidable.
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	Views of Minster and city considered in section 6.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.	The proposed development, in part, is situated in adjacent fields to existing residential areas. This may have a negative impact on this character element by eroding distinct boundaries and the identity of each area.	Place/enhance green buffering/landscaping between existing 20 th century development bordering the west side of the site.

	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
		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.		Opportunity for this site to become new urban area with 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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster in particular can be viewed from the Wolds, Moors and Dales. The walls are ever	Views of York Minster can be gained from the site. Holy Trinity Church and Foss	Development may obscure views of landmarks such as the Minster. The York Central Historic Core Character	Further views analysis needed against proposed development plans.

ST7 East of Metcalfe Lane,
Option 1, Preferred Options boundary

	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
		present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York with Luddites.	Islands Chimney also visible in this area.	Appraisal identified the view of the Minster from the ring road in this area as a Key View (No. 5).	Significant views should be respected within proposed schemes.
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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches	Provide pockets of green space	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
	locked into urban fabric	within dense urban blocks and are a haven for wildlife.	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 two thousand years of architectural development 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 range of building types from all ages . 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.

	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
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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 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

	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 organic waste is well preserved 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 successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 any excavation to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and	The York HER contains some 6000 records relating to the archaeology	A desk based survey has confirmed the potential for	Development of the site which would remove its visible historic grain would	The results of the geophysical survey followed

	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>unknown archaeological features and deposits are not designated heritage assets.</p>	<p>of York and its surroundings which is only a small percentage of what actually remains.</p>	<p>significant archaeological deposits to exist on the site.</p> <p>Evidence of a Romano-British settlement is well known in the vicinity of Apple Tree Farm.</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. Cottage Farm dates to the early 20th century and may also have some buildings of historic or architectural interest.</p> <p>Non designated landscape features exist across the site such as medieval ridge and furrow (in varying degrees of preservation) and medieval and post-medieval field boundaries forming enclosure pattern. The ridge and furrow may also protect earlier landscape features lying beneath it.</p>	<p>be detrimental to the area.</p> <p>Sub-surface remains may potentially be destroyed by development in the area.</p> <p>The loss of the farm will remove the remaining agricultural and historic character from the area.</p>	<p>by trial trenching 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 hinterland/farming landscapes.</p> <p>Ways of incorporating some of the oldest farm buildings into the new development should be explored. Generous space should be given to these areas to maintain an element of their current setting in the landscape. If retention is not possible an historic buildings recording may be necessary.</p> <p>Vehicular routes should be diverted away from historic tracks to preserve their character and use by people and wildlife.</p> <p>Further inspection of ridge</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>and furrow on the site should take place to decide which areas, if any, merit preservation as part of open space.</p> <p>Historic field boundaries should be retained or reflected within the layout of the new development.</p> <p>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge.</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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race</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</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>(a) Further analysis needed of views to and from the site. Key views should be retained within proposed development.</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>course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).</p>	<p>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.</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>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>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>Strong landscaped edge needed to the development particularly on the eastern side.</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</p>

ST7 East of Metcalfe Lane,
Option 1, Preferred Options boundary

	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
					allocation towards the ring road should be designated as Green Belt to ensure the remaining field margin is retained.
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) Derwent/Ouse : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City;	(a) The site currently forms part of the open countryside surrounding the city.	(a) This development will remove part of the countryside surrounding the city but falls outside the area specifically earmarked as land protecting the rural	(a) Ensure no development further to the east of the current proposed boundaries. Incorporate as

	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>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>Collection of farmstead buildings with associated gardens and fields</p> <p>(b) Species rich grassland, hedgerows, trees and a Site of Natural Conservation Interest (SINC) north of Osbaldwick village, borders the site.</p> <p>(d) North of Osbaldwick (Conservation Area) , a rural setting remains including the remnants of several strip fields, as well as historic field boundaries across the site generally. Large patches of ridge and furrow associated with the village also exist across the site.</p>	<p>setting of York.</p> <p>Development would reduce context of farmsteads and the contribution they make to the rural character and identity.</p> <p>(b) Development here may have a negative affect on this landscape without mitigation.</p> <p>(d) Development which would remove these features would have a detrimental impact on this character element without mitigation. Construction of housing against the northern edge of Osbaldwick would destroy its historic rural setting.</p>	<p>much of a green buffer between this allocated rural setting land and houses and retain trees and hedges on site.</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) The SINC site is outside the proposed development boundary. Appropriate buffering to the edge of the SINC and development should be put in place.</p> <p>(d) Selected areas of ridge and furrow should be retained where possible as part of planned open space.</p> <p>Historic boundaries should be reflected within proposed development on this site where possible.</p> <p>Clear margin needed</p>

ST7 East of Metcalfe Lane,
Option 1, Preferred Options boundary

	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>between Conservation Area of Osbaldwick and the new development.</p> <p>The fields immediately north of the village, which include the SINC site, and part of the Green Belt should remain open. This would mitigate some of the impact on the immediate setting of the village.</p> <p>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>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		

	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
		friendly environment, strong community identity, allotments, front gardens bound by hedges	element.		
6.6	Parks and Gardens	(a) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	(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) The distance between the separate village of Murton and the urban edges of York will be decreased by development on this site. The proposed site boundaries are such that despite development, will a reasonable gap between the ring road, Murton and York's urban area will remain. Risk of blurring the boundaries between the communities of Osbaldwick, Tang Hall, & Heworth/Stockton Lane and diminishing separate identities.	(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>Summary:</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 has been identified in relation to characteristics 5 and 6 due to</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - Reduce site by its eastern edge perhaps in line with buildings around Cottage Farm. A degree of loss of compactness is unavoidable. - Further views analysis needed against proposed development plans. Significant views of the Minster or other important buildings/landscapes should be respected
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<p>the potential for harm to any surviving archaeological deposits and historic landscape features, removal of open countryside and impact on setting of Osbaldwick.</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>	<p>within proposed scheme.</p> <ul style="list-style-type: none">- 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.- Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.- Ways of incorporating some of the oldest farm buildings into the new development should be explored.- Evaluation required to assess the impact of development on the setting of the Conservation Area- Clear margin needed between Conservation Area of Osbaldwick and the new development. The fields immediately north of the village should remain open to mitigate some of the impact on the immediate setting of the village.- 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.
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1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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.	The location of this site increases the distance from the city centre to the edge of the urban area.	Potentially reduce site by its eastern edge. Provision of cycle routes and facilities.

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Option 2, Further Sites Consultation boundary

	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
		core.			A degree of loss of compactness is unavoidable.
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	Views of Minster and city considered in section 6.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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 proposed development, in part, is situated in adjacent fields to existing residential areas.	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. Existing rural tracks lead to open fields beyond. Development may threaten these access routes.	Retain open green space between the new and existing residential areas. Maintain tracks and green corridors throughout the site and beyond.

	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
2.6	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.	Opportunity to create new urban village.	Opportunity for this site to 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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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	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	Further views analysis needed against proposed development plans. Significant views should be

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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
		monuments including Terry's and the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York with Luddites.		as a Key View (No. 5).	respected within proposed schemes.
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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing	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
		and are clustered on low ground close to the station of within extra mural compounds. Even so height is restrained , 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 organic waste is well preserved giving invaluable insight into diet, health,	This site makes a neutral contribution to this character element as it is outside the historic core.		

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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
		economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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. The larger revised site boundary will result in a wider area of disturbance with a greater destructive impact on any archaeological remains.	(b) Desk based assessment complete. Further non-intrusive archaeological investigation such as geophysical survey should precede any excavation 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.	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 followed by trial trenching 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

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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
			<p>Non designated landscape 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>Sugar Hill Farm at the north end of the site is shown on the first edition OS plan (c.1852).</p> <p>Cottage Farm dates to the early 20th century and may also have some buildings of historic or architectural interest.</p> <p>Former rail line runs (E-W)</p>		<p>city and the rural hinterland/farming landscapes.</p> <p>Archaeological investigation ahead of development may shed further light on 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>Historic hedgerows should be retained – or development should follow field pattern on site where possible.</p> <p>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge.</p> <p>Ways of incorporating</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
			across the southern part of this site.		some of the oldest farm buildings into the new development should be explored. Railway line will be used to extend Cycle Route 66 to the new development.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(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. (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.	(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. 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. Development will reduce the depth of vale of York lowland 'meadow'/agricultural setting of the Minster and urban edge. (c) Development of the site would	(a) Further analysis needed of views to and from the site. Key views should be retained within proposed development. Strong landscaped edge needed to the development particularly on the eastern side. 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

	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
				reduce the field margin between the ring road and urban areas, impacting on the rural setting of the city.	<p>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>
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site partially includes part of the green wedge linked to Heworth Green.	The development of this site will include the loss of a small part of the green wedge linked to Heworth Green.	<p>Reduce/move development away from this area.</p> <p>Provide green space/open space in this area.</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
6.3	Rivers and Ings	<p>(a) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field</p>	<p>(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.</p> <p>Collection of farmstead buildings with associated gardens and fields.</p> <p>(b) Species rich grassland, hedgerows, trees and a Site of Natural Conservation Interest (SINC) north of Osbaldwick village.</p>	<p>(a) This development will remove part of the countryside surrounding the city.</p> <p>Development would reduce context of farmsteads and the contribution they make to the rural character and identity.</p> <p>(b) Development here may have a negative affect on this landscape without mitigation.</p> <p>(d) Development which would remove these features would have a detrimental impact on this character</p>	<p>(a) Ensure no development further to the east of the current proposed boundaries.</p> <p>Incorporate as much of a green buffer between the rural setting and proposed development. Green edges and buffering required for the eastern edge of the site and to boundaries of existing settlements.</p> <p>Retain reasonable farmstead buildings and possibly some</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>pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>(d) North of Osbaldwick (Conservation Area), a rural setting remains including the remnants of several strip fields, as well as historic field boundaries across the site generally. Large patches of ridge and furrow associated with the village also exist across the site.</p>	<p>element without mitigation. Construction of housing against the northern edge of Osbaldwick would destroy its historic rural setting.</p>	<p>function and a sufficient degree of context and retain the sense of identity and historic connection that such complexes provide.</p> <p>(b) The SINC site is outside the proposed development boundary. Appropriate buffering to the edge of the SINC and development should be put in place.</p> <p>(d) No development against the northern edge of Osbaldwick. The fields immediately north of the village, which include the SINC site, and part of the Green Belt should remain open. This would mitigate some of the impact on the immediate setting of the village.</p> <p>Clear margin needed between Conservation Area of Osbaldwick and the new development.</p> <p>Evaluation required to assess the contribution the</p>

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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
					<p>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-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) Registered historic parks and gardens</p> <p>(b) Parks for the people</p> <p>(c) Designed campus landscape</p> <p>(d) Matrix of accessible parks</p>	This site makes a neutral contribution to this character element.		

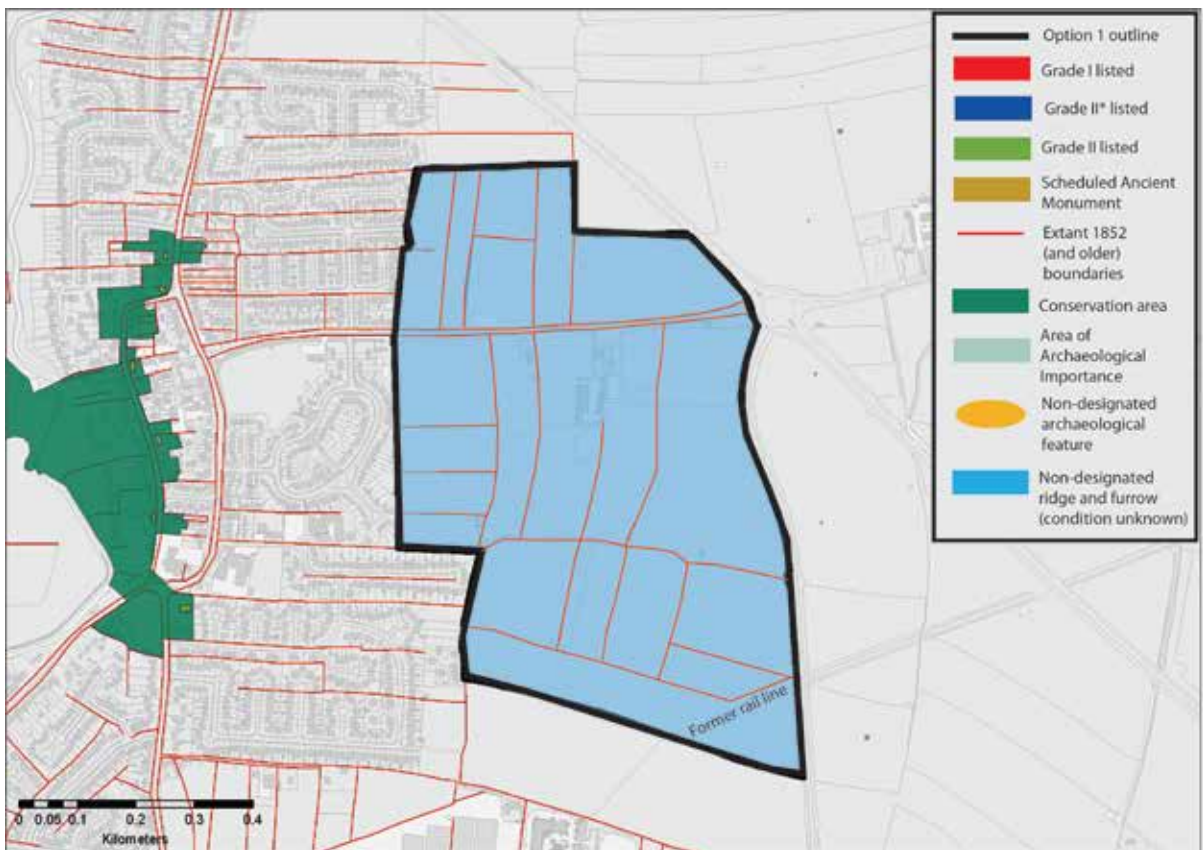
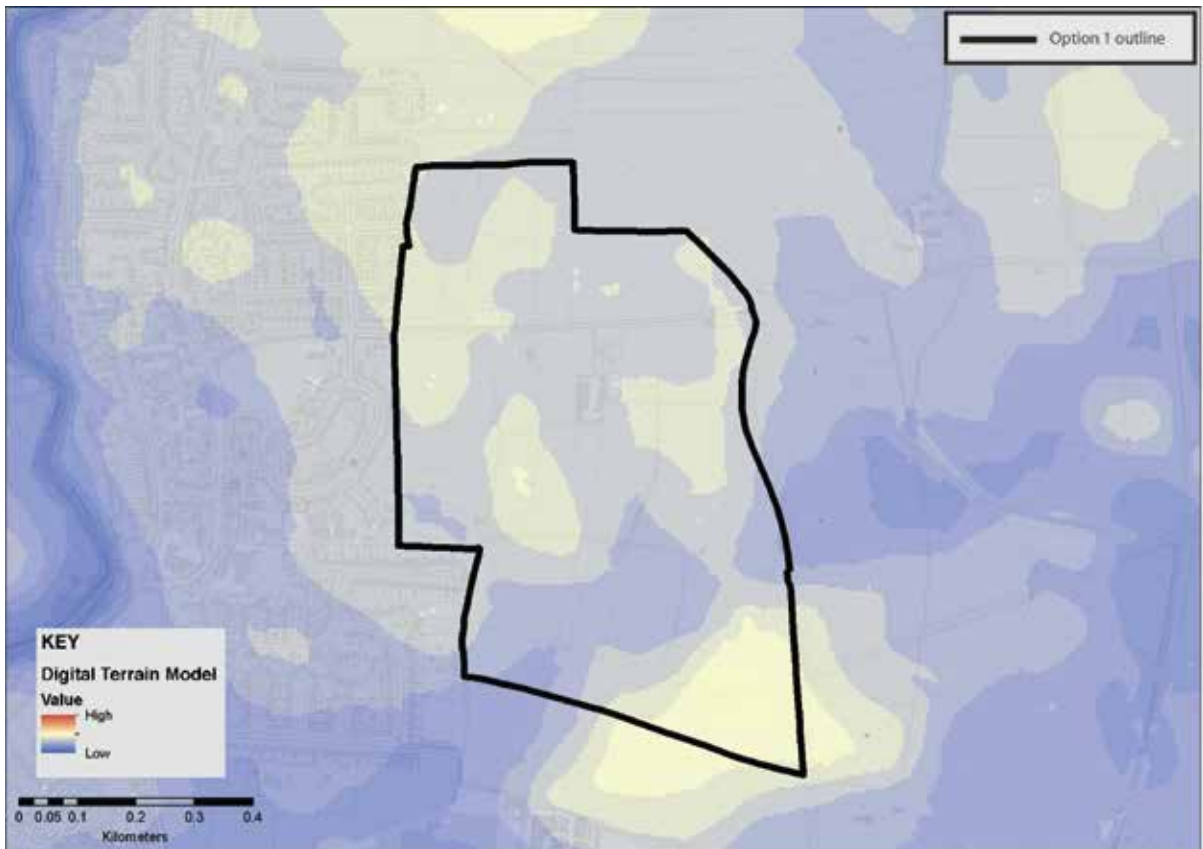
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	(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. Risk of blurring the boundaries between the communities of Osbaldwick, Tang Hall, & Heworth/Stockton Lane and diminishing separate identities.	(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>Summary:</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 has been identified in relation to characteristics 5 and 6 due to the potential for harm to any surviving archaeological deposits and historic landscape features, removal of open countryside and impact on setting of Osbaldwick.</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>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - Reduce site by its eastern edge perhaps in line with buildings around Cottage Farm. A degree of loss of compactness is unavoidable. - Further views analysis needed against proposed development plans. Significant views of the Minster or other important buildings/landscapes should be respected within proposed scheme. - 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. - Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.
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	<ul style="list-style-type: none">- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.- Ways of incorporating some of the oldest farm buildings into the new development should be explored.- Evaluation required to assess the impact of development on the setting of the Conservation Area- Clear margin needed between Conservation Area of Osbaldwick and the new development. The fields immediately north of the village should remain open to mitigate some of the impact on the immediate setting of the village.- 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.- Reduce/move development away from or provide green/open space in the Heworth Green/Stray area.
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ST8 Land north of Monks Cross, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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

ST8 North of Monks Cross,
Option 1, Preferred Options boundary

	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.		surrounding Huntington already exists at this distance from the city centre.	compactness.
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.

ST8 North of Monks Cross,
Option 1, Preferred Options boundary

	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
2.6	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 th century development west of North Moor Road.		

3 Landmark monuments

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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.		

ST8 North of Monks Cross,
Option 1, Preferred Options boundary

	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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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

	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 are clustered on low ground close to the station of within extra mural compounds. Even so height is restrained , 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

	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 organic waste is well preserved 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.		

ST8 North of Monks Cross,
Option 1, Preferred Options boundary

	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
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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

ST8 North of Monks Cross,
Option 1, Preferred Options boundary

	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>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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) Views out to the Wolds, Moors and the Howardian Hills (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 continues on the other side of 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 reduced in the north-eastern corner to the line of North Lane to create a gap between the development area and 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</p>

ST8 North of Monks Cross,
Option 1, Preferred Options boundary

	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
					(east of the link road), could potentially be put forward as Green Belt land for protection against further 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 Ings	(a) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City;	(a) The site currently forms part of the open countryside surrounding the city. It contributes to the rural	(a) This development will remove part of the countryside surrounding the city but falls outside the area specifically earmarked as land protecting the rural	(a) Reduce the size of the site on the northern and eastern edge so the development is further

ST8 North of Monks Cross,
Option 1, Preferred Options boundary

	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>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>setting of York and Huntington.</p> <p>(b) Site of Natural Conservation Interest (SINC) borders the area</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 20th century development. Several strip fields, historic field boundaries and ridge and furrow associated with the village exist across the site.</p>	<p>setting of York.</p> <p>(b) Development here may have a 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>away from ring road/Monk Cross Link Road junction.</p> <p>(b) The SINC site is outside 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>
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) Registered historic parks and gardens</p> <p>(b) Parks for the people</p> <p>(c) Designed campus landscape</p>	This site makes a neutral contribution to this character element.		

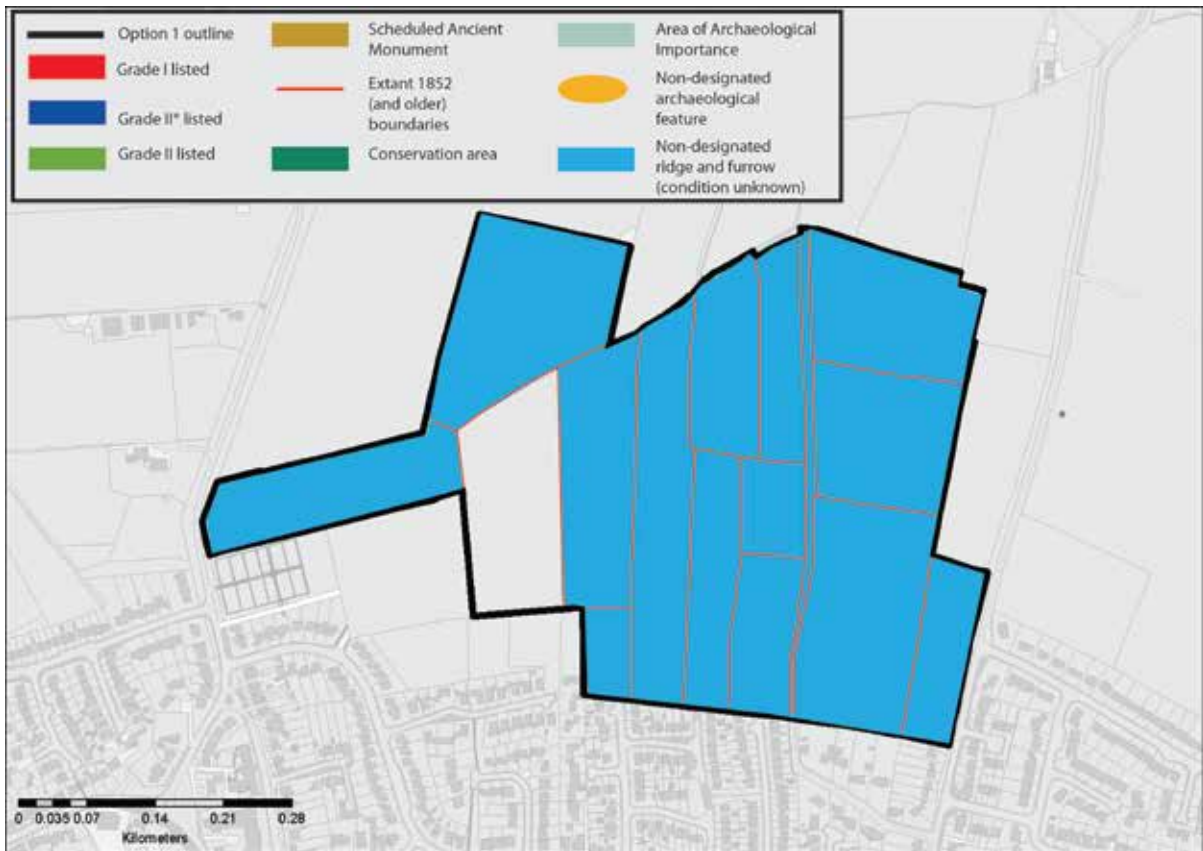
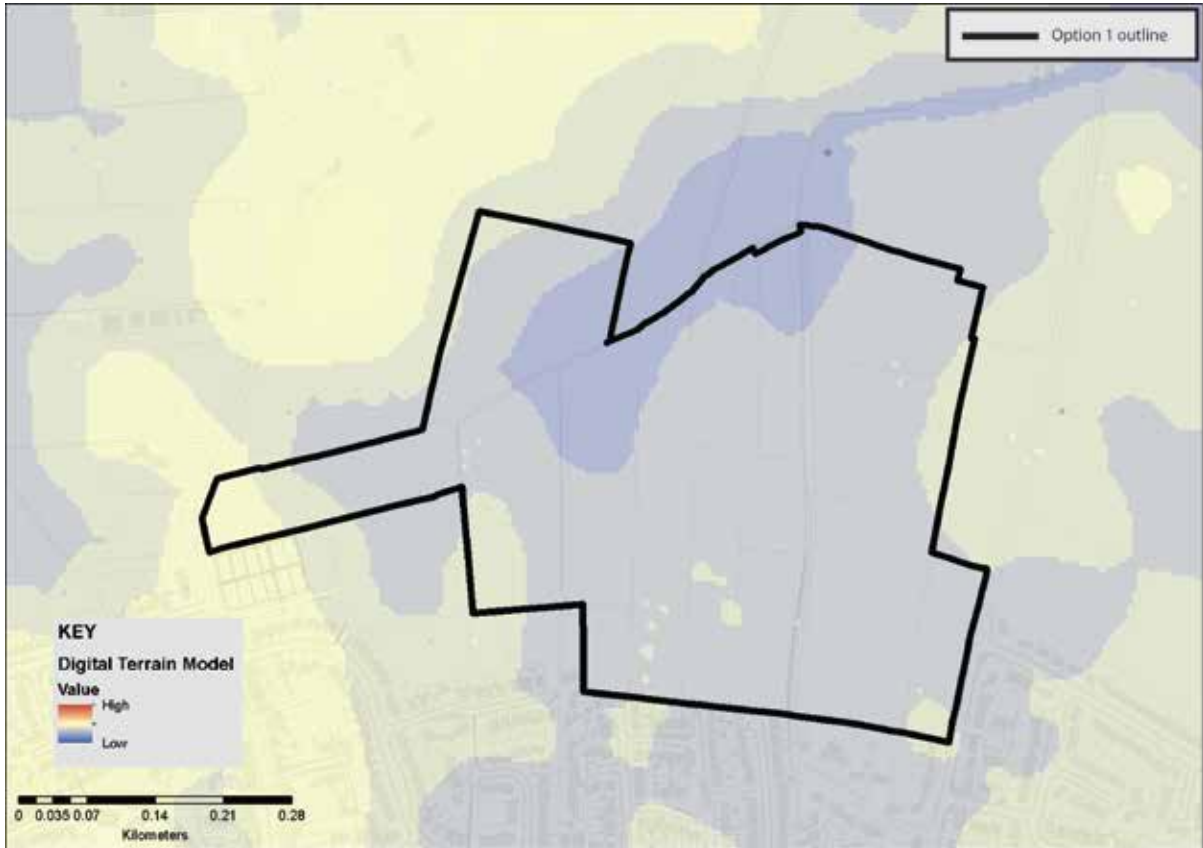
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(d) Matrix of accessible parks			
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	(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>Summary:</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>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -Development should not expand further than the proposed eastern boundary - 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 or historic landscape features on site. - Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development. - Ways of incorporating some of the farm buildings into the new development should be explored.
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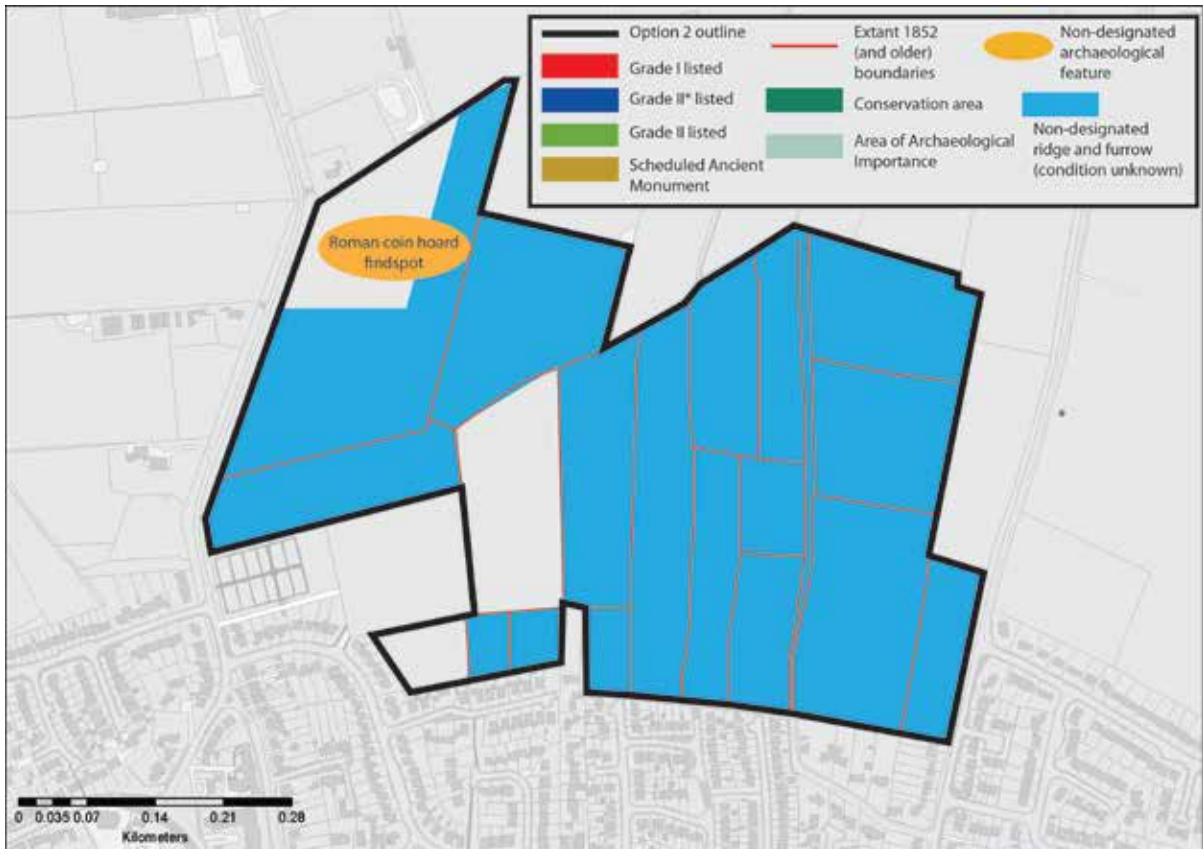
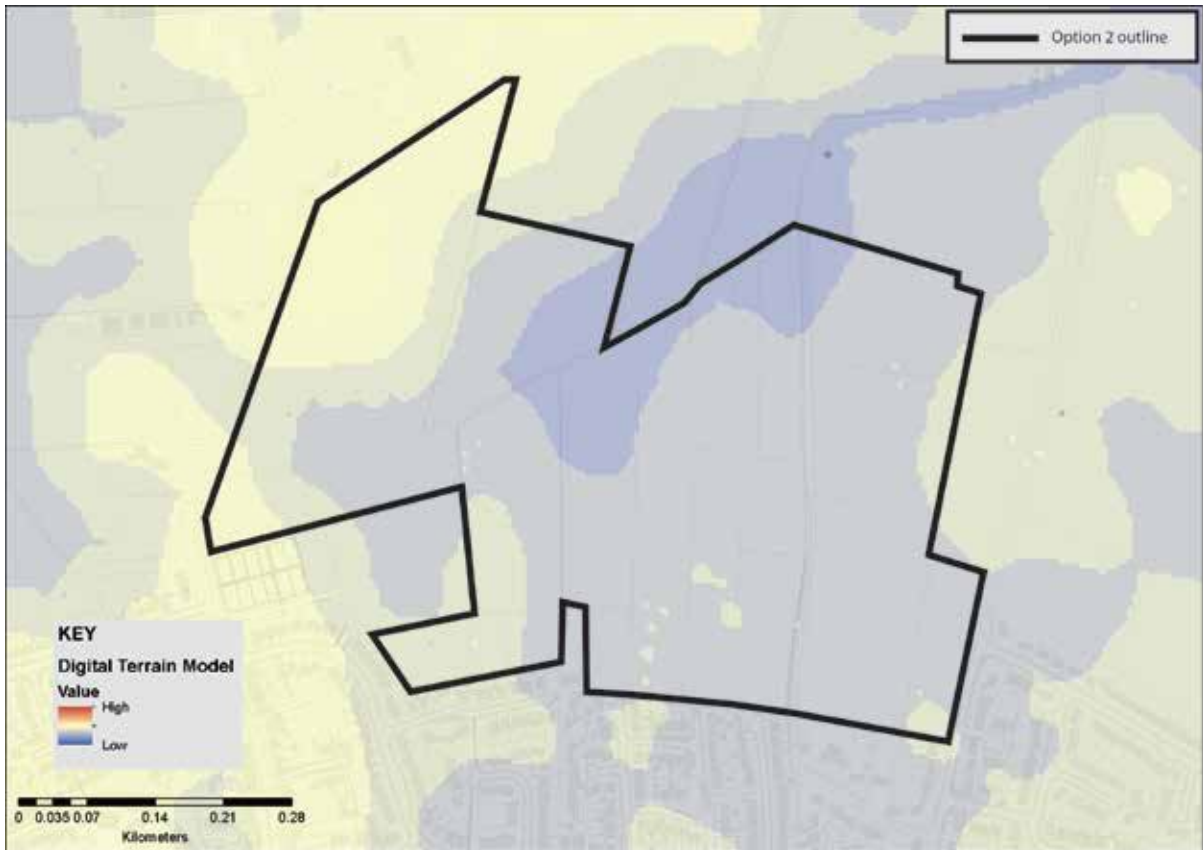
ST8 North of Monks Cross,
Option 1, Preferred Options boundary

	<ul style="list-style-type: none">- Reduce site in the north-eastern corner to the line of North Lane to create a gap between the development area and the ring road.- Reduce the size of the site on the northern and eastern edge so the development is further away from ring road/Monk Cross Link Road junction.
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ST9 Land north of Haxby, Option 1- Preferred Options



ST9 Land north of Haxby, Option 2- Further Sites Consultation



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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 a minor impact on the compactness of Haxby.	Reduce the site to the existing building line.

ST9 North of Haxby,
Option 1, Preferred Options boundary

	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.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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		

ST9 North of Haxby,
Option 1, Preferred Options boundary

	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height	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
		is restrained , 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 organic waste is well preserved 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.		

ST9 North of Haxby,
Option 1, Preferred Options boundary

	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
5.2	Depth of deposits in the historic core	Remains of successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 completed. Further non-intrusive investigation via geophysical survey is in progress.
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 th 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 immediately west of the site. Other non-designated assets on site include ridge and	Development of the site would have a destructive impact on any surviving archaeological deposits and landscape features.	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. Further inspection of the ridge and furrow on site is necessary to decide which parts (if any) are worthy 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
			furrow, strip fields and medieval and post-medieval historic field boundaries relating to the village of Haxby.		<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>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents.</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	(a) Long-distance views of York Minster in low-lying relatively flat	(a) No key views identified.	(c) Does not impact upon the rural setting of the city. The northern rural	New development should

ST9 North of Haxby,
Option 1, Preferred Options boundary

	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
		vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(c) Site does not contribute directly to the rural edge setting York.	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. 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.	maintain a gap and provide screening between it and the existing residential estate.
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) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre	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
		to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.			
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – 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 th century development has destroyed these features closer to the original 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) 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 th century development has already destroyed these features closer to the original village. Development here would also increase the distance between the village core and the surrounding countryside.	(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.

	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
6.5	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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	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.	Suitable landscape treatment to the northern boundary would soften the urban edge facing the surrounding rural area.

<p>Summary:</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. Harm may be caused due to the further loss of compactness of Haxby, potential threat to any surviving archaeological deposits or landscape features, the unknown nature of proposed housing design and the potential impact on the surviving historic landscape of Haxby.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - Reduce the site to the existing building line. - 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 or historic landscape features on site.
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ST9 North of Haxby,
Option 1, Preferred Options boundary

	<ul style="list-style-type: none">- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.- Suitable landscape treatment to the north, east and western boundaries may soften the urban edge of the development- New development should maintain a gap and provide screening between it and the existing residential estate.
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1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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.

ST9 North of Haxby,
Option 2, Further Sites Consultation boundary

	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.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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		

	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height	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
		is restrained , 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 organic waste is well preserved 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.		

ST9 North of Haxby,
Option 2, Further Sites Consultation boundary

	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
5.2	Depth of deposits in the historic core	Remains of successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 completed. Further non-intrusive investigations such as geophysical survey are in progress.
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 th 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 site.	Development of this larger site would have a greater destructive impact on any surviving archaeological deposits and landscape features.	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. Further inspection of the ridge and furrow on site is necessary to decide which parts (if any) are worthy 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
			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>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>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents.</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	(a) Long-distance views of York Minster in low-lying relatively flat	(a) No key views identified.	(c) Does not impact upon the rural setting of the city. The northern rural	New development should maintain a gap and provide

ST9 North of Haxby,
Option 2, Further Sites Consultation boundary

	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>vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).</p>	(c) Site does not contribute directly to the rural edge setting York.	<p>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>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>	screening between it and the existing residential estate.
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) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre</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
		to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.			
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – 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 th 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) 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 th century development has already destroyed these features closer to the original village. Development here would also increase the distance between the village core and the surrounding countryside.	(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.

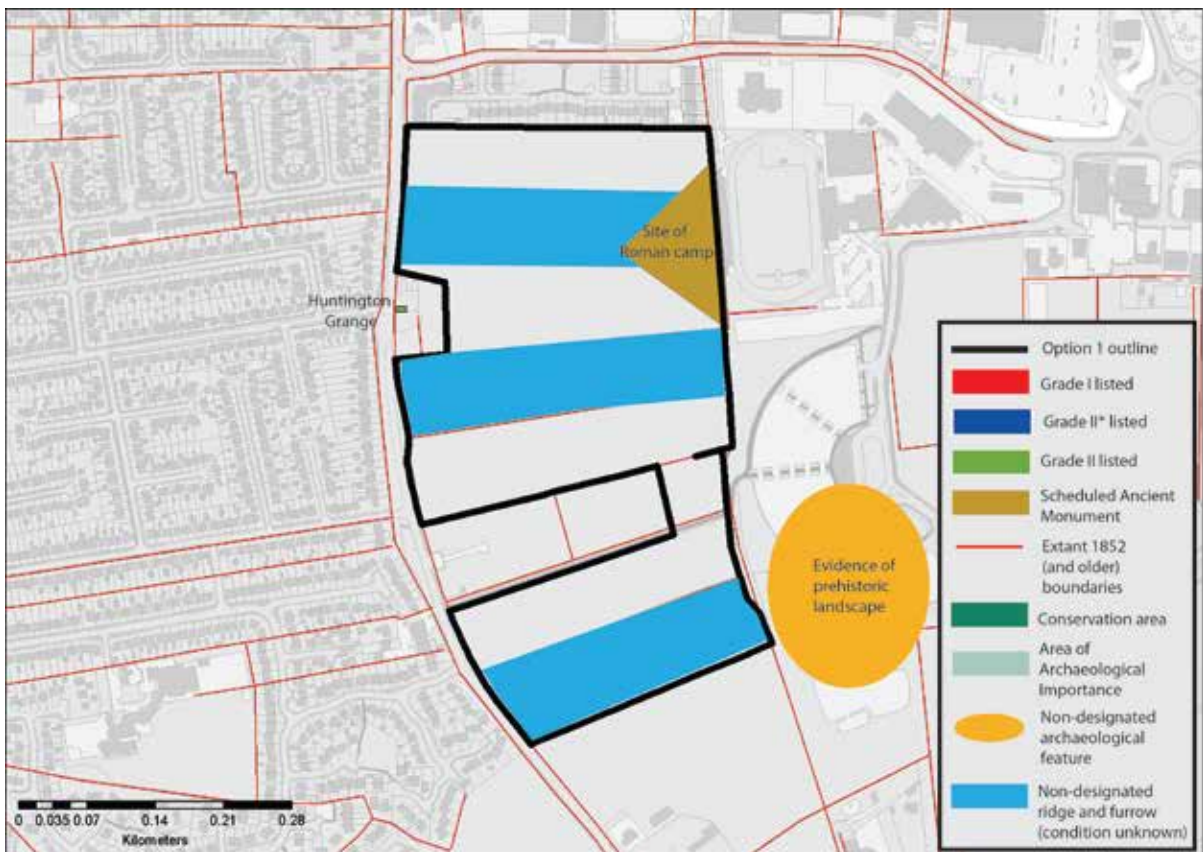
ST9 North of Haxby,
Option 2, Further Sites Consultation boundary

	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
				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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	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.	Suitable landscape treatment to the outer boundaries would soften the urban edge facing the surrounding rural area.

<p>Summary:</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</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - Reduce the site to the existing building line. - Detailed information on architectural proposals required to further assess impact
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<p>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>on architectural complexity characteristic.</p> <ul style="list-style-type: none">- Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.- Suitable landscape treatment to the north, east and western boundaries may soften the urban edge of the development- New development should maintain a gap and provide screening between it and the existing residential estate.- Pull the development away from the edge of Moor Lane or maintain a green space in the field closest to it.
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ST11 Land at New Lane, Huntington, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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 is no further from the city centre than existing development on New Lane.	

	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.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.	Monks Cross area is a compact district adjacent to this site. The current open space here helps break up the landscape.	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.	A linear development along the line of New Lane with open space behind may be more favourable in an attempt to maintain some degree of separation between areas.
2.6	Urban villages	(a) Village greens as focus or linear	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , especially from the City Walls.	Two Roman camps within close proximity to each other.		
3.5	Quantity of monuments	York has a higher than average number of listed buildings and other principle monuments	One listed building and one SAM in the immediate vicinity.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	Roman camps and 18 th century farmhouse in close proximity to each other and site.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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	Surrounding residential developments are generally two-storey in height although the stadium and commercial structures nearby vary 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.

	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 height is restrained , 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 organic waste is well preserved 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.		

ST11 New Lane, Option 1 Preferred Options boundary

	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
		deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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	Although not used for urban development the site has been utilised and contains deposits dating from the Roman (and possibly prehistoric) to post-medieval period on site.		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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.	(b) Development and intrusive archaeological investigation on this site would have a destructive impact on any surviving archaeological deposits.	(b) Desk based assessment completed. Further non-intrusive investigations such as geophysical survey pending.
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.	Desk based assessment has confirmed the potential for significant archaeological deposits to exist on this site. Deposits relating to prehistoric settlement, Romano-British activity and temporary camps, medieval and post-medieval agricultural	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features. Development in the vicinity of the SAM may have a detrimental affect on their open field setting. Development will impact upon the	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.

	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>practices may be present.</p> <p>A Scheduled Ancient Monument (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>Previous excavations in the adjacent fields to the east of the site close to Camp 1 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>Large swathes of medieval and post-medieval ridge and furrow are present on the site.</p>	<p>setting of the listed building on site.</p>	<p>Further assessment of the setting of the building and the SAM is needed when proposals are submitted.</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 SAM site should remain as open space with interpretation to draw attention to and better reveal its significance to the public. Evaluation needed to understand how setting of SAM might be affected.</p> <p>Holistic approach needed in terms of mitigation against loss of setting to the SAM – taking into consideration this potential housing site and the nearby stadium development.</p> <p>Further evaluation needed to understand the impact of development on the setting of Huntington Grange.</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>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>Huntington Grange (GI1) is on the border of the site on New Lane.</p>		<p>The construction of buildings close to the SAM and Huntington Grange need to be sympathetic in terms of scale and character to have the least effect on setting. Appropriate green buffering should also be considered.</p> <p>Further inspection of the ridge and furrow on site is needed to decide which part, if any, is worthy of preservation as part of a new development.</p> <p>Wherever possible and practical, it is recommended that inherited historic landscape grain evidenced through medieval and post-medieval field boundaries should be enhanced and conserved.</p> <p>A small gap has been left between Huntington Grange and the proposed site boundary. This should perhaps be slightly</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
					increased.

6 Landscape and setting

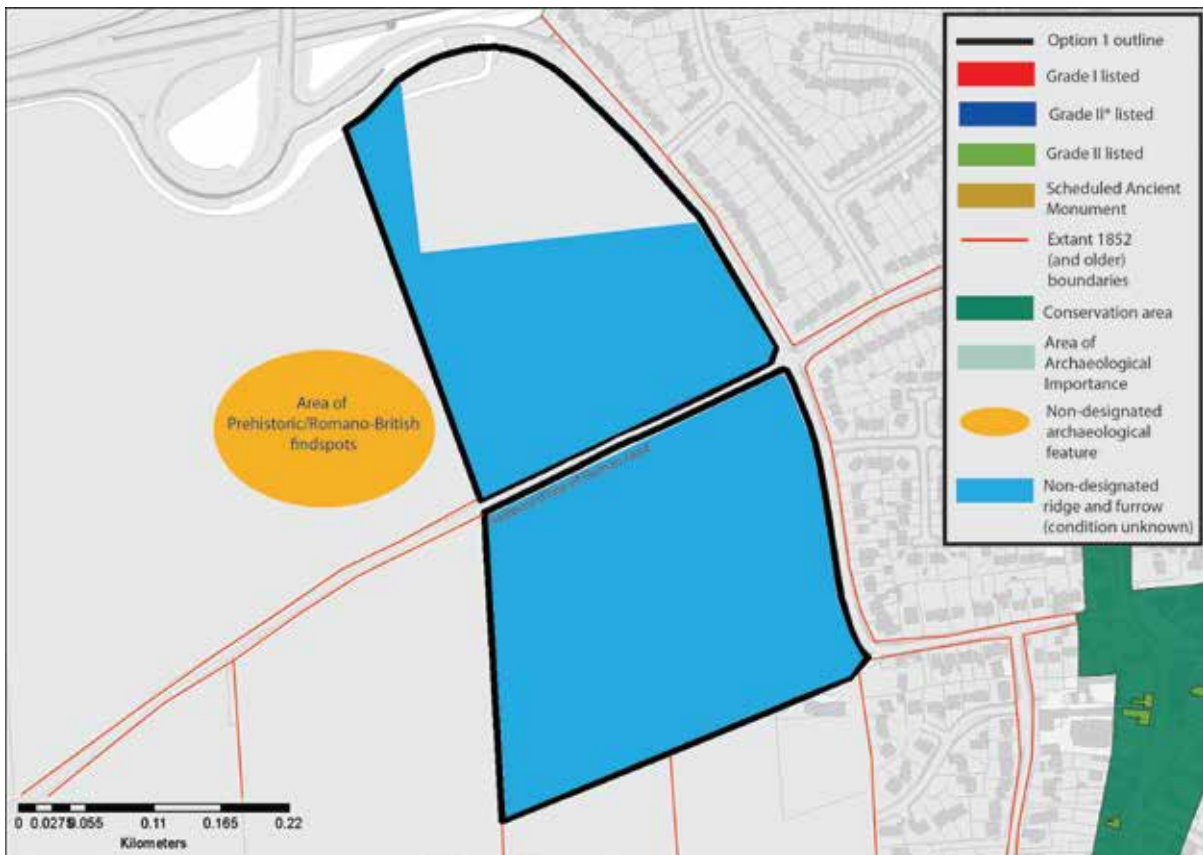
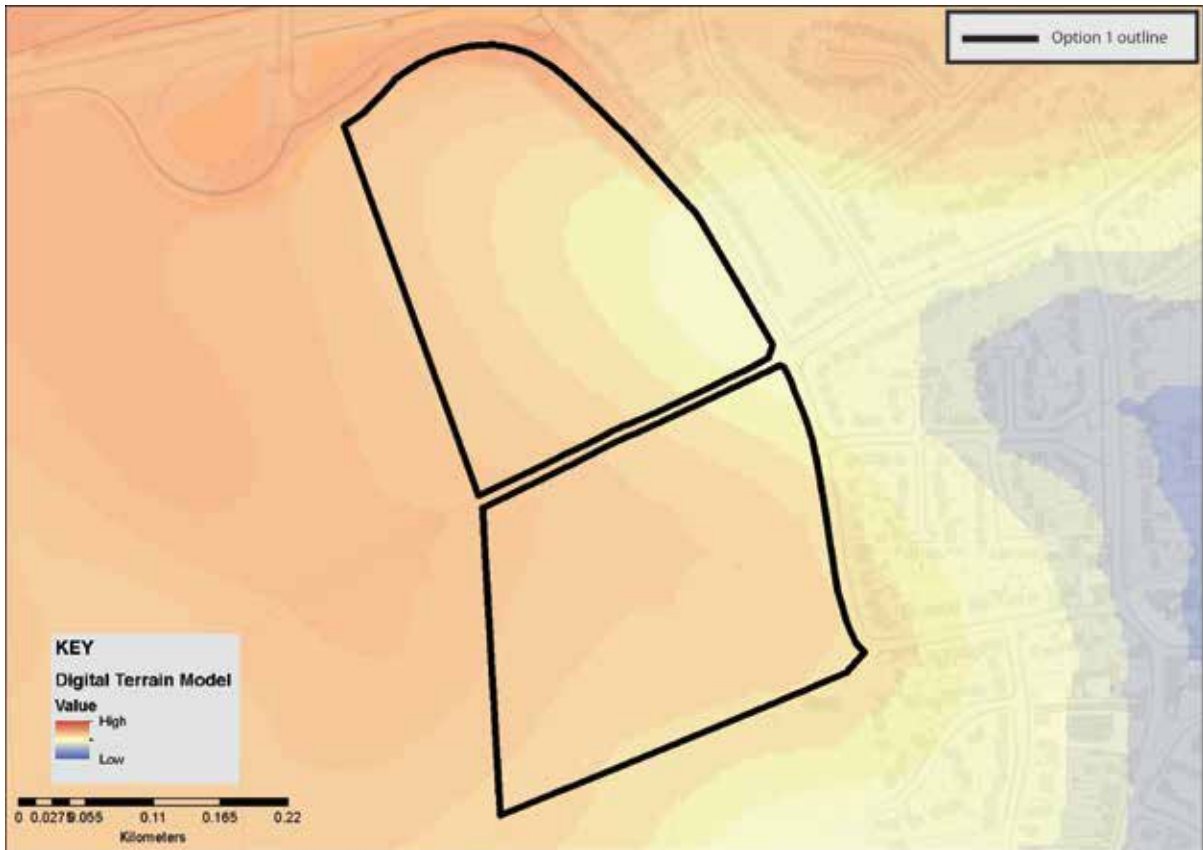
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	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.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	The site provides an element of green space/rural character to New Lane. 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 of the site potentially reduces the value of the existing green corridor and links to the green wedge in the south	Enhance recreational & biodiversity qualities of green corridor and connectivity to green wedge in the south (Monk stray).

	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
			development at Monks Cross and Jockey Lane.		
6.3	Rivers and Ings	<p>(a) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p>	(a) The expansive residential area of Huntington is contained by New Lane (with an interruption at Jockey Lane/Portakabin). The land lying to the east of New Lane contributes to the rural setting of the eastern edge of Huntington, and provides a relief to the built up area, which can be appreciated from Malton Road arterial route and New Lane. The openness of the site also	(a) The loss of these open fields will further erode the rural character of Huntington east along New Lane.	<p>Retain 18th century field boundaries-</p> <p>There is the potential to create accessible open space.</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
		(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	provides a valuable separation between Huntington and Monks cross (see 2.5). (b) Habitat for Great Crested Newts.		
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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This site makes a neutral contribution to this character element.		

Summary:	Key recommendations/Mitigation:
<p>The assessment of this site has identified that development in this location may result in serious harm to characteristic 5. Archaeological deposits relating to prehistoric settlement, Romano-British activity and medieval and post-medieval agricultural practices may be present. A Scheduled Ancient Monument (temporary Roman camp) exists within the proposed site. A Grade II listed building also borders the site. Several other non-designated heritage assets are located within this area such as ridge and furrow and historic field boundaries. Development of this site may cause serious harm to these archaeological features.</p> <p>The potential for minor harm was identified against principal characteristics 4 and 6 particularly because of the unknown nature of proposed housing design and the loss of green space further eroding the openness, rural character and setting of the eastern edge of Huntington and its separation from Monks Cross.</p> <p>A neutral-minor harm grading was given to characteristic 2 due to the loss of a break in the landscape between Monks Cross commercial area and residential areas should development go ahead here.</p>	<ul style="list-style-type: none"> - 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 or historic landscape features on site. - Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development. - Evaluation of the impact on setting of the SAM and listed building needed. - The SAM site should remain as open space. - The construction of buildings close to the SAM and Huntington Grange need to be sympathetic in terms of scale and character to have the least impact on setting. - Retain separation from Monks Cross.

ST12 Land at Manor Heath Road, Copmanthorpe, Option 1- Preferred Options



ST12 Land at Manor Heath Road, Copmanthorpe, Option 3- Submission Boundary



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer ring road accentuates the city form	Site is located outside of the ringroad on the fringes of Copmanthorpe. The site is located on the west side of	Development would extend the residential area to the north and west of Copmanthorpe village spilling over the neat current boundary of Manor	Restrict development from spreading further to the west of the current proposed boundary.

ST12 Manor Heath Road, Copmanthorpe,
Option 1, Preferred Options boundary

	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.	Manor Heath – outside of the current urban area.	Heath. The impact of this will not be significantly detrimental to the compactness of the Copmanthorpe area.	
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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	Site falls just outside the Copmanthorpe outer residential areas.	Development on this site would increase the urban area of Copmanthorpe. It will have a negligible effect on the identifiable compact nature of Copmanthorpe.	

	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
		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.	The site is located to the north-west of Copmanthorpe village. It does not contribute to the village area.	Development will have no direct impact upon the village of Copmanthorpe. The open nature of the village has already been impacted upon in this area by residential growth in the late 20 th century.	

3 Landmark monuments

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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	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
		the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing	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
		and are clustered on low ground close to the station of within extra mural compounds. Even so height is restrained , 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 organic waste is well preserved giving invaluable insight into diet, health,	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
		economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Desk based assessment and geophysical survey has suggested the site may contain significant archaeological features.	(b) Development and intrusive investigation on this site would have a destructive impact on any surviving archaeological deposits.	(b) Non-intrusive desk based assessment and geophysical survey completed.
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.	Desk based assessment and geophysical survey has suggested the site may contain significant archaeological features. Several archaeological features were identified by the geophysical survey including a possible Romano-British enclosure, agricultural activity	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.	Desk based assessment and geophysical survey completed. Archaeological evaluation required to further assess the nature and significance of the archaeological features identified during the survey. The Roman road should be respected within the

	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>and a possible trackway.</p> <p>No ridge and furrow visible on the site.</p> <p>Deposits relating to prehistoric and Roman activity may be present particularly due to its topography and the York-Tadcaster Roman road which runs through the site. 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>development with information presented on site to further reveal this and other elements of the historic landscape.</p> <p>A community archaeology project has been suggested ahead of this development.</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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p>	<p>Views from the site are generally of the local rural surroundings and village edge.</p> <p>(c) Site forms part of rural setting of Copmanthorpe. Site</p>	<p>Development would impact on views from buildings immediately surrounding the site. And would impact on the village entrance from the northwest. However the effect on views from the wider surrounding area will be negligible. Therefore, impact on the views affecting the setting of the</p>	<p>Further analysis of views from the site should be undertaken particularly from the higher ground and at a greater distance from the A64.</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
		(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	is highly visible on the northern approach to Copmanthorpe after leaving the A64 junction. Views of site from A64 extremely limited.	city are extremely limited. (c) Apart from a small loss of agricultural land there would be a negligible effect on the rural edge setting in this area.	(c) Buffering around the outer edges of development and the edges to the road will mitigate the impact of the boundary between rural landscape and urban fringe. Housing densities should be kept relatively low and should aim to match up with the existing residential area.
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) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks .	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
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>(a) The landscape character of the site does not make a significant contribution to the landscape quality of the village setting. However, it does provide an obvious openness and rural, agricultural edge, although only appreciated in local views.</p> <p>(b) No historically significant field boundaries or landscape features exist within the site. 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.</p>	<p>(a) Development will result in loss of open land. However, it will not have a significantly detrimental impact on the wider open countryside character element.</p>	<p>(b) Site has potential to create a strong green frontage and reinforce character of lanes.</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. See also 6.4 – hedges and trees		
6.6	Parks and	(a) Registered historic parks	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
	Gardens	and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This site makes a neutral contribution to this character element.	Development on this site will not 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. It is unlikely to have a detrimental impact on the size of Copmanthorpe.	None

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in minor-serious harm to principal characteristic 5 due to the potential harm to archaeological deposits and minor harm to characteristic 4 because of the unknown nature of proposed housing design. Archaeological deposits relating to prehistoric and Romano-British activity may be present on site particularly due to its topography and the location of the York-Tadcaster Roman road running through the site.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - 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 or historic landscape features on site. - Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development. - The Roman road should be respected within the development with information presented on site to further reveal this and other elements of the historic landscape.
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1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer ring road accentuates the city form	Site is located outside of the ring road on the fringes of Copmanthorpe. The site is located on the west side of	Development would extend the residential area to the north and west of Copmanthorpe village spilling over the current boundary of Manor Heath.	Restrict development from spreading further to the west of the current proposed boundary.

	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.	Manor Heath – outside of the current urban area.	The impact of this cause minor harm to the compactness of the Copmanthorpe area.	Reduce size of proposed site so it lies closer to Copmanthorpe centre.
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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	Site falls just outside the Copmanthorpe outer residential areas.	Development on this site would increase the urban area of Copmanthorpe. It will have a negligible-minor effect on the identifiable compact nature of Copmanthorpe.	

	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
		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.	The site is located to the north-west of Copmanthorpe village.	Development will have no direct impact upon the village of Copmanthorpe. The open nature of the village has already been impacted upon in this area by residential growth in the late 20 th century.	

3 Landmark monuments

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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	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
		the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office	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
		blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so height is restrained , 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 organic waste is well preserved giving	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
		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 successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Desk based assessment and geophysical survey has suggested the site may contain significant archaeological features.	(b) Development and intrusive investigation on this site would have a destructive impact on any surviving archaeological deposits.	(b) Desk based assessment and geophysical survey completed. Further intrusive 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.	Desk based assessment and geophysical survey has suggested the site may contain significant archaeological features. No ridge and furrow visible on the site. A Neolithic axe and Roman	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.	Desk based assessment and geophysical survey completed. Archaeological evaluation required to further assess the nature and significance of the archaeological features identified during the survey. A community archaeology

	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>pottery found on border of/in vicinity of site.</p> <p>Several archaeological features were identified by the geophysical survey including a possible Romano-British enclosure, agricultural activity and a possible trackway.</p> <p>Supposed line of Roman road (Ebor Way) becoming Hallcroft Lane.</p>		<p>project has been suggested ahead of this development.</p> <p>Retain line of Ebor Way and its rural setting within design plans.</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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) Views out to the Wolds,</p>	<p>Views from the site are generally of the local rural surroundings and village edge.</p> <p>No views of Minster or city from the site.</p> <p>(c) Site forms part of rural setting of Copmanthorpe.</p> <p>Views of site from A64 extremely limited.</p>	<p>Development would impact on views from buildings immediately surrounding the site and would impact on the village entrance from the northwest. However the effect on views from the wider surrounding area will be negligible. Therefore impact on the views affecting the setting of the city are extremely limited.</p> <p style="background-color: yellow;">(c) Development would be highly visible from the west and on the northern approach to Copmanthorpe</p>	<p>Housing densities should be kept relatively low and should aim to match up with the existing residential area.</p> <p>Landscaping needs to be incorporated within the design of the new development, particularly on the north and western edges to soften the hard urban edge which would be</p>

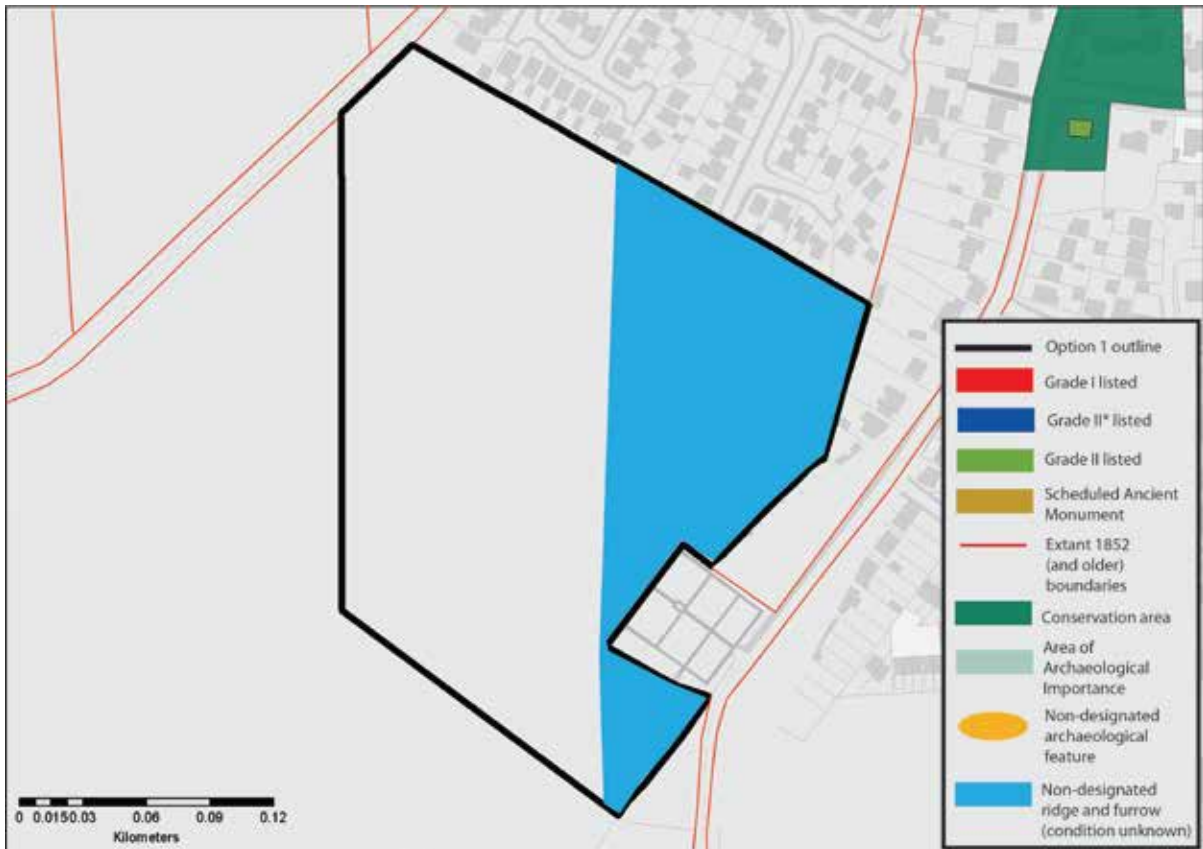
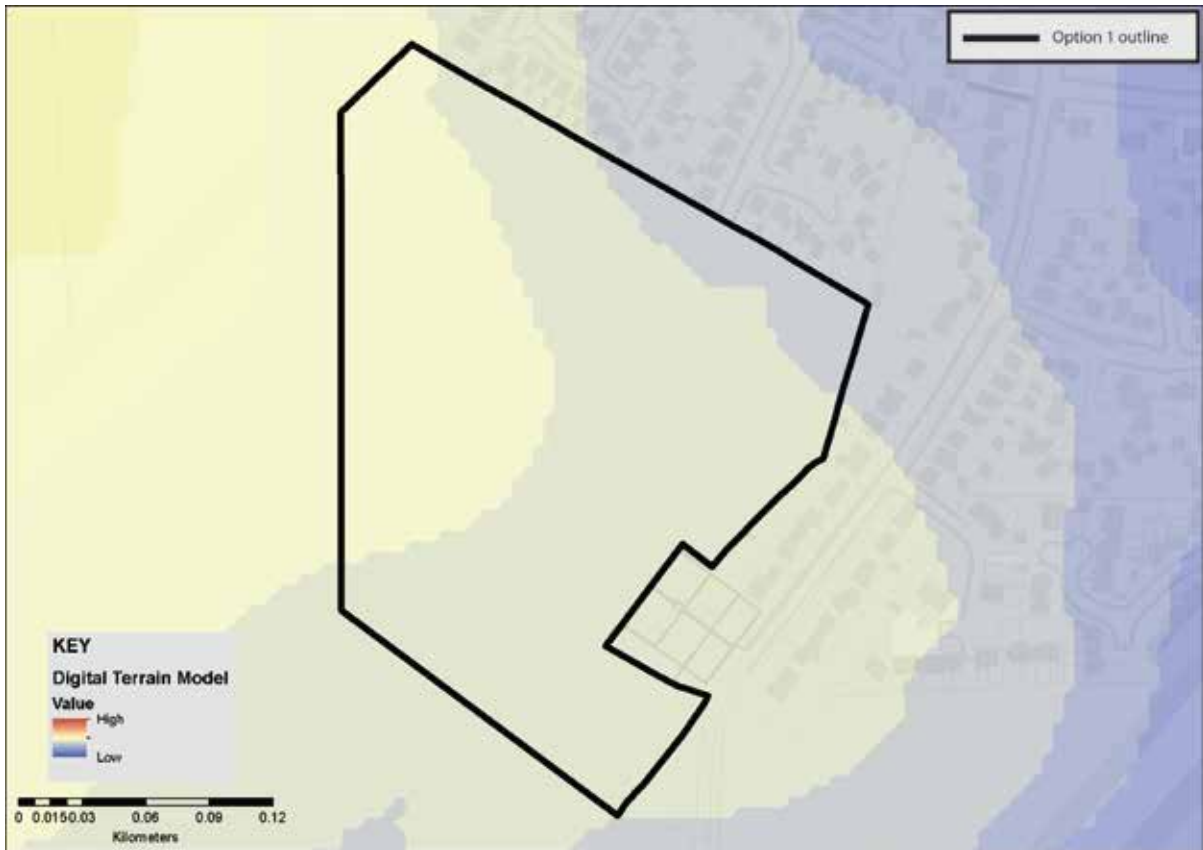
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		Moors and the Howardian Hills (orientation, identity, and sense of location/setting).		after leaving the A64 junction.	created.
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) Derwent/Ouse : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich	(a) The landscape character of the site makes a minor contribution to the landscape quality of the village setting. It also provide an obvious openness and rural, agricultural edge, although only appreciated in local	(a) Development will have a minor detrimental impact on the wider open countryside character element.	(b) Site has potential to create a strong green frontage and reinforce character of lanes. Retain existing hedgerows and trees.

	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>hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>views.</p> <p>(b) No historically significant field boundaries or landscape features exist within the site. 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.</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. See also 6.4 – hedges and trees		
6.6	Parks and Gardens	<p>(a) Registered historic parks and gardens</p> <p>(b) Parks for the people</p> <p>(c) Designed campus landscape</p> <p>(d) Matrix of accessible parks</p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York	The relationship of York to its surrounding settlements. This relationship derives from:-	This site makes a neutral contribution to this character element.	Development on this site will not reduce the distance between Copmanthorpe and any other village. It	

	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
	to the surrounding villages	(a) the distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements		will reduce the distance between Copmanthorpe and Askham Bryan College on the other side of the A64 but the effect of this is negligible. It is unlikely to have a detrimental impact on the size of Copmanthorpe.	

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in minor-serious harm to principal characteristic 5 due to the potential harm to archaeological deposits and minor harm to characteristic 2 and 4. Archaeological deposits relating to prehistoric and Romano-British activity may be present on site particularly due to its topography and the location of the York-Tadcaster Roman road running through the site.</p> <p>Development of this site would extend the residential area to the north and west of Copmanthorpe village spilling over the current boundary of Manor Heath. The impact of this will cause minor harm to characteristic 2, while the impact on characteristic 4 has been generalised as minor due to the unknown nature of proposed housing design.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> - Restrict development from spreading further to the west of the current proposed boundary. - Reduce size of proposed site so it lies closer to Copmanthorpe centre. - 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 or historic landscape features on site. - Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development. - The Roman road should be respected within the development with information presented on site to further reveal this and other elements of the historic landscape.
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ST13 Land at Moor Lane, Copmanthorpe, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer ring road accentuates the city form	Site is located outside of the ringroad on the fringes of Copmanthorpe. However, it is located between Low	The site is located between Low Westfield Lane and Moor Lane therefore development here would maintain compact nature of the area	

ST13 Moor Lane, Copmanthorpe,
Option 1, Preferred Options boundary

	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.	Westfield Lane and Moor Lane fitting neatly within the village's outer residential areas.	surrounding Copmanthorpe village.	
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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	Site fits neatly within the Copmanthorpe outer residential areas.	Development on this site would have a negligible effect on the identifiable compact nature of Copmanthorpe.	

	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
		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.	The site is located to the south-west of Copmanthorpe village. It does not contribute to the village area.	Development will have no direct impact upon the village of Copmanthorpe. The open nature of the village has already been impacted upon in this area by residential growth in the late 20 th century.	

3 Landmark monuments

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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	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
		the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing	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
		and are clustered on low ground close to the station of within extra mural compounds. Even so height is restrained , 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 organic waste is well preserved giving invaluable insight into diet, health,	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
		economy that is lacking in more conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) Desk based assessment and geophysical survey has suggested a low-medium archaeological potential for this site. However, geophysical survey on an adjacent site revealed several anomalies of archaeological interest.	(b) Development and intrusive investigation on this site would have a destructive impact on any surviving unidentified archaeological deposits.	(b) Desk based assessment and geophysical survey complete. Buried ridge and furrow has been recorded via geophysical survey.
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.	Desk based assessment has suggested a low-medium archaeological potential for this site. However, geophysical survey on an adjacent site revealed several anomalies of archaeological interest. Medieval ridge and furrow	Development and intrusive investigation on this site would have a destructive impact on any surviving unidentified archaeological deposits.	Desk based assessment and geophysical survey complete. However, intrusive archaeological evaluation required to further assess the nature and significance of any archaeological deposits on site.

	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
			once on the site has largely been ploughed out.		

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	Views from the site are generally local and rural in nature. (c) Site forms part of rural setting of Copmanthorpe.	Higher ground to the north limits the views towards York and screens the proposed development from view from the city. Development would impact on views from residential buildings immediately surrounding the site. Site is visible from adjacent PROW and main line railway, but impact on wider views from general surrounding area will be small. (c) Apart from a small loss of area there would be a negligible effect on the rural edge setting in this area.	(c) Buffering around the outer edges of the development will mitigate the impact of the boundary between rural landscape and urban fringe. Housing densities should be kept relatively low and should aim to match up with the existing residential area.
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) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still	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
		<p>hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>			
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted</p>	<p>(a) Site does not significantly contribute to the open countryside surrounding York or to the village setting of Copmanthorpe.</p> <p>No historically significant field boundaries or landscape features exist on site.</p>	<p>(a) Development will not have a significantly detrimental impact on the open country side character element. It will slightly reduce the distance between Copmanthorpe and the countryside to the south-west but the village has already been impacted upon by residential growth throughout the 20th century.</p> <p>Higher ground to the north limits the views towards York and screens the proposed development from view from the city.</p>	

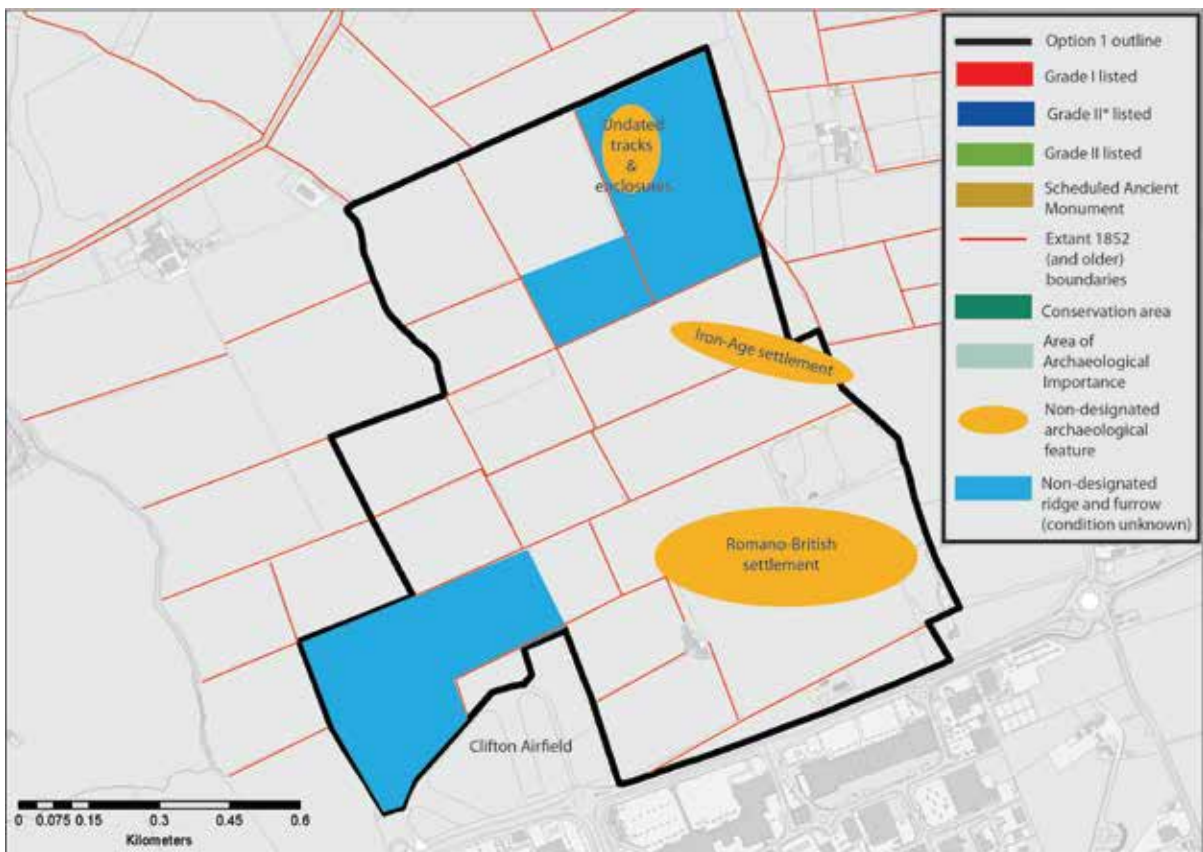
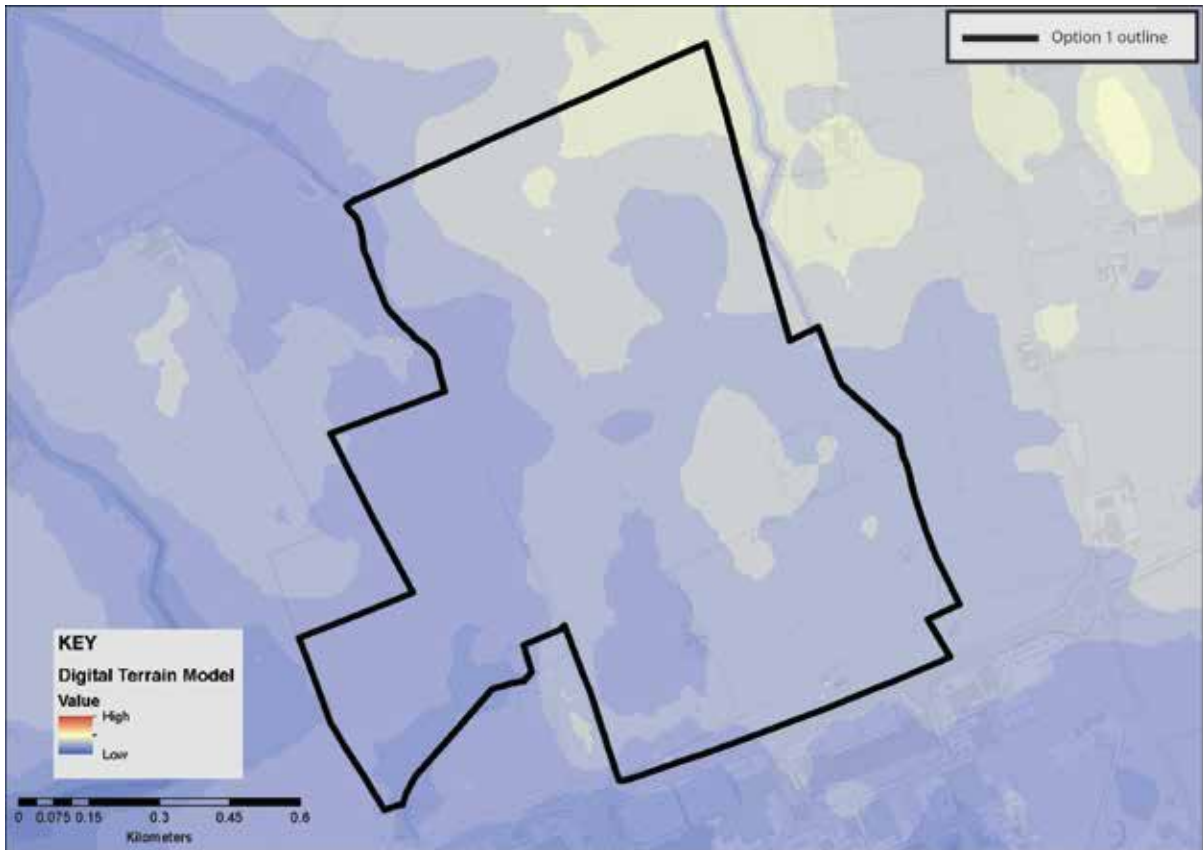
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		recreation routes with cultural significance through countryside (f) Orchards – vale of York 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This site makes a neutral contribution to this character element.	Development on this site will not reduce the distance between Copmanthorpe and any other village. It will not have a detrimental impact on the size of Copmanthorpe.	

Summary: The assessment of this site has identified that development in this location may	Key recommendations/Mitigation: - Detailed information on architectural proposals required to further assess impact
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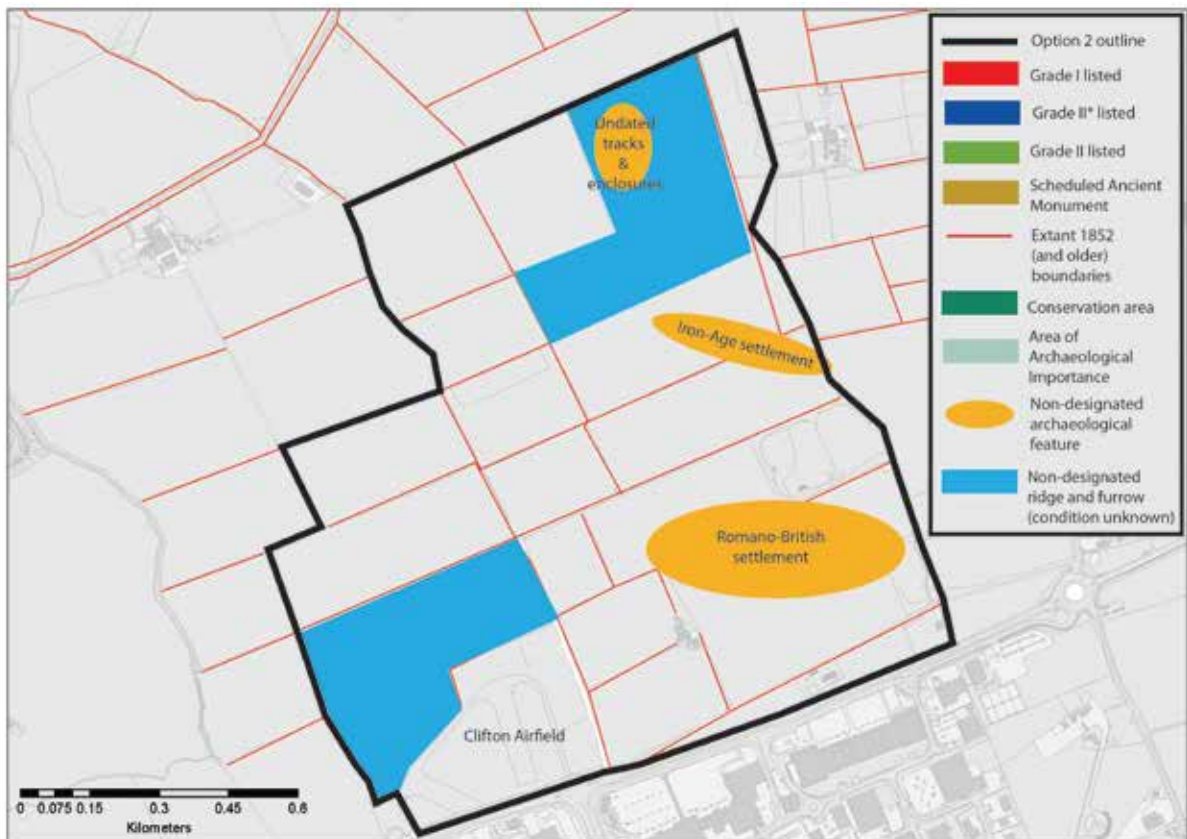
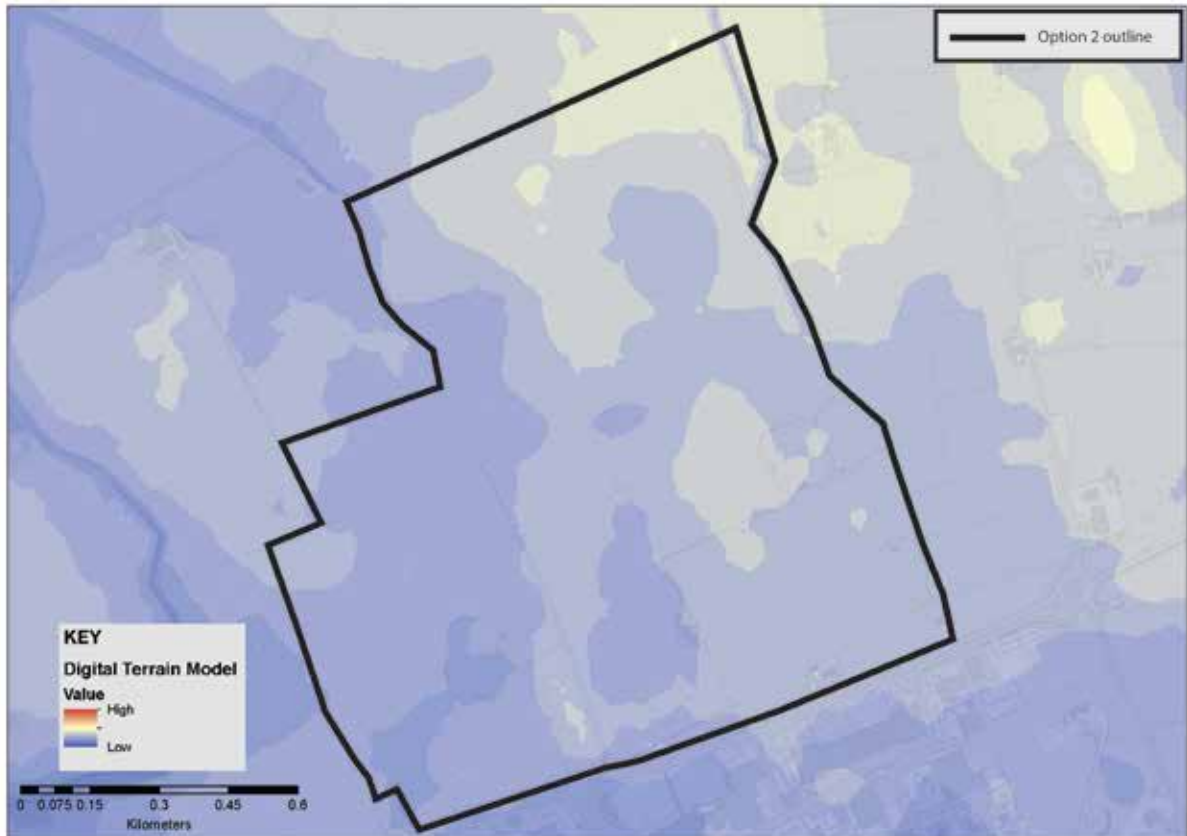
ST13 Moor Lane, Copmanthorpe,
Option 1, Preferred Options boundary

<p>result in minor harm to principal characteristics 4 and 5 due to the unknown nature of proposed housing design and the potential harm to archaeological deposits This site does not significantly contribute to the open countryside surrounding York or to the village setting of Copmanthorpe.</p>	<p>on architectural complexity characteristic. - Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.</p>
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ST14 Land to the north of Clifton Moor, Option 1- Preferred Options



ST14 Land to the north of Clifton Moor, Option 2- Further Sites Consultation



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through	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
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer	The site is immediately outside the ring road having a negative effect on the	Development here allows urban sprawl outside of the confinements of the ring road.	Proposed development area could be shunted north away from the ring road –

ST14 Clifton Gate,
Option 1, Preferred Options boundary

	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
		ring road accentuates the city form and the walls enclose the historic core.	contained concentric form of the city.		becoming more of a new settlement rather than an extension of the city. Alternatively the site could be reduced and located close to the ring road with a small buffer – assisting in maintaining some sort of compactness. However, an element of urban sprawl is inevitable.
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of	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
		particular form and use.			
2.5	Identifiable compact districts	Outlying development is divided into segments 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 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.		Opportunity for this area to 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

	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York with Luddites.	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.
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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	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
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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

	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>architectural character in general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to character.</p> <p>Development close to ring road must impose its own character and attempt to avoid sprawl</p>
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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 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	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	Opportunity to request high quality craftsmanship to housing- in particular

	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
		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		York.	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 organic waste is well preserved 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 successive development 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	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating	(b) There are known archaeological deposits on this site dating from the Iron Age	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving	(b) Non intrusive desk based assessment completed and geophysical

	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
	resource	water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	– post-medieval period including an Iron Age and Romano-British settlement.	remains or landscape features.	survey in progress.
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 known on land to the east and west of this site. Several other ditches and enclosures have been identified on the site. 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	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 loss of the farm will remove the remaining agricultural character from the area.	Professional archaeologists required to evaluate the site by trial trenching (100 trenches planned). Mitigation strategies should be designed following the outcome of evaluation to protect the most significant deposits. Assessment of significance of the buildings is also required. Ways of incorporating some of the farm buildings into the new development should be explored. Archaeological investigation may shed further light on the historic rural hinterland of York.

	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>ponds. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>Rawcliffe Moor Farm (date unknown-post 1852) exists within this site.</p>		<p>Further inspection of ridge and furrow on the site should take place to decide 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>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge.</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	(a) Long-distance views of York Minster in low-lying relatively flat vale landscape. The Minster	(a) No key views identified from the site. Long distance views/glimpses of the Minster	(a) Development may adversely affect views towards the city and outwards across the rural landscape.	(a) Further analysis of the views afforded from and surrounding this site

	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>constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).</p>	<p>may be possible 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 York viewed from the ring road. 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.</p>	<p>(c) Development of the site would have a minor impact on the views from 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 may create an 'urban corridor' due to its location opposite Clifton Moor retail park.</p>	<p>needed.</p> <p>(c) The proposed area of development should include carefully designed landscaping and buffering to its outer edges – in particular the southern boundary where it meets the ring road and to the west against Skelton.</p> <p>Development should not be allowed up to the ring road itself – it should be well set back and 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 Ings	<p>(a) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid</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
		19th century. (c) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.			
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – 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. 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 site 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.	(a) Development of this site will remove part of the countryside surrounding the city but falls outside specifically earmarked green wedge land. It allows urban development to 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. (b-c) Development here may have a negative affect on the SLI site without mitigation. (d) 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	(a) The proposed area of 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. Proposed development area could be shunted further north away from the ring road. Making the site more of an independent settlement rather than an extension. Low density housing to the rural edges may soften the urban character of the new development. (b-c) SLI should be

ST14 Clifton Gate,
Option 1, Preferred Options boundary

	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>south respectively. Current boundary proposals maintain an area of green space to the east of the village.</p> <p>The setting of the original Haxby village will be less affected as it is surrounded by 20th century development and an extended green wedge would remain between the new settlement and the edge of Haxby as it exists today.</p>	<p>landscaped and buffered from residential area.</p> <p>Existing hedgerows should be retained and enhanced where possible within the new development.</p> <p>Information should be provided within the development on the significance of the SLI and airfield.</p> <p>(d) The site boundary could be reduced slightly on its western edge to fall in line with the drain and Moor Lane (or a compromise between the drain and the proposed edge). This would enhance the gap between Skelton and the new settlement.</p> <p>An enlargement of the area preventing coalescence between Skelton and the new settlement may assist in protecting the remaining green space here in the future.</p>

ST14 Clifton Gate,
Option 1, Preferred Options boundary

	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>Buffering and landscaping to the western edge of the site would soften the urban nature of the site towards 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance 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.	(a) Any potential boundary changes which enlarge the site should be discouraged. The site could be slightly

	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 size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements			reduced in size by removing land on the western edge, close to Skelton. An enlargement of the area preventing coalescence may assist in protecting the remaining (post new settlement development) distance between the settlements.

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 2 as this site will cause urban sprawl outside of the ring road.</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>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -Reduce development area in size and move away from the ring road to make new settlement rather than an extension. -Reduce and locate site closer to the ring road with a small green buffer to assist in maintaining compactness. -Views analysis required in relation characteristic 3 and 6 -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 or historic landscape features on site. -Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development.
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ST14 Clifton Gate,
Option 1, Preferred Options boundary

	<ul style="list-style-type: none">-Ways of incorporating existing farm buildings into the new development should be explored.-Development should include carefully designed landscaping and buffering to its outer edges – in particular the western edge to Skelton and southern boundary to ring road.-Development should not be allowed up to the ring road itself – it should be well screened and set back.-Proposed development area could be reduced in size with the southern boundary, or indeed the whole site, shunted further north away from the ring road. The site could also be reduced in size by removing land on the western edge, close to Skelton.-Low density housing to the rural edges may soften the urban character of the new development.-Reduce site on its western edge to fall in line with the drain and Moor Lane (or a compromise between the drain and the proposed edge). This would enhance the gap between Skelton and the new settlement.
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1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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.	Proposed development area could be reduced in size with the southern boundary, or indeed the

ST14 Clifton Gate,
Option 2, Further Sites Consultation boundary

	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.	the city.		<p>whole site, shunted further north away from the ring road – becoming more of a new settlement rather than an extension of the city.</p> <p>Alternatively the site could be reduced and located close to the ring road with a small buffer – assisting in maintaining some sort of compactness.</p> <p>An element of urban sprawl is inevitable.</p>
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre,	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
		identifiable sub-areas of particular form and use.			
2.5	Identifiable compact districts	Outlying development is divided into segments 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 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.		Opportunity for this area to 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

	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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ST14 Clifton Gate,
Option 2, Further Sites Consultation boundary

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York with Luddites.	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.
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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of	Diversity ranges from substantial	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
	monuments	limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 th -20 th century factories.	contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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.

	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>Local distinctiveness should be reinforced where this makes a positive contribution to character.</p> <p>Development close to ring road must impose its own character and attempt to avoid sprawl</p>
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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 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	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

	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
		work, wrought and cast ironwork, monuments, brasses, bells and public statuary			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 organic waste is well preserved 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 successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on	(b) There are known archaeological deposits on this site dating from the Iron Age – post-medieval period	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(b) Non intrusive desk based assessment completed and geophysical survey in progress.

	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
		the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	including an Iron Age and Romano-British settlement.		
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 known on land to the east and west of this site. Several other ditches and enclosures have been identified on the site. 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	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 loss of the farm will remove the remaining agricultural character from the area.	Professional archaeologists required to evaluate the site by trial trenching (100 trenches planned). Mitigation strategies should be designed following the outcome of evaluation to protect the most significant deposits. Assessment of significance of the buildings is also required. Ways of incorporating some of the farm buildings into the new development should be explored. Archaeological investigation may shed further light on the historic rural hinterland of York. Further inspection of ridge and furrow on the site

	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>features lying beneath it.</p> <p>Rawcliffe Moor Farm (date unknown-post 1852) exists within this site.</p>		<p>should take place to decide 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>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge.</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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race</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>

	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>course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) Views out to the Wolds, Moors and the Howardian Hills (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, 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.</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 may create an 'urban corridor' due to its location opposite Clifton Moor retail park.</p>	<p>development should include carefully designed landscaping and buffering to its outer edges – in particular the southern boundary where it meets the ring road and to the west against Skelton.</p> <p>Development should not be allowed up to the ring road itself – it should be well set back and 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 Ings	<p>(a) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road;</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
		linking villages – the ‘hidden’ river. (d) Views along river/banks.			
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>(a) The site currently forms part of the open countryside surrounding the city. It contributes to the rural setting of York, Skelton and Haxby.</p> <p>(b) Site of Local Interest (SLI) borders the area. It is of interest for its remnant species rich grassland.</p> <p>(c) The SLI falls within part of the Clifton Moor airfield.</p> <p>(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>	<p>(a) Development of this site will remove part of the countryside surrounding the city but falls outside specifically earmarked green wedge land. It allows urban development to 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>(b-c) Development here may have a negative affect on the setting/character of the SLI without mitigation.</p> <p>(d) 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. Current boundary proposals maintain an area of green space to the east of the village.</p> <p>The setting of the original Haxby</p>	<p>(a) The proposed area of 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.</p> <p>Proposed development area could be shunted further north away from the ring road. Making the site more of an independent settlement rather than an extension.</p> <p>Low density housing to the rural edges may soften the urban character of the new development.</p> <p>(b-c) SLI should remain as open space.</p> <p>Existing hedgerows should be retained and enhanced where possible within the</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>village will be less affected as it is surrounded by 20th century development and an extended green wedge would remain between the new settlement and the edge of Haxby as it exists today.</p>	<p>new development.</p> <p>Information should be provided within the development on the significance of the SLI site and airfield.</p> <p>(d) No development should be allowed further west of the proposed boundary to prevent coalescence with Skelton.</p> <p>An enlargement of the area preventing coalescence between Skelton and the new settlement may assist in protecting the remaining green space here in the 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</p>

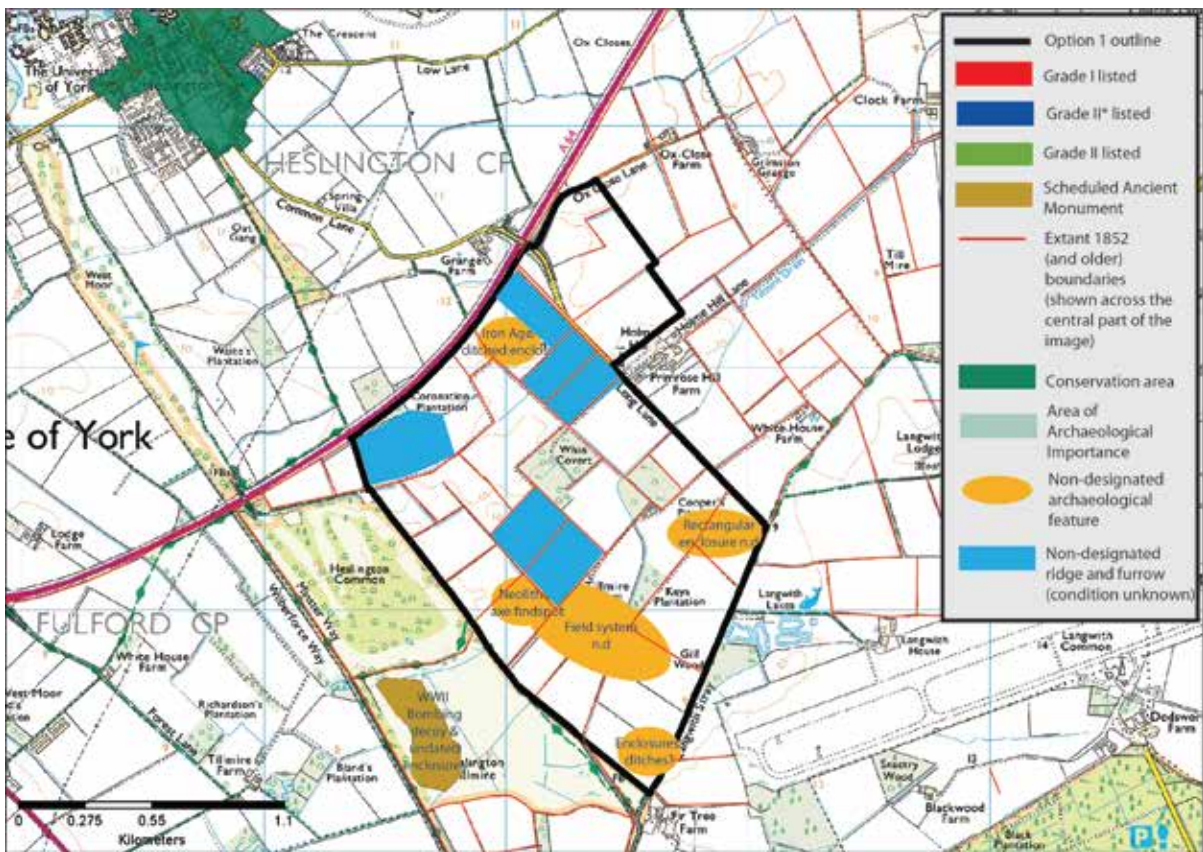
ST14 Clifton Gate,
Option 2, Further Sites Consultation boundary

	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
					existing boundaries to guide development plots and retaining as many green boundaries as possible.
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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable 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.	(a) Any potential boundary changes which enlarge the site should be discouraged. Green space, landscaping 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.

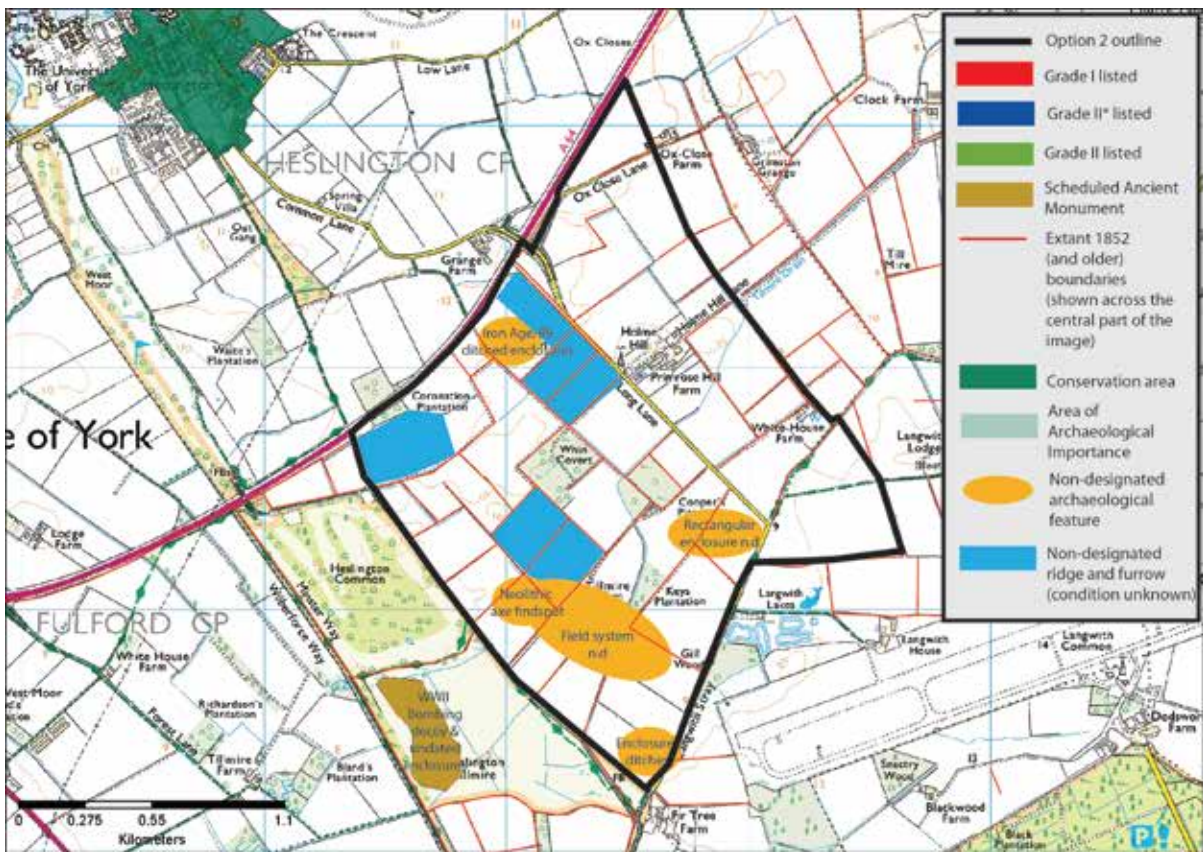
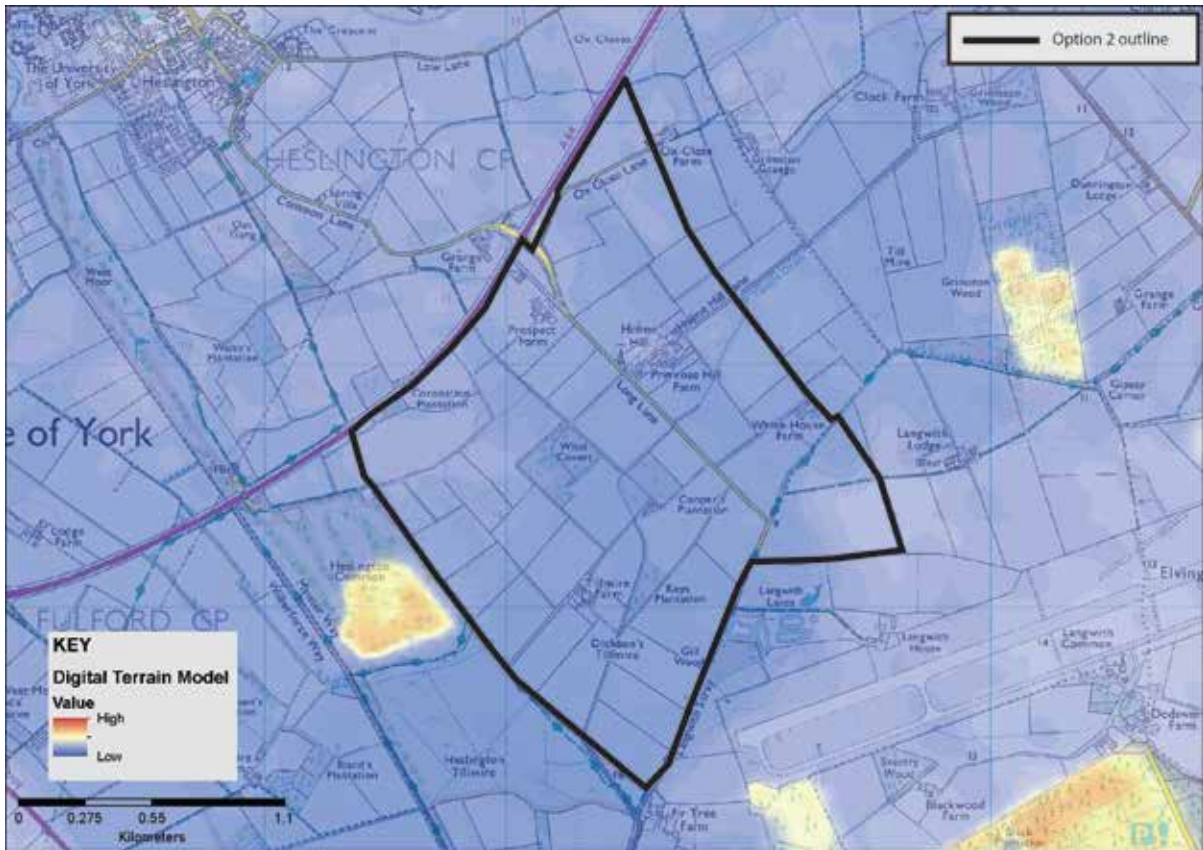
Summary:	Key recommendations/Mitigation:
<p>The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 2 as this site will cause urban sprawl outside of the ring road.</p> <p>The development of this site has been assessed as having 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>	<ul style="list-style-type: none"> -Reduce development area in size and move away from the ring road to make new settlement rather than an extension. -Reduce and locate site closer to the ring road with a small green buffer to assist in maintaining compactness. -Views analysis required in relation characteristic 3 and 6 -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 or historic landscape features on site. -Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development. -Ways of incorporating existing farm buildings into the new development should be explored. -Development should include carefully designed landscaping and buffering to its outer edges – in particular the western edge to Skelton and southern boundary to ring road. -Development should not be allowed up to the ring road itself – it should be well screened and set back. -Proposed development area could be shunted further north away from the ring road. -Low density housing to the rural edges may soften the urban character of the new development.

ST14 Clifton Gate,
Option 2, Further Sites Consultation boundary

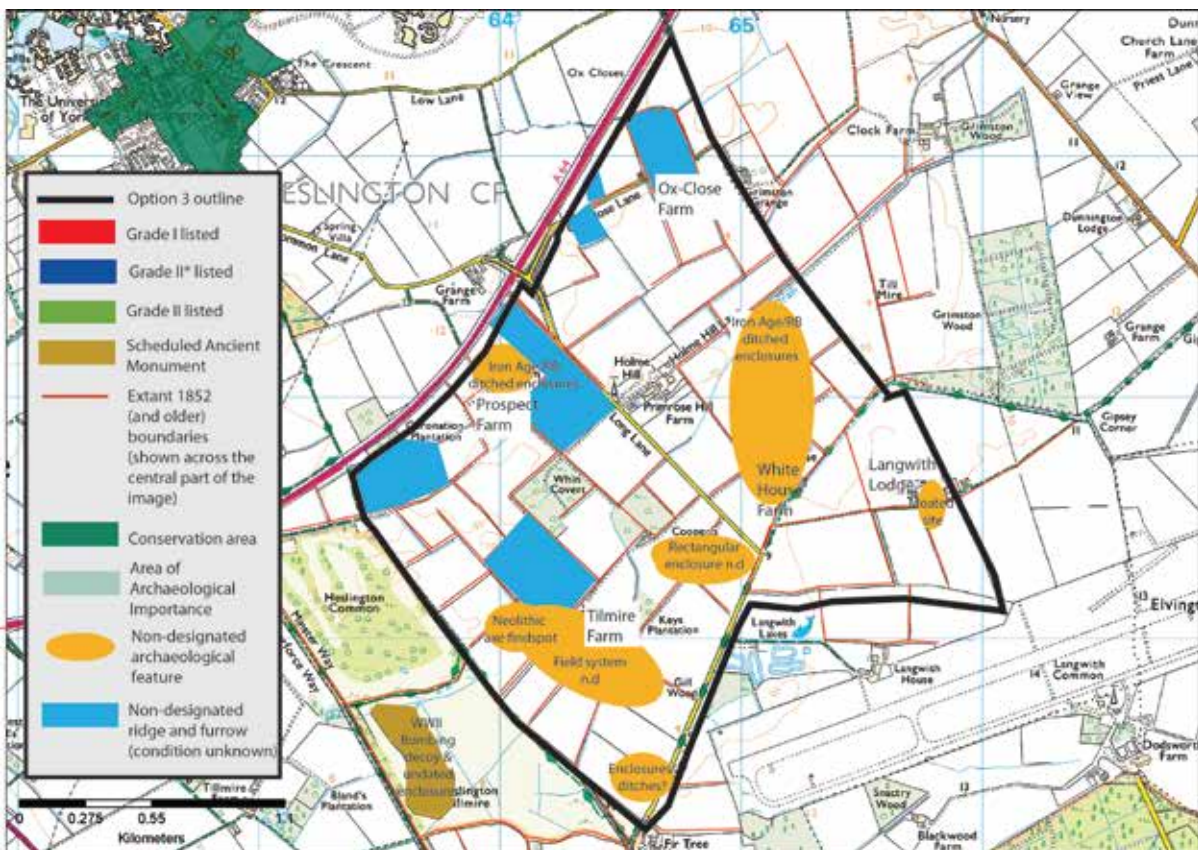
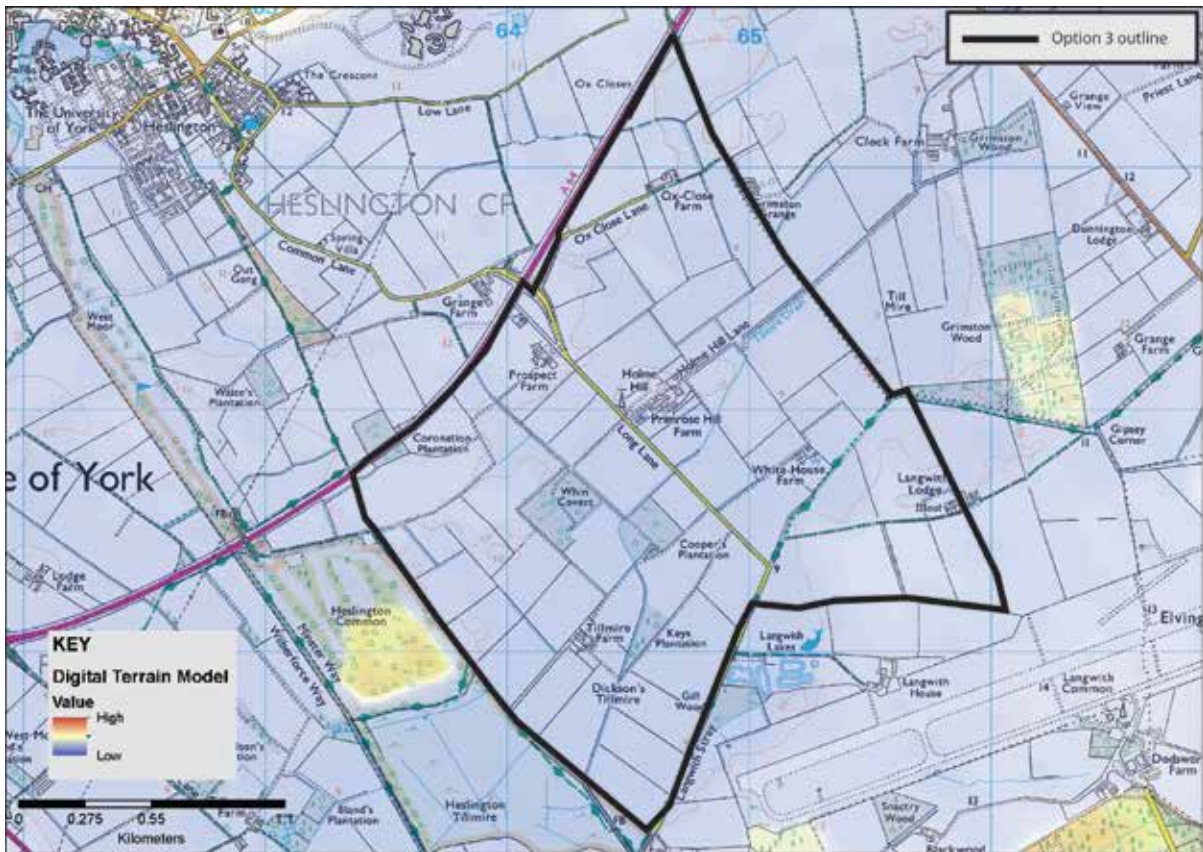
ST15 Whinthorpe, Option 1- Preferred Options



ST15 Whinthorpe, Option 2- Further Sites Consultation



ST15 Whinthorpe, Option 3- Submission boundary



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through	This site makes a neutral contribution to this character element.		

ST15 Whinthorpe,
Option 1, Preferred Options boundary

	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
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer	This is a proposed new settlement outside of the ring road boundary.	Development of this land result in the creation of a new, free-standing settlement as an extension to the city	Site could potentially be moved away from the ring road to reinforce the fact

ST15 Whinthorpe,
Option 1, Preferred Options boundary

	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
		ring road accentuates the city form and the walls enclose the historic core.		beyond the ring road. Ease of access to the city centre by foot or cycle reduced.	that this is a separate, independent settlement.
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views 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	Development should be well screened and set back from the ring road. Views analysis needed.
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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	Proposed development site would be independent new settlement.		

	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
		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.		Opportunity to create 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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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	The Minster, Heslington Anglican Church spire and the Wolds can 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.

ST15 Whinthorpe,
Option 1, Preferred Options boundary

	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
		monuments including Terry's and the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where	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
		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 height is restrained , 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	This site makes a neutral contribution to this character element as it is outside the historic core.		

ST15 Whinthorpe,
Option 1, Preferred Options boundary

	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
		waste and other similar organic waste is well preserved 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 successive development 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/ Romano-British period (see below).		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are known archaeological features on this site dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system (west of Prospect Farm).	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(b) Non-intrusive investigation via desk based assessment and geophysical survey. A programme of fieldwalking has also been agreed. Partial removal of deposit unavoidable by evaluation trenching. Mitigation by recording and avoidance will be implemented where necessary.
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	In addition to the Iron Age/Romano-British system, a further field system (undated) is known in the centre of the	This area is of relatively high archaeological potential. Development of the site would have a destructive impact on any surviving archaeological	Geophysical survey (in progress) and evaluation trenching is needed to provide further information

ST15 Whinthorpe,
Option 1, Preferred Options boundary

	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
	features and deposits are not designated heritage assets.	actually remains.	<p>site, near Tillmire Farm.</p> <p>Earlier activity may have occurred on site attested by the finding of a Neolithic axe near the southern boundary edge.</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.</p> <p>Prospect Farm and Tillmire Farm (date unknown-post 1852) exist within this site.</p>	<p>remains or landscape features.</p> <p>Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>The potential loss of these farms will remove agricultural character from the area.</p>	<p>and evidence to the archaeological record. The results of this should influence further mitigation strategies. The results of archaeological investigation may have viability 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>Inspection of ridge and furrow should take place to decide which areas 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. Further assessment needed to identify the most significant of these.</p> <p>Existing tracks and</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>plantations 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>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge.</p> <p>Investigation of the farm buildings should be undertaken to determine whether any are worthy of preservation. Existing rural buildings have potential to give local distinctiveness to architectural character of any new building.</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	(a) Long-distance views of York Minster in low-lying relatively flat	(a) Long-distance view of Minster visible from the site	(a) Development may impact upon long-distance view of Minster	(a, c & d)

	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>vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).</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>(d) Views of the Wolds visible from the site.</p>	<p>(c) Development would adversely affect the image of the city in its rural setting by development encroaching right up to the ring road.</p> <p>(d) Development may impact upon views of Wolds.</p>	<p>Further analysis of the views afforded from and surrounding this site needed.</p> <p>View of Minster should be retained within new development.</p> <p>The proposed area of development should include carefully designed landscaping and buffering to its outer edges – in particular the north-western boundary where it meets the ring road.</p> <p>Need for traditional village concept to be understood to inform development approach to this site.</p> <p>Development should not be allowed up to the ring road itself – it should be well set back and appropriately screened.</p> <p>This site needs to retain high tree cover.</p>

ST15 Whinthorpe,
Option 1, Preferred Options boundary

	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
6.2	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	(a) Derwent/Ouse: Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river;	(a) The site currently forms part of the open countryside surrounding the city contributing to the rural setting of York. The recent expansion of the nearby university campus has already reduced the field margin between York and the	(a) Development of this site close to the ring road 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. However, the site falls outside specifically earmarked areas protecting the rural setting and extended green wedge land.	(a) Proposed development area could be reduced in size with the north-western boundary moved away from the ring road. The proposed area of development should include carefully designed landscaping and buffering to

	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>wiildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>ring road in this part of the city.</p> <p>(b) Two sites of Natural Conservation Interest (SINC) and an SSSI border this area.</p> <p>(c) Long view over Elvington airfield from Tillmire Farm.</p> <p>(e) The Minster Way runs along the western and southern boundaries of this area.</p>	<p>Consideration needed to assess the impact of creation of new access from A64 due to potentially substantial land-take required.</p> <p>(b) Development here may have a detrimental impact on these sites without appropriate mitigation.</p> <p>(c) Development may obscure view of airfield. It may also impact upon the setting of the airfield.</p> <p>(e) Development of this area would be likely to harm the enjoyment of those using the Minster Way.</p>	<p>its outer edges. This should include a substantial field margin between the road and the new development.</p> <p>Low density housing to the rural edges may soften the urban character of the new development.</p> <p>Further assessment of access to new settlement required.</p> <p>(b) The SINC and SSSI sites are outside of the development boundary but need protection through buffering and landscaping.</p> <p>Information should be provided within the development on the 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>(e) Locate the development</p>

ST15 Whinthorpe,
Option 1, Preferred Options boundary

	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
					away from the route of the Minster Way.
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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	The site is located outside of the city as one of the 'clock face' settlements surrounding York. Site is a similar distance from the city to nearby Bishopthorpe and Copmanthorpe.	(a) The proposed new development is close to Heslington but is separated by the ring road. (c) 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.	(a & c) The slight reduction of the proposed development area moving it away from the ring road may further reinforce Whinthorpe as a free-standing settlement. It would also increase the gap between Heslington and the new settlement. Need for traditional village concept to be understood to inform development approach to this site.

Summary:	Key recommendations/Mitigation:
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ST15 Whinthorpe,
Option 1, Preferred Options boundary

<p>The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 6 primarily due to its role in the open countryside/rural setting of York and the views afforded from and to the site.</p> <p>The development of this site has been assessed as having the potential to cause minor-serious harm to characteristic 5 as there are known archaeological features on this site dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system (west of Prospect Farm).</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"> -Views analysis required. View of Minster should be retained within new development. -Development should be well screened and set back from the ring road. -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. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site. -Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development. -Locate the development away from the route of the Minster Way. -Development should include carefully designed landscaping and buffering to its outer edges and should be well set back and appropriately screened from ring road. -Reduction of the proposed development area and relocation from the ring road may further reinforce Whinthorpe as a free-standing settlement. -Further assessment of access to new settlement required. -Buffering and landscaping required in the vicinity of the SINC and SSSI sites.
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1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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	Site could potentially be moved away from the ring road to reinforce the fact that this is a separate,

ST15 Whinthorpe,
Option 2, Further Sites Consultation boundary

	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.		the city centre by foot or cycle reduced.	independent settlement.
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views 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	
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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

	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	The Minster, Heslington Anglican Church spire and the Wolds can 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.

	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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 organic waste is well preserved 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.		

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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
		deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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/ Romano-British period (see below).		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are known archaeological features on this site dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system (west of Prospect Farm) and ditched enclosures close to White House Farm.	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(b) Non-intrusive investigation via desk based assessment and geophysical survey. A programme of fieldwalking has also been agreed. Partial removal of deposit unavoidable by evaluation trenching. Mitigation by recording and avoidance will be implemented where necessary.
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.	In addition to the Iron Age/Romano-British system, a further field system (undated) is known in the centre of the site, near Tillmire Farm. Earlier activity may have occurred on site attested by the finding of a Neolithic axe near the southern boundary edge.	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. It also includes two additional historic farmsteads. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.	Further archaeological investigation by geophysical survey (in progress) and evaluation trenching is needed to provide further information and evidence to the archaeological record. The results of this should influence further mitigation strategies. The results of archaeological investigation

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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
			<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.</p> <p>White House Farm and Primrose Hill Farm are shown (in earlier forms) on the 1852 OS plan. Prospect Farm (date unknown) and Tilmire Farm (post 1852) also exist within this site.</p> <p>A former moated site (Langwith Lodge) lies close to the eastern edge of the proposed development site.</p>	<p>Development which removed the visible inherited historic grain 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>may have viability 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>Inspection of ridge and furrow should take place to decide which areas 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. Further assessment needed to identify the most significant of these.</p> <p>Existing tracks and plantations 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>

	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>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge.</p> <p>Investigation of the farm buildings should be undertaken to determine whether any are worthy of preservation. Existing rural buildings have potential to give local distinctiveness to architectural character of any new building.</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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p>	<p>(a) 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>(c) Development would adversely affect the image of the city in its rural setting by development encroaching right up to the ring road. The revised site boundary has extended the edge of</p>	<p>(a, c & d)</p> <p>Further analysis of the views afforded from and surrounding this site needed.</p> <p>View of Minster should be</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
		(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(d) Views of the Wolds visible from the site.	the proposed new development further along the ring road meaning it the rural setting on the east side of the ring road will be interrupted for c.1.7km. (d) Development may impact upon views of Wolds.	retained within new development. The proposed area of development should include carefully designed landscaping and buffering to its outer edges – in particular the north-western boundary where it meets the ring road. Need for traditional village concept to be understood to inform development approach to this site. Development should not be allowed up to the ring road itself – it should be well set back and appropriately screened. This site needs to retain high tree cover.
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) Derwent/Ouse : Flooding; Ings meadows; retention of traditional	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
		<p>management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>	<p>element.</p>		
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p>	<p>(a) The site currently forms part of the open countryside surrounding the city contributing to the rural setting of York. The recent expansion of the nearby university campus has already reduced the field margin between York and the ring road in this part of the city.</p> <p>(b) Two sites of Natural Conservation Interest (SINC) and an SSSI border this area.</p> <p>(c) Long view over Elvington</p>	<p>(a) Development of this site close to the ring road 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. However, the site falls outside specifically earmarked areas protecting the rural setting and extended green wedge 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>(b) Development here may have a detrimental impact on these sites</p>	<p>(a) Proposed development area could be reduced in size with the north-western boundary moved away from the ring road.</p> <p>The proposed area of development should include carefully designed landscaping and buffering to its outer edges. This should include a substantial field margin between the road and the new development.</p> <p>Low density housing to the rural edges may soften the urban character of the new</p>

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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
		(e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	airfield from Tillmire Farm. (e) The Minster Way runs along the western and southern boundaries of this area.	without appropriate mitigation. (c) Development may obscure view of airfield. It may also impact upon the setting of the airfield. (e) 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 populations.	development. Further assessment of access to new settlement required. (b) The SINC and SSSI sites are outside of the development boundary but need protection through buffering and landscaping. Information should be provided within the development on the significance of the nearby SINC/SSSI sites as well as historic features. (c) View should be retained within development if possible. (e) Locate the development away from the route of the Minster Way.
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	(a) Registered historic parks	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
	Gardens	and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	The site is located outside of the city as one of the 'clock face' settlements surrounding York. Site is a similar distance from the city to nearby Bishopthorpe and Copmanthorpe.	(a) The proposed new development is close to Heslington but is separated by the ring road. (c) 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.	(a & c) Moving away from the ring road may further reinforce Whinthorpe as a free-standing settlement. It would also increase the gap between Heslington and the new settlement. Need for traditional village concept to be understood to inform development approach to this site.

<p>Summary:</p> <p>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 and the views afforded from and to the site.</p> <p>The site includes archaeological features dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system (west of Prospect Farm). The revised site boundary of 15.2 is larger than the original boundaries considered in 15.1 the development of the site therefore has the potential to have a more destructive impact on archaeological remains. It also includes two additional historic farmsteads.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -Views analysis required. View of Minster should be retained within new development. -Development should be well screened and set back from the ring road. -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. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.
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<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">-Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development.-Locate the development away from the route of the Minster Way.-Development should include carefully designed landscaping and buffering to its outer edges and should be well set back and appropriately screened from ring road.-Reduction of the proposed development area and relocation from the ring road may further reinforce Whinthorpe as a free-standing settlement.-Further assessment of access to new settlement required.-Buffering and landscaping required in the vicinity of the SINC and SSSI sites.
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1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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	Site could potentially be moved away from the ring road to reinforce the fact that this is a separate,

	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.		the city centre by foot or cycle reduced.	independent settlement.
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views 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	Development should be well screened and set back from the ring road. Views analysis needed.
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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

	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	The Minster, Heslington Anglican Church spire and the Wolds can be viewed from the site.	Development may obscure or impact on these views.	Views analysis required. Development should endeavour to maintain and/or enhance existing views of landmarks.

	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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 organic waste is well preserved 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.		

	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
5.2	Depth of deposits in the historic core	Remains of successive development 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/ Romano-British period (see below).		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There are known archaeological features on this site dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system (west of Prospect Farm) and ditched enclosures close to White House Farm.	(b) Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(b) Non-intrusive investigation via desk based assessment and geophysical survey. A programme of fieldwalking has also been agreed. Partial removal of deposit unavoidable by evaluation trenching. Mitigation by recording and avoidance will be implemented where necessary.
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.	In addition to the Iron Age/Romano-British system, a further field system (undated) is known in the centre of the site, near Tillmire Farm. Earlier activity may have occurred on site attested by the finding of a Neolithic axe near the southern boundary edge.	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. It also includes two additional historic farmsteads and one on the border of the new settlement. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features. This may include	Further archaeological investigation by geophysical survey (in progress) and evaluation trenching is needed to provide further information and evidence to the archaeological record. The results of this should influence further mitigation strategies. The results of archaeological investigation may have viability

	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>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.</p> <p>White House Farm, Langworth Lodge, Primrose Hill and Grimston Grange (on the border of the site) are shown (in earlier forms) on the 1852 OS plan. Prospect Farm (date unknown), Tilmire Farm and Oxclose Farm (post 1852) also exist within this site.</p> <p>A former medieval moated site (at Langwith Lodge) is situated in the eastern extreme of the proposed development area.</p>	<p>waterlogged remains at Langworth Lodge.</p> <p>Development which removed the visible inherited historic grain 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>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>Inspection of ridge and furrow should take place to decide which areas 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. Further assessment needed to identify the most significant of these.</p> <p>Existing tracks and plantations 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>

	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>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge.</p> <p>Investigation of the farm buildings should be undertaken to determine whether any are worthy of preservation. Existing rural buildings have potential to give local distinctiveness to architectural character of any new building.</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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed</p>	<p>(a) 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>(d) Views of the Wolds visible</p>	<p>(a) Development may impact upon long-distance view of Minster</p> <p>(c) Development would adversely affect the image of the city in its rural setting by development encroaching right up to the ring road. The revised site boundary has further extended the edge of the proposed new</p>	<p>(a, c & d)</p> <p>Further analysis of the views afforded from and surrounding this site needed.</p> <p>View of Minster should be retained within new</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
		from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	from the site.	development along the ring road meaning it the rural setting on the east side of the ring road will be interrupted for c.2km. (d) Development may impact upon views of Wolds.	development. The proposed area of development should include carefully designed landscaping and buffering to its outer edges – in particular the north-western boundary where it meets the ring road. Need for traditional village concept to be understood to inform development approach to this site. Development should not be allowed up to the ring road itself – it should be well set back and appropriately screened. This site needs to retain high tree cover.
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) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still	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
		<p>hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>			
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted</p>	<p>(a) The site currently forms part of the open countryside surrounding the city contributing to the rural setting of York.</p> <p>The recent expansion of the nearby university campus has already reduced the field margin between York and the ring road in this part of the city.</p> <p>The easterly section between Langwith stray/Long lane and Elvington airfield contains a high concentration of public rights of way, and access to tranquil and relatively attractive countryside that is</p>	<p>(a) Development of this site close to the ring road 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. It will also 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.</p> <p>Consideration needed to assess the impact of creation of new access from A64 due to potentially substantial land-take required.</p> <p>(b) Development here may have a detrimental impact on these sites</p>	<p>(a) Proposed development area could be reduced in size with the north-western boundary moved away from the ring road.</p> <p>The proposed area of development should include carefully designed landscaping and buffering to its outer edges. This should include a substantial field margin between the road and the new development.</p> <p>Low density housing to the rural edges may soften the urban character of the new development.</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>recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>readily accessible for the communities of Fulford, Elvington, and Heslington.</p> <p>(b) Two sites of Natural Conservation Interest (SINC) and an SSSI border this area.</p> <p>(c) Long view over Elvington airfield from Tillmire Farm. The airfield lies within close proximity of this site.</p> <p>(e) The Minster Way runs along the western and southern boundaries of this area.</p>	<p>without appropriate mitigation.</p> <p>(c) Development may obscure view of airfield. It may also impact upon the setting of the airfield as the potential new settlement will lie very close to the northern boundary of the airfield.</p> <p>(e) 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 populations.</p>	<p>Further assessment of access to new settlement required.</p> <p>(b) The SINC and SSSI sites are outside of the development boundary but need protection through buffering and landscaping.</p> <p>Information should be provided within the development on the 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>Site could be reduced further north away from the airfield e.g. in line with Langworth Lodge. A strip of fields will remain as a buffer between the development and the airfield. Appropriate landscaping/screening may assist in providing mitigation against the loss of openness</p>

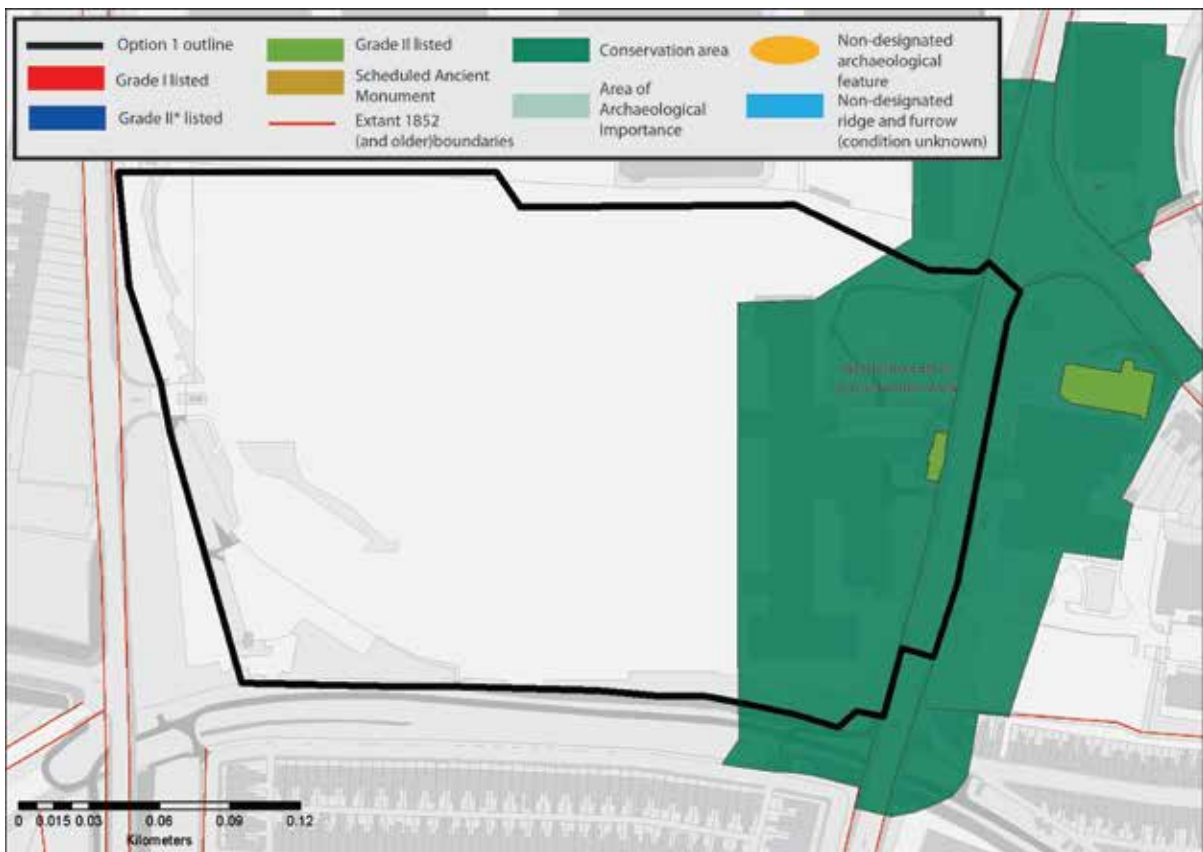
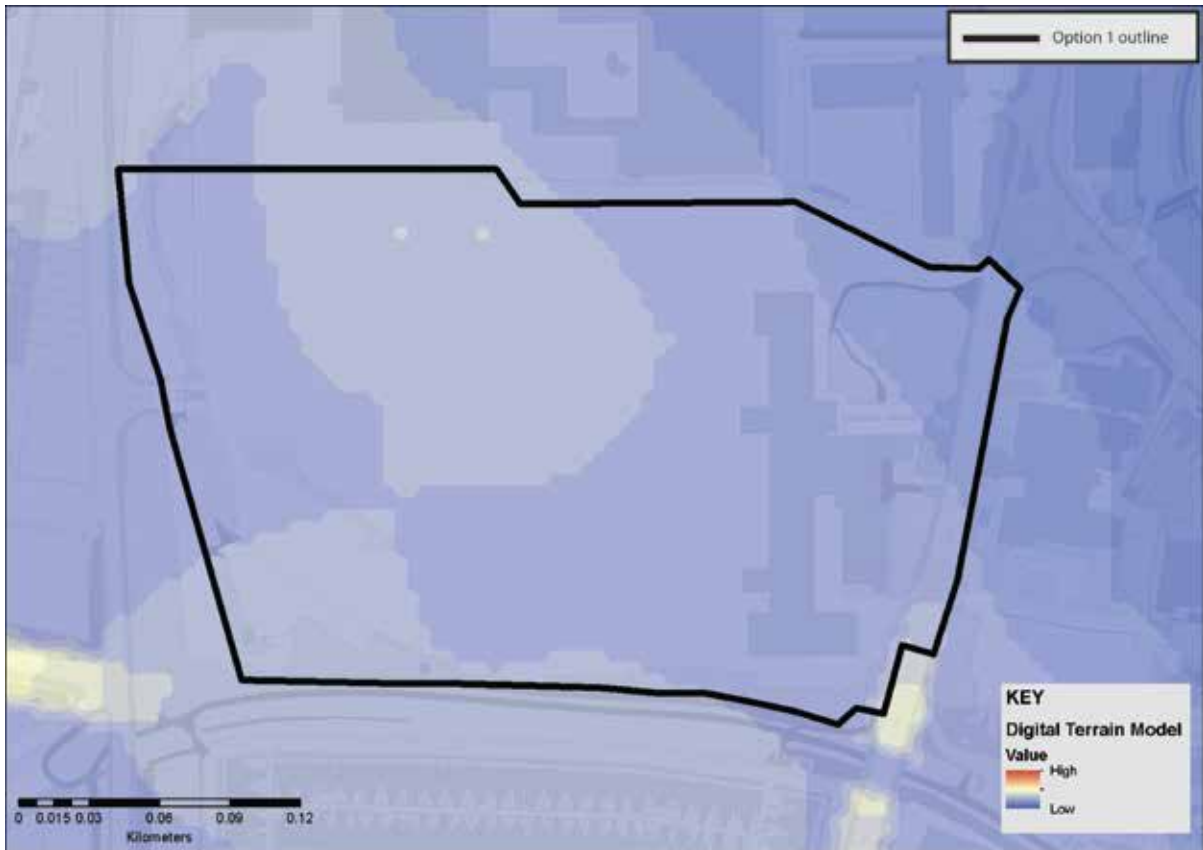
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					surrounding the airfield. (e) Locate the development away from the route of the Minster Way.
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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	The site is located outside of the city as one of the 'clock face' settlements surrounding York. Site is a similar distance from the city to nearby Bishopthorpe and Copmanthorpe.	(a) The proposed new development is close to Heslington but is separated by the ring road. The proposed settlement will lie close to the outskirts of Elvington but will remain separated by the airfield. The northern edge of Whinthorpe will be situated near to Grimston Lodge roundabout which is surrounded by outlying farmsteads. However, the development will maintain a degree of separation similar (and slightly larger) than the proximity of Osbaldwick to the roundabout.	(a & c) Moving away from the ring road may further reinforce Whinthorpe as a free-standing settlement. It would also increase the gap between Heslington and the new settlement. (a) Reduce settlement so it is moved away from the roundabout e.g. for the northern boundary to fall in line with White House Farm and the western edge of Ox Close Farm.

	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) 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.	Need for traditional village concept to be understood to inform development approach to this site.

<p>Summary:</p> <p>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 and the views afforded from and to the site.</p> <p>The site includes archaeological features dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system (west of Prospect Farm). The revised site boundary of 15.2 is larger than the original boundaries considered in 15.1 the development of the site therefore has the potential to have a more destructive impact on archaeological remains. It also includes two additional historic farmsteads.</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>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -Views analysis required. View of Minster should be retained within new development. -Development should be well screened and set back from the ring road. -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. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site. -Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development. -Locate the development away from the route of the Minster Way. -Development should include carefully designed landscaping and buffering to its outer edges and should be well set back and appropriately screened from ring road.
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	<ul style="list-style-type: none">-Reduction of the proposed development area and relocation from the ring road may further reinforce Whinthorpe as a free-standing settlement.-Further assessment of access to new settlement required.-Buffering and landscaping required in the vicinity of the SINC and SSSI sites.-Reduce settlement so it is moved away from the roundabout e.g. for the northern boundary to fall in line with White House Farm and the western edge of Ox Close Farm.-Site could be reduced further north away from the airfield e.g. in line with Langworth Lodge. A strip of fields will remain as a buffer between the development and the airfield. Appropriate landscaping/screening may assist in providing mitigation against the loss of openness surrounding the airfield.
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ST17 Nestle South, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer ring road accentuates the city form	Site is located within the ring road.	Development here would have a negligible impact on the concentric form of the city as it is re-using a pre-developed site.	

ST17 Nestle south,
Option 1 Preferred Options boundary

	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.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	Views towards historic core and the Minster from Haxby Road. Unknown views from the site (see Characteristic 6).		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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 factory site as a whole forms an identifiable area with strong boundaries.	Development of the southern part of the site may erode some of the distinctiveness and identity of the factory area.	Maintaining strong boundaries on the site will assist in preserving the identity factory area.
2.6	Urban villages	(a) Village greens as focus or linear	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting and sometimes associated with historical events and specific individuals.	The eastern part of this site falls within the Nestle/Rowntree conservation area. 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 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. It may also have a detrimental impact on the character of the conservation area in general.	Extant early 20 th century factory buildings should be re-used and sympathetically respected within the development. Further information on the proposed development is needed to assess the impact on all adjacent buildings and conservation area generally.

	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
3.2	Physical and temporal landmarks	(a) The Minster 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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York with Luddites.	The Almond Block Extension (1911) and Cream Block (1936) remain – these are recognisable, prominent landmark buildings. The Minster may be visible from the site.	Inappropriate development may detract from the prominence of the landmark buildings within the site.	The heights of new builds must be checked so not to detract from the dominance/importance of the landmark structures. Views analysis from the site is needed. May be opportunity to reveal new views of the Minster.
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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	The site contains one GII listed building with two others in immediate vicinity all related to the Rowntree family.		
3.6	Diversity of monuments	Diversity ranges from substantial limestone structures like the Minster to Timber framed Barley	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
		Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 th -20 th century factories.			
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development in close proximity to each other.	The extant industrial buildings on site form an important part of York's heritage relating to chocolate production and the Rowntree brand. Surrounding community buildings are generally associated with the Rowntree family and are listed.	Although not listed, inappropriate development surrounding the extant factory buildings may detract from their local significance.	New buildings need to be sympathetic to surrounding areas – considering material, design, scale and layout.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous range of building types from all ages . Few streets have consistent themes, though streets have formed their own identity.	The presence of the factory enhances the variety of buildings in this area.	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

	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>architectural character in general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to character.</p>
4.3	Human scale	<p>The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained, roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.</p>	Existing buildings on the site are c.6 storeys in height.		Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	<p>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</p>	The factory buildings include elements of high quality craftsmanship.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	<p>Some building recording work has taken place. Opportunity to request high quality craftsmanship– in particular reflecting designs found on the factory buildings.</p>

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 organic waste is well preserved 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 successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is 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.

	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
5.5	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. There is no known archaeology on the site. The area was agricultural land until the creation of the factory.	Pockets of archaeological deposits may survive on site. Development would have a destructive impact on any surviving archaeological remains.	Further archaeological investigation by watching brief or trial trenching is needed to assess the nature and significance of any remaining archaeological deposits.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(a) Minster visible from Haxby Road approach to the city.	(a) Development will have no impact on this view.	(a) None required

ST17 Nestle south,
Option 1 Preferred Options boundary

	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
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	The site is bordered by land belonging to Bootham stray.	Development has the potential to enhance this characteristic.	
6.3	Rivers and lngs	(a) Derwent/Ouse : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;	(e) The site is bordered to the south by a cycleway and trees along the disused railway line.	(e) Development has the potential to protect or enhance this characteristic	

ST17 Nestle south,
Option 1 Preferred Options boundary

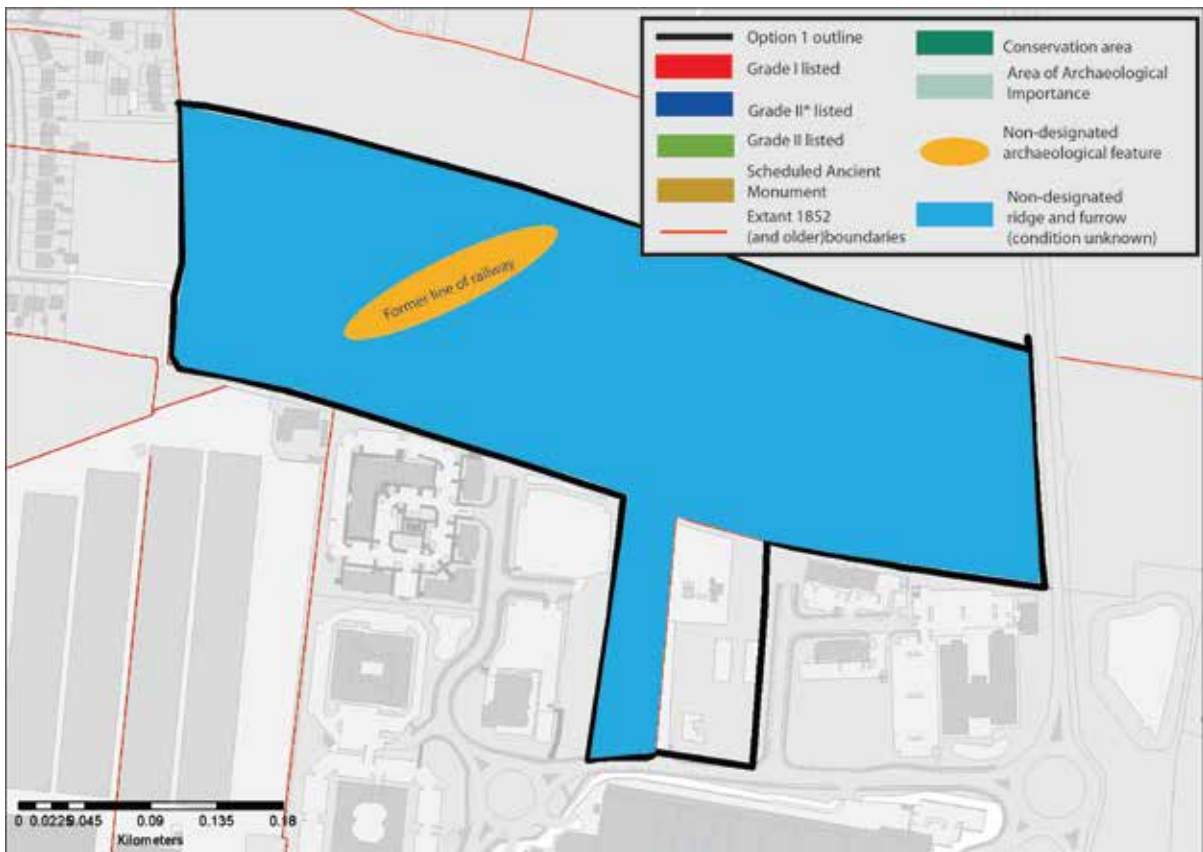
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		(c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages	This site makes a neutral contribution to this character element.		

ST17 Nestle south,
Option 1 Preferred Options boundary

	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
		themselves, (c) the fact that they are free-standing, clearly definable settlements			

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in minor-serious harm to principal characteristic 3 and minor harm to principal characteristics 4 and 5. Development has the potential to seriously harm the attributes that contribute to, or affect the setting of the Nestle/Rowntree Conservation Area and on the listed buildings within and surrounding the site. The extant industrial buildings on site form an important part of York's heritage relating to chocolate production and the Nestle/Rowntree brand. Inappropriate development surrounding the extant factory buildings may detract from their local significance. Therefore a minor harm grading has been applied to characteristic 4 due to the unknown nature of development design. There may also be the potential for minor harm to occur to any surviving archaeological deposits that may have survived the construction of the factory.</p> <p>A neutral-minor impact on characteristic 2 was identified related to the potential harm to the identity/distinctiveness of the factory area.</p> <p>There may be some potential to enhance the landscape characteristic (6) with regard to the close proximity of the Stray and disused railway line cycleway.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. -Extant early 20th century factory buildings should be re-used and sympathetically respected within the development. -The heights of new builds should not detract from the dominance/importance of the landmark structures. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits.
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ST18 Monks Cross North, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer ring road accentuates the city form	The site is located within the ring road. Development surrounding Huntington already exists at this distance	Minor impact on compactness through expansion of residential area.	Reduce site boundary – develop only areas adjacent to residential development or to the south of the

ST18 Monks Cross North,
Option 1 Preferred Options boundary

	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.	from the city centre.		former rail line immediately north of Monks Cross.
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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		

	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
	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.	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 th century development west of North Moor Road.		

3 Landmark monuments

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height	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
		is restrained , 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 organic waste is well preserved 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.		

	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
5.2	Depth of deposits in the historic core	Remains of successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.	(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 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 is the potential for archaeological deposits to exist on this site. Ridge and furrow on site. The ridge and furrow may protect earlier landscape features lying beneath it. The former York to Beverley railway (1847) once ran across the site.	Development on the site would have a destructive impact on any surviving remains or landscape features.	Archaeological investigation such as inspection/recording of the ridge and furrow, geophysical survey and evaluation trenching is needed to provide further information and evidence to the archaeological record. The results of this should influence the layout of the development. Archaeological investigation

	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>may shed further light on the historic rural hinterland of York.</p> <p>Further inspection of ridge and furrow on the site should take place to decide which areas (if any) merit preservation as part of open space.</p> <p>The former line of the railway should be revealed across the site if possible.</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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p>	(c) The site contributes to the rural edge setting of the city.	(c) Development of this site may cause minor harm to the rural edge setting or the open countryside elements of this characteristic through the loss of open fields.	(c) Green buffering or landscaping to the northern and western edge to lessen visual impact from ring road and Monks Cross Link 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
		(d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).			
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.	Will slightly reduce the amount of green open space in this area.	
6.3	Rivers and Ings	(a) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland	(a) The site currently forms part of the open countryside surrounding the city. It contributes to the rural setting of York.	(a) Development of this site may cause minor harm to the rural edge setting or the open countryside elements of this characteristic through the loss of open fields.	(a) Green buffering or landscaping to the northern and western edge to lessen visual impact from ring road and Monks Cross Link Road.

ST18 Monks Cross North,
Option 1 Preferred Options boundary

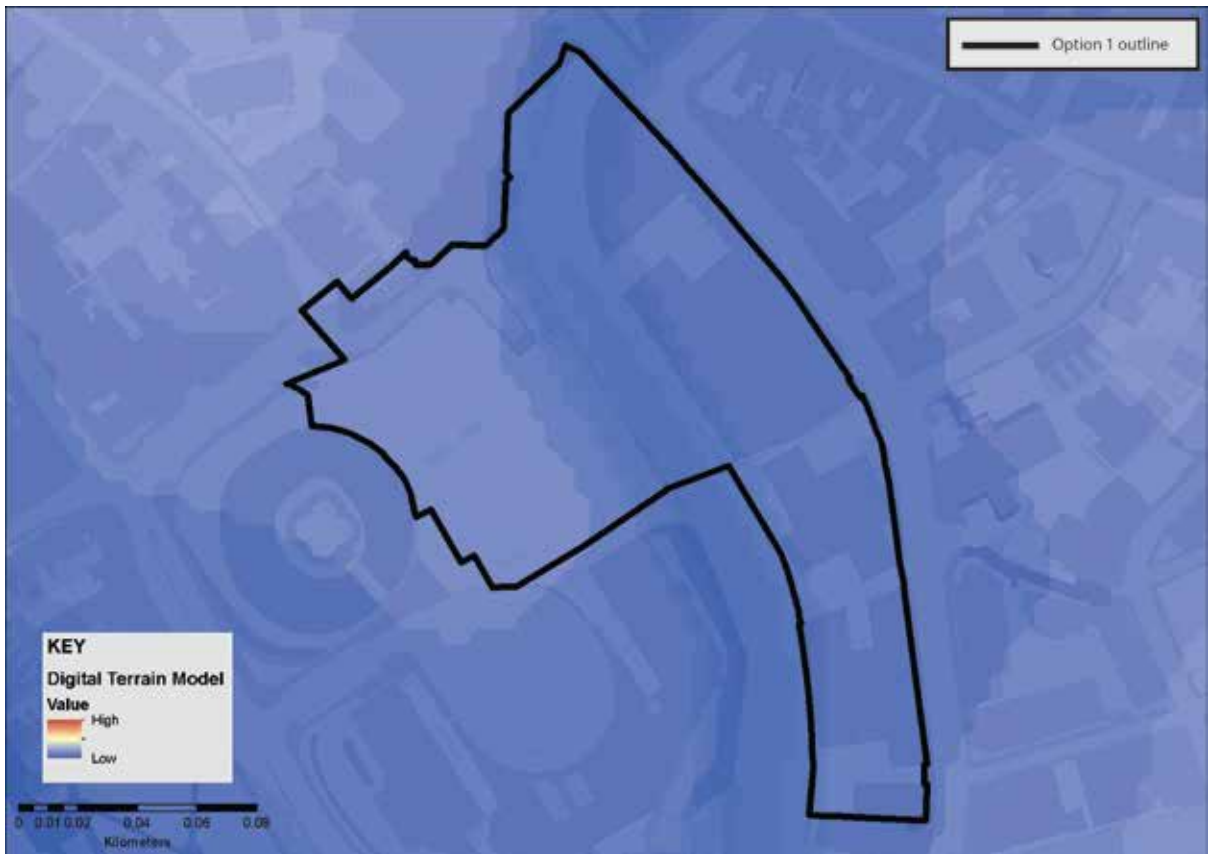
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – 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) Registered historic parks and gardens</p> <p>(b) Parks for the people</p> <p>(c) Designed campus landscape</p> <p>(d) Matrix of accessible parks</p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic	The relationship of York to its surrounding settlements. This	This site makes a neutral contribution to this character		

ST18 Monks Cross North,
Option 1 Preferred Options boundary

	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
	city of York to the surrounding villages	relationship derives from:- (a) the distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	element.		

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5 due to the unknown nature of development design and potential for harm to occur to any surviving archaeological deposits or landscape features on the site.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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. -The former line of the railway should be revealed across the site.
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ST20 Castle Piccadilly, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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.	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.	Inappropriately scaled buildings or poor architecture may threaten this element to urban form.	Opportunity to strengthen this element of urban form using strong architecture at the right scale.
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 good quality 'frames' around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	Limited number of framed shop fronts on Coppergate. 1980s Coppergate shopping centre may have some modern examples.		Opportunity to create good quality shop fronts to modern buildings.
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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through	Small squares within this site such as the one created by the Coppergate centre and the much grander Eye of	Any development proposals that may remove any of the existing squares/open space would have a detrimental impact to this area.	Opportunity to re-vamp the squares in this area in particular the one formed by the Coppergate centre.

	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
		provision of markets. Few examples of formal compositions such as at 'Eye of York'	York.		
1.6	Rich townscape	City centre as a place of diversity, contrasts and surprises ; 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	Mixture of 20 th century industrial and commercial buildings alongside medieval buildings and monuments and 18 th century civic buildings.	Large scale re-development may result in the loss of some of this rich townscape element.	The most historic of these buildings are listed and will therefore remain as part of the re-development. Elements of the industrial past of this area could be represented in the new development.
1.7	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Piccadilly is a broad, generally straight street leading towards Parliament Street from the Fishergate area outside of the city walls.		Opportunity to improve Piccadilly through tree-planting and public realm enhancement.

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 accessible by cycle and foot with relative ease. The York outer	Situated within historic core.	Re-development will enhance this commercial area of the city centre and bring it closer to the outlying	

ST20 Castle Piccadilly,
Option 1 Preferred Options boundary

	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
		ring road accentuates the city form and the walls enclose the historic core.		residential areas of Walmgate.	
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	Views of Clifford's Tower from the corner of Piccadilly and Merchantgate and panoramic views from Clifford's Tower (including of the Minster) identified in York Historic Core Character Area Appraisal (YHCCAA Key View 15 and 16). Local views across the Eye of York area of Clifford's Tower and River Foss.	Inappropriate development may restrict or remove existing views. Where this may impact upon key views the threat becomes more significant. Re-development may reveal new views particularly of the River Foss and castle area from Piccadilly.	Views analysis required. Opportunities to reveal new views of the River Foss and the Castle area from Piccadilly.
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Piccadilly is a broad, generally straight street leading towards Parliament Street from the Fishergate area outside of the city walls.		Opportunity to improve Piccadilly through tree-planting and public realm enhancement.
2.4	Dense urban fabric	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	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	The combination of the Castle and Piccadilly area will diminish the identity of each individual place.	Development will form a cohesive area containing a mixture of commercial and recreational/cultural buildings and monuments.

	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
			site largely dates to the late 20 th century.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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 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

	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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	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting and sometimes associated with historical events and specific individuals.	The Castle Museum and Clifford's Tower are the most important buildings/monuments with a high level of cultural and historical significance.	Inappropriate development may detract from the most significant buildings in the area.	The buildings of highest significance in this area are protected through listing. Development should be sympathetic in scale and material to buildings of significance. Information on buildings or spaces associated with historical events etc should be presented to the public
3.2	Physical and temporal landmarks	(a) The Minster 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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York with Luddites.	(b) Clifford's Tower is visible from several surrounding streets. Most importantly in this instance from the corner of Piccadilly/Merchantgate area. Other landmarks within this area include Ryedale House, Eye of York and the Castle Museum.	Inappropriate development may restrict or remove existing views of landmark buildings or remove their dominance in the landscape.	Views analysis required.
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	Medieval residential/commercial buildings on Coppergate and St. Mary's Church in close proximity.		

	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
3.4	Monument clustering	There is very little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , especially from the City Walls.	Clifford's Tower (SAM 13275) located close to the City Walls. Tower is visible from City Walls in surrounding area such as Cromwell Road and vice versa.	Inappropriate development may impact upon the visibility of monuments.	Views analysis required. Possibly an opportunity to increase inter-visibility of monuments.
3.5	Quantity of monuments	York has a higher than average number of listed buildings and other principle monuments	Several Grade I listed buildings in the Castle area including Clifford's Tower. Several other Grade II and Grade II* listed buildings are situated on the fringes of the area as a whole.	Redevelopment 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.	Sympathetic styles, scale, material and appropriate layout of new builds required in relation to listed and scheduled monuments.
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	Medieval castle keep, City Walls, medieval buildings, 18 th century civic buildings, inter-war, post-war and late 20 th century industrial and commercial buildings all located within close proximity to each other.	Potential loss of 20 th century buildings on Piccadilly. This will remove an element of the diverse buildings in this area.	Removal of the majority of these buildings would result in a positive re-development of the area. New buildings will add to diversity.
3.7	Churches locked into urban fabric	Provide pockets of green space within dense urban blocks and are a haven for wildlife.	Medieval church of St. Mary's situated just outside the proposed re-development area – now an exhibition centre. No green space.		Re-development of space behind Church may better reveal this 'hidden' church.

4 Architectural character

ST20 Castle Piccadilly,
Option 1 Preferred Options boundary

	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 two thousand years of architectural development in close proximity to each other.	Medieval castle keep, City Walls, medieval buildings, 18 th century civic buildings, inter-war, post-war and late 20 th century industrial and commercial buildings all located within close proximity to each other.	Potential loss of 20 th century buildings on Piccadilly. This will remove an element of the architectural legacy in this area.	Removal of the majority of these buildings would result in a positive re-development of the area. New buildings will add to legacy. 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 range of building types from all ages . Few streets have consistent themes, though streets have formed their own identity.	Diverse range of building types with no consistent theme – particularly on Piccadilly.	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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where these	Building heights within the proposed re-development area on Piccadilly generally range between 1- 4 storeys although Ryedale House is 8	Inappropriately scaled buildings will have a detrimental affect on the human scale element of this characteristic.	The removal of Ryedale House would be seen as an enhancement of this character element.

ST20 Castle Piccadilly,
Option 1 Preferred Options boundary

	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
		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 height is restrained , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	storeys in height! The Castle area buildings are approximately 3 storeys in height.		New development should be appropriately scaled to surroundings and/or to reveal key views.
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 may be relevant in the Castle area but probably a neutral element on Piccadilly.	Demolition may result in the loss of some high quality craftsmanship in the area.	Opportunity to re-create elements of existing craftsmanship from Piccadilly – in particular from buildings proposed for demolition, and from significant historical buildings in the area. Opportunity to include York specific elements of craftsmanship.

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	Timber foundations of Anglo-Scandinavian houses have been	This area is York's most significant in terms of Anglian	Any development in this area has the potential to have a negative impact	Archaeological mitigation strategies required (see

ST20 Castle Piccadilly,
Option 1 Preferred Options boundary

	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 historic core	found well preserved in Coppergate and Hungate. Food waste and other similar organic waste is well preserved giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	(potential) and Anglo-Scandinavian archaeology. Extensive remains of the settlement of Jorvik were excavated during the re-development of the Coppergate area. This provided the basis for one of York's biggest tourist attractions – The Jorvik Viking Centre.	upon archaeological deposits.	below)
5.2	Depth of deposits in the historic core	Remains of successive development from Roman through to the present day.	Archaeological deposits from the Roman-present day are located throughout this area to as much as c.9m bgl.	Any development in this area has the potential to have a negative impact upon archaeological deposits.	Archaeological mitigation strategies required (see below)
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	Archaeological deposits from the Roman-present day are located throughout this area.	Any development in this area has the potential to have a negative impact upon archaeological deposits.	Archaeological mitigation strategies required (see below)
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(a) Anaerobic deposits known in former Castle ditch and on Piccadilly and Coppergate. (b) There is the potential for archaeological deposits to exist on this site (see below).	(a) Any development in this area has the potential to have a negative impact upon archaeological deposits. (b) Development and intrusive investigation on this site would have a destructive impact on any surviving archaeological deposits.	(a & b) Non-intrusive archaeological investigation and analysis of previous investigations 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	Archaeological investigations have revealed a wealth of features and deposits across	Any development in this area has the potential to have a negative impact upon archaeological deposits.	Appropriate archaeological investigation such as trial trenching is needed to

	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
	archaeological features and deposits are not designated heritage assets.	is only a small percentage of what actually remains.	this site dating from the Roman period to present day, in addition to the visible heritage assets in the area. There is the potential for further archaeological deposits to remain in undisturbed pockets of land across the site.		assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays	Openness; greenness; natural/rural	This site makes a neutral		

ST20 Castle Piccadilly,
Option 1 Preferred Options boundary

	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
	(including racecourse) and common land	character within city. Village greens.	contribution to this character element.		
6.3	Rivers and lngs	<p>(a) Derwent/Ouse: Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>	(c) A section of the River Foss runs through this proposed re-development site.	<p>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>Also opportunity to increase public access to the river.</p>	
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of</p>	This site makes a neutral contribution to this character element.		

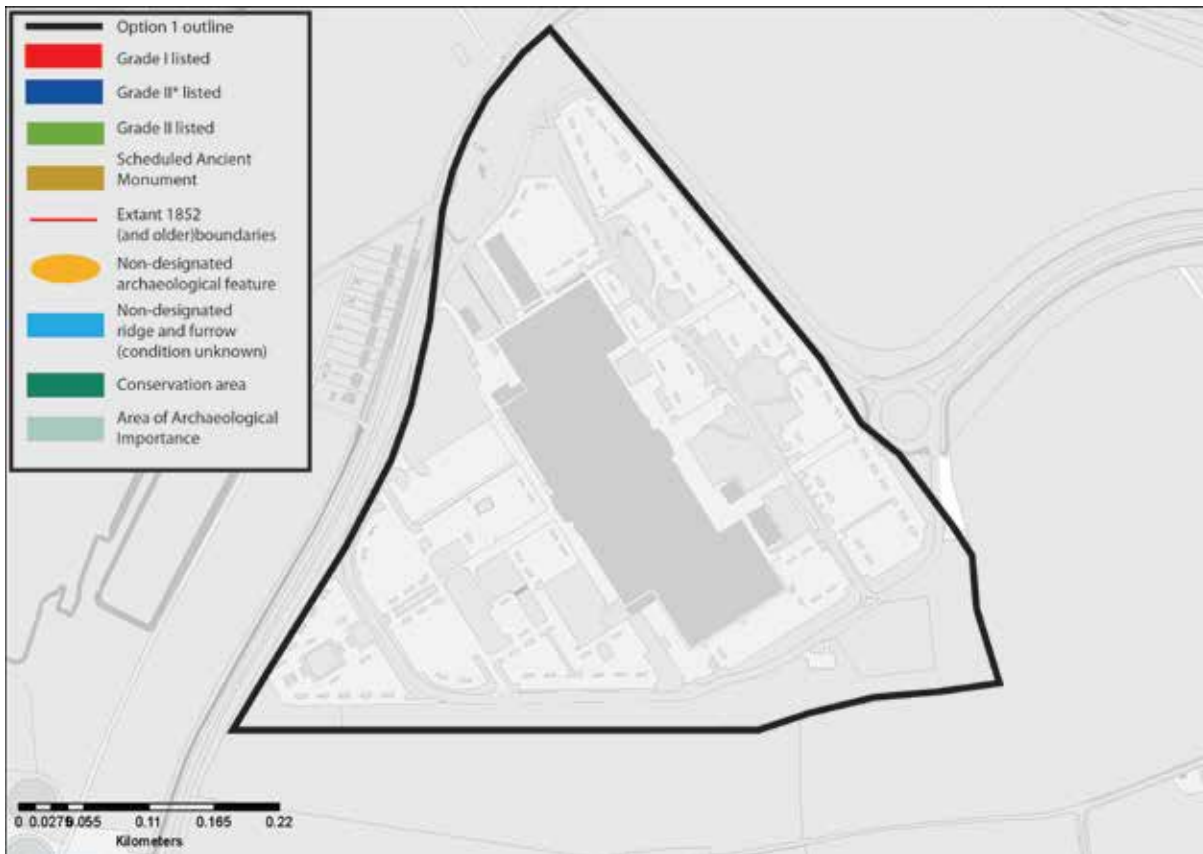
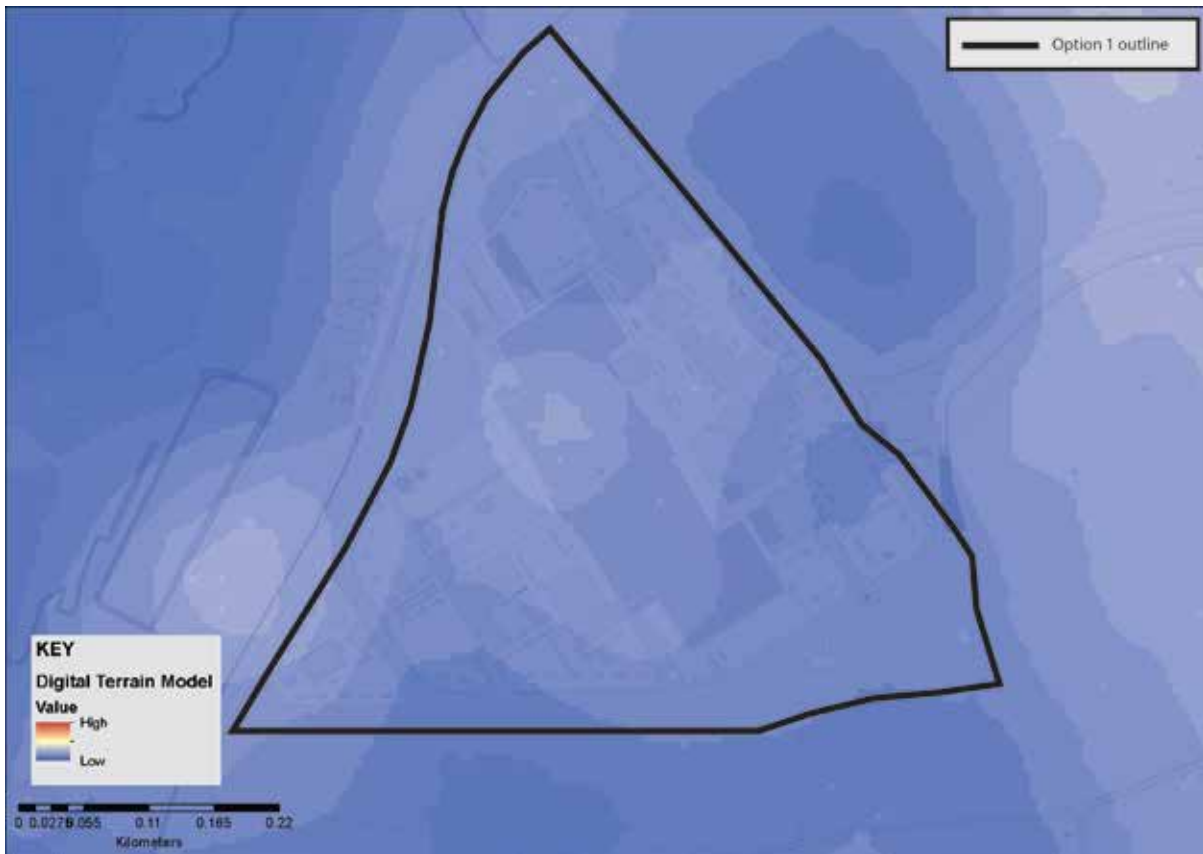
ST20 Castle Piccadilly,
Option 1 Preferred Options boundary

	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
		openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves,	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) the fact that they are free-standing, clearly definable settlements			

Summary:	Key recommendations/Mitigation:
<p>The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 5 with minor-serious harm potentially to characteristic 3. Previous investigations have revealed a wealth of features and deposits across this site dating from the Roman period to present day, in addition to the visible heritage assets in the area. There is the potential for further archaeological deposits to remain in undisturbed pockets of land across the site. These known and unknown deposits are at significant risk from re-development of this area. In relation to characteristic 3, inappropriate development may detract from the most significant and listed buildings in the area, restrict existing views of landmark buildings or impact upon their dominance. Redevelopment may also have a detrimental impact upon the Scheduled Area of the Castle and/or the Core Conservation Area in general.</p> <p>Characteristics 1 and 4 may suffer minor harm as a result of development of this site. Inappropriately scaled buildings, poor architectural design and the removal of existing squares/open space would have a detrimental impact on the urban form and architectural complexity of the area.</p> <p>Characteristic 2 may be partially subjected to minor harm through development which restrict or remove existing views; where this may impact upon key views the threat becomes more significant.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -Lot of opportunity to improve area through quality buildings, shop fronts, public realm etc. -Views analysis required. Opportunities to reveal new views of the River Foss and the Castle area from Piccadilly. -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. - Sympathetic styles, scale, material and appropriate layout of new builds required in relation to listed and scheduled monuments. -Archaeological investigation required to further assess the nature and significance of any archaeological deposits.

ST21 Naburn Designer Outlet, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer ring road accentuates the city form	The site is already a developed out of town retail area, located outside of the ring road on the fringes of	Small scale expansion of the outlet would not have a significant detrimental impact on this characteristic.	Avoid enlarging site to the north and north-west where it would meet the ring road and Fulford.

ST21 Naburn Designer Outlet,
Option 1 Preferred Options boundary

	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.	Fulford.		
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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		

ST21 Naburn Designer Outlet,
Option 1 Preferred Options boundary

	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development in close proximity to each other.	This site makes a neutral contribution to this character element but 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. However, 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. Development should not spread further west of the existing Outlet site.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous range of building types from all ages . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.		
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , roof-tops acknowledge with modelling or decorative parapets, and facades	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
		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.		

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 organic waste is well preserved 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 successive development from Roman through to the present day.	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
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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is some potential for significant 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 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.	This area has produced some evidence for prehistoric/Romano-British activity. Further field systems and settlements are known in the vicinity. The area was used for agricultural practices during the medieval and post-medieval periods associated with Fulford (mentioned in the Domesday book). The Battle of Fulford (1066) also took place somewhere in the vicinity. However, the construction	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological investigation such as trial trenching and/or a watching brief is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.

	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 demolition of York City Asylum on the site in the 20 th century and subsequent construction of the current retail building will have had an adverse impact on any remaining archaeological deposits.		

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and	This site makes a neutral contribution to this character element.		

ST21 Naburn Designer Outlet,
Option 1 Preferred Options boundary

	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
		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 lngs	(a) Derwent/Ouse : Flooding; lngs meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river;	This site makes a neutral contribution to this character element.		

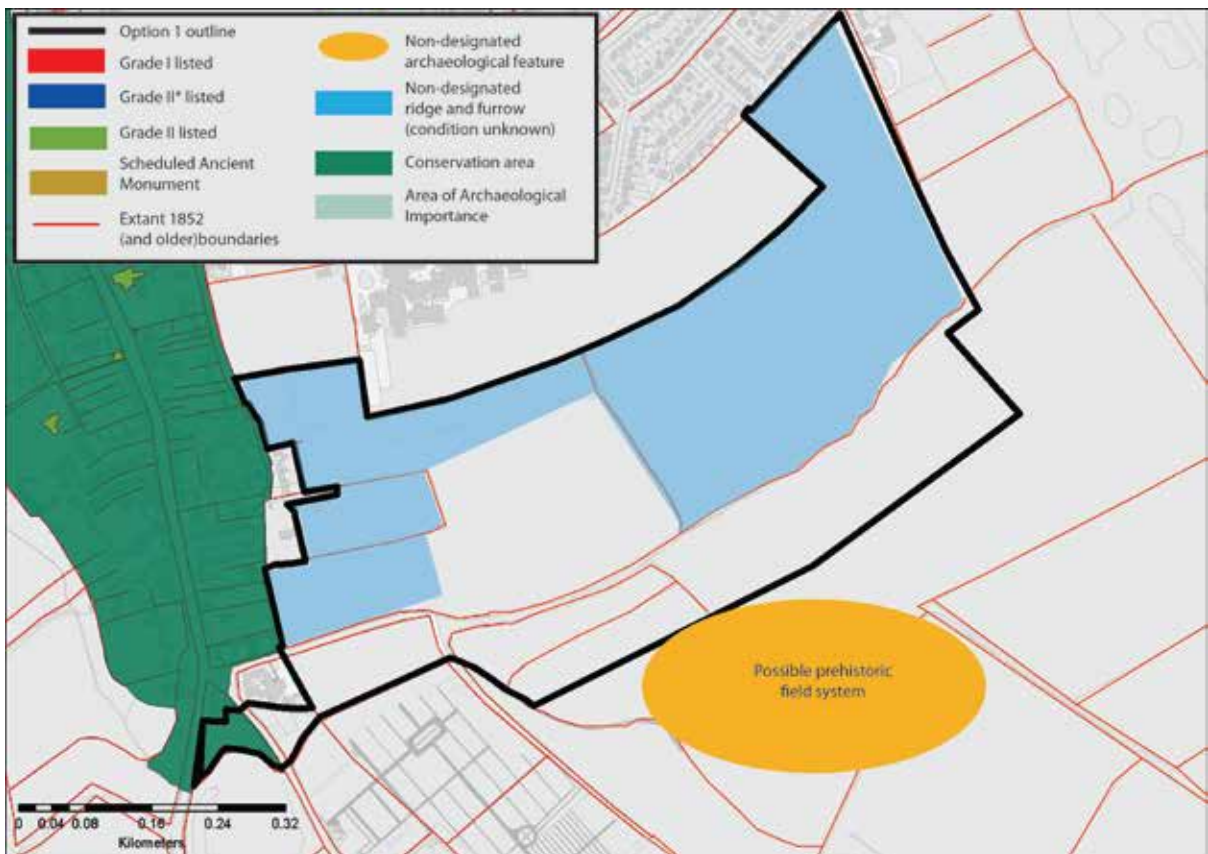
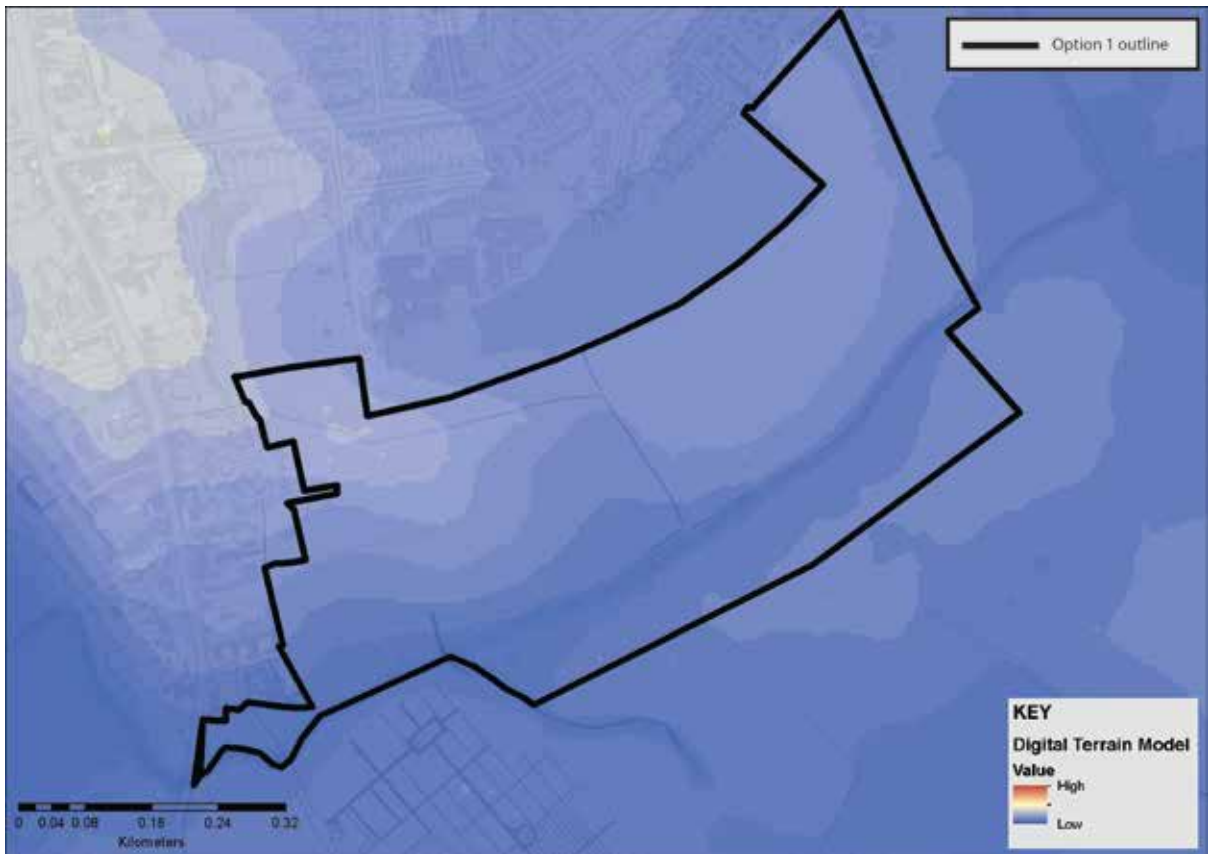
ST21 Naburn Designer Outlet,
Option 1 Preferred Options boundary

	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>wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – 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) Registered historic parks and gardens</p> <p>(b) Parks for the people</p> <p>(c) Designed campus landscape</p> <p>(d) Matrix of accessible parks</p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding	<p>The relationship of York to its surrounding settlements. This relationship derives from:-</p> <p>(a) the distance between the settlements</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
	villages	(b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements			

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in minor harm to principal characteristic 5. The harm has been identified as particularly relating to the potential for harm to occur to any surviving archaeological deposits. The site has produced some evidence for prehistoric/Romano-British activity and field systems and settlements are known in the vicinity. However, the construction of the current retail buildings as well as the asylum buildings which stood here previously will have had an adverse impact on any archaeological features.</p> <p>Due to the boundaries of this site, close to an existing out of town retail area, the impact of development on the other characteristics has been identified as neutral.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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. -Development should not extend further west of the existing Outlet site. -Avoid enlarging site to the north and north-west where it would meet the ring road and Fulford.
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ST22 Germany Beck, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through	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
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer	Site is located within the ring road on the fringes of Fulford.	Development would extend the residential area to the south-west of Fulford. This development would be	None

	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
		ring road accentuates the city form and the walls enclose the historic core.		some distance from the city centre but no more than current limits of Fulford.	
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.		

	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
		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.	The village of Fulford is immediately to the west of this site. It has been joined to York to the north by urban sprawl.	Development here will remove the existing green space to the east of the village – eroding its rural character and adversely impacting upon its visible traditional linear form.	Carefully planned landscaping and buffering to the western edge of the new development may assist in maintaining a sense of a linear village. Perhaps a gap between School Lane and the new development could reinforce the distinction between the village and extension.

3 Landmark monuments

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal	(a) The Minster in particular can be viewed from the Wolds, Moors	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
	landmarks	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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York with Luddites.	element.		
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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	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
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development in close proximity to each other.	This site makes a neutral contribution to this character element but borders Fulford Conservation Area.	Development may have a detrimental impact on the character of the adjacent conservation area. Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Sympathetic development needed in terms of design and scale. 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 range of building types from all ages . 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.

	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
					Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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 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

	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 organic waste is well preserved 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 successive development 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 archaeological deposits relating to the prehistoric and Roman period (see below).		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important	(b) There is potential for significant 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.

	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
		evidence and information.			
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.	<p>This site contains possible evidence for a prehistoric/Romano-British field system and enclosure ditches. Further field systems are known immediately to the south and the line of a Roman road runs close to the eastern boundary of this area.</p> <p>Evidence of medieval and post-medieval agricultural practices is attested by ridge and furrow across the site.</p> <p>Fields were associated with village of Fulford (mentioned in the Domesday book).</p> <p>The crossing point of Germany Beck may have formed part of the focus of the historic Battle of Fulford in 1066. Previous archaeological investigations have failed to find any evidence to corroborate this.</p> <p>Several post-medieval boundaries exist on the</p>	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.	<p>Appropriate archaeological investigation such as geophysical survey and trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.</p> <p>Further inspection of ridge and furrow is necessary to decide which parts (if any) are worthy of preservation.</p> <p>Historic field boundaries should be maintained and enhanced where possible.</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
			western part of the site leading from School Lane.		

6 Landscape and setting

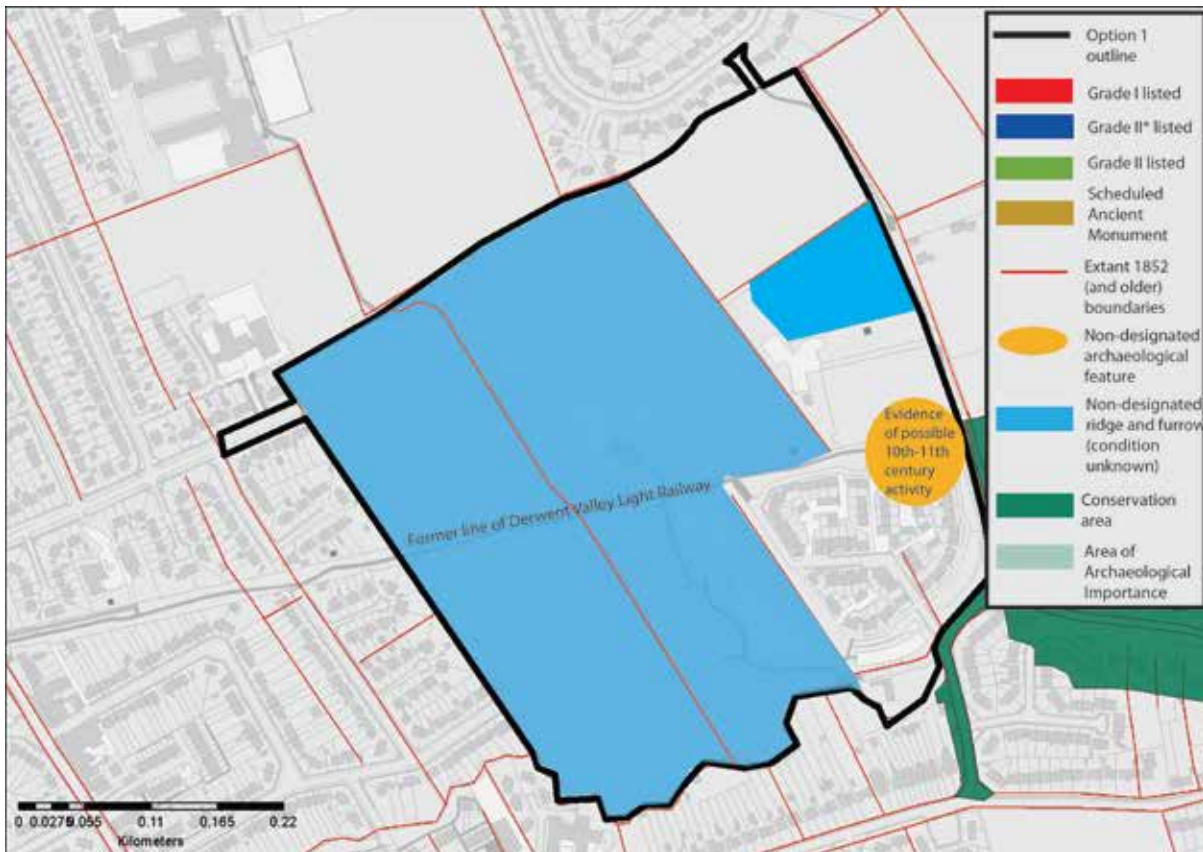
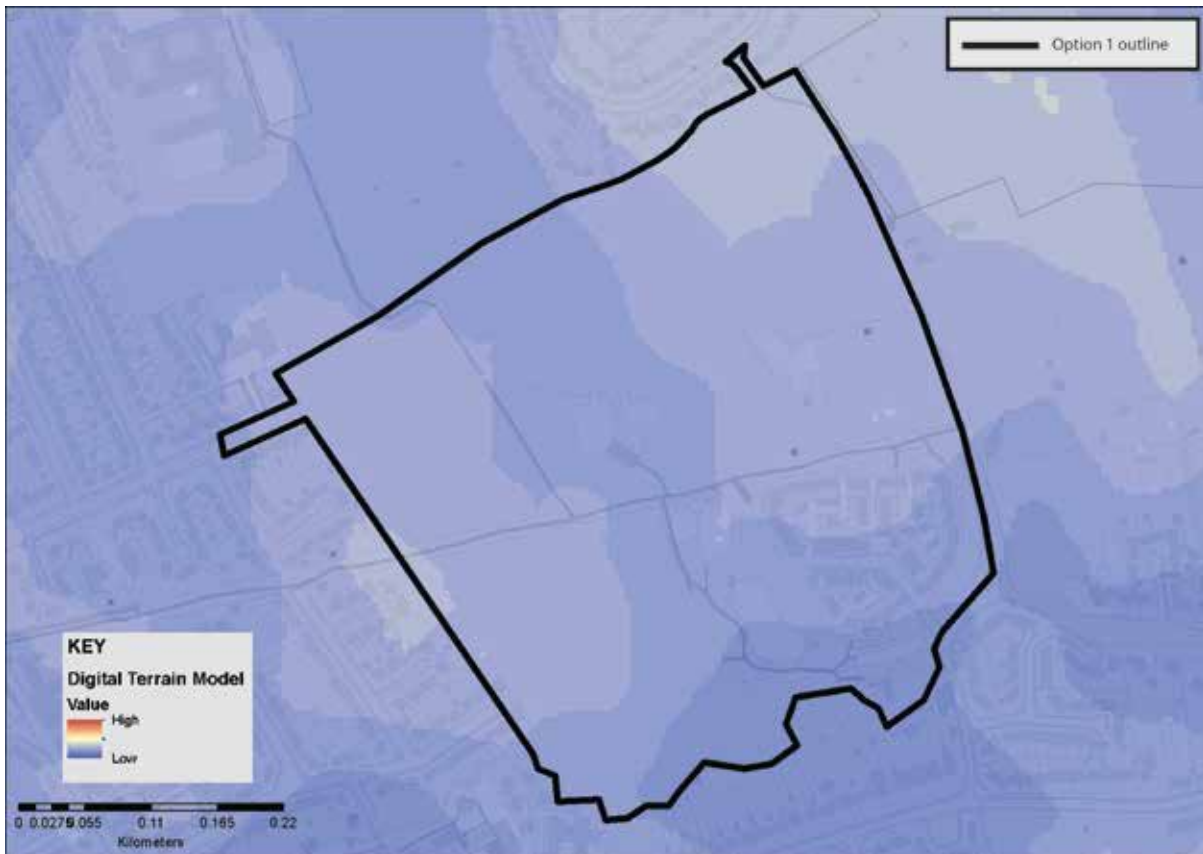
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(a) The Minster may be visible from the site or from the ring road to the south. (c) Area contributes to the rural edge setting viewed from the ring road.	(a) Development may have an adverse impact on long distance view of Minster from ring road. (c) Apart from a small loss of agricultural land there would be a negligible effect on the rural edge setting in this area. However, site impinges into the land identified as protecting the rural setting	(a) Views analysis required. (c) Consideration should be given to reducing the size of the proposed development area to the Germany Beck border to the south. Buffering around the outer edges of development will mitigate the impact of the boundary between rural landscape and urban fringe. Housing densities should be kept relatively low.
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	(a) Derwent/Ouse : Flooding; Ings	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
	Ings	meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.	contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field	(a) Area contributes to the open countryside surrounding York.	(a) Apart from a small loss of agricultural land there would be a negligible effect on the open countryside element of this characteristic.	None

	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>pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – 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) Registered historic parks and gardens</p> <p>(b) Parks for the people</p> <p>(c) Designed campus landscape</p> <p>(d) Matrix of accessible parks</p>	This site makes a neutral contribution to this character element.		
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 distance between the settlements</p> <p>(b) the size of the villages themselves,</p> <p>(c) the fact that they are free-standing, clearly definable settlements</p>	This site makes a neutral contribution to this character element.		

<p>Summary:</p> <p>Overall the assessment of this site has identified that development in this location may result in serious harm to principal characteristic 5 due to the potential for harm to occur to archaeological deposits and landscape features. This site contains possible evidence for a prehistoric/Romano-British field system and enclosure ditches. Further field systems are known immediately to the south and the line of a Roman road runs close to the eastern boundary of this area. The Battle of Fulford is also thought to have taken place in the vicinity.</p> <p>The threat of minor-serious harm has been identified to characteristic 2 due to the distance from the city centre and the erosion of rural character/traditional form of Fulford village.</p> <p>Minor harm may occur to characteristic 4 and 6 if development occurs in this location. The harm to characteristic 4 relates to the unknown nature of development design and its impact on Fulford Conservation Area. In relation to characteristic 6 development in this location may have an adverse impact on long distance view of Minster from ring road and an impingement onto land identified as protecting the rural setting.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none">-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.-Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development.-Views analysis required.-Consideration should be given to reducing the size of the proposed development area to the Germany Beck border to the south.-Green buffering around the outer edges of development will mitigate the impact of the boundary between rural landscape and urban fringe.
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ST23 Derwenthorpe, Option 1- Preferred Options



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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 and is closer to the city centre than the furthest areas of development in vicinity of Osbaldwick.	No significant impact.	Provision of cycle routes.

ST23 Derwenthorpe,
Option 1 Preferred Options boundary

	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
		core.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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 retain identity	(a) Village greens as focus or linear main streets with surviving back	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
		lanes. (b) Clusters of facilities in village core.	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is particularly associated with historical events. The Civil War is	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
		associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development in close proximity to each other.	This site makes a neutral contribution to this character element but borders Osbaldwick Conservation Area.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Development may have a detrimental impact on the character of the adjacent 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.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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	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
		close to the station of within extra mural compounds. Even so height is restrained , 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 organic waste is well preserved 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.		

	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
		conventional archaeological deposits			
5.2	Depth of deposits in the historic core	Remains of successive development 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 as it is outside the historic core.		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 pre-dating the medieval period.	(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 should precede any excavation 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.	There is the potential for significant archaeological deposits to exist on this site. Neolithic and Bronze Age settlement evidence as well as an Iron Age roundhouse and enclosures were investigated approximately 1.3km to the south at Heslington East prior to the expansion of the	Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features. Development which would remove its visible historic grain would be detrimental to the area.	The results of archaeological investigation such as geophysical survey followed by trial trenching should influence the layout of the development and provide evidence to contribute to the archaeological record. Further inspection of ridge

	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>university campus. This suggests that area was settled and farmed at these times although no evidence exists in Osbaldwick itself. Evidence for Romano-British settlement is known to the north-east at Apple Tree Farm.</p> <p>Part of a possible 10th-11th century toft enclosure was investigated on the west side of Metcalfe Lane prior to development at Derwenthorpe (within this development boundary).</p> <p>Ridge and furrow exists across the site related to the medieval village of Osbaldwick. The ridge and furrow may protect earlier deposits beneath it.</p> <p>Derwent Valley Light Railway (1913) runs across the centre of the site.</p> <p>Historic field boundaries run across the area.</p>		<p>and furrow on the site should take place to decide which areas, if any, merit preservation as part of open space.</p> <p>Historic field boundaries should be retained or reflected within the layout of the new development.</p> <p>The line of the former railway should be respected with the proposed development.</p> <p>Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge.</p>

6 Landscape and setting

ST23 Derwenthorpe,
Option 1 Preferred Options boundary

	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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).</p>	(c) Site does not significantly contribute to the rural edge setting of this site.	(c) Negligible impact on rural edge setting.	(c) None
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) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.			
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	(d) This area contributes to the former rural setting of Osbaldwick. Large patches of ridge and furrow associated with the village also exist across the site.	(d) The removal of the open space and historic landscape features surrounding Osbaldwick will have an adverse impact on the village as a whole. However, there is a large protected area to the north of the village with good examples of historic field boundaries and ridge and furrow.	(d) Selected areas of ridge and furrow should be retained where possible as part of planned open space. Historic boundaries should be reflected within proposed development on this site where possible.
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

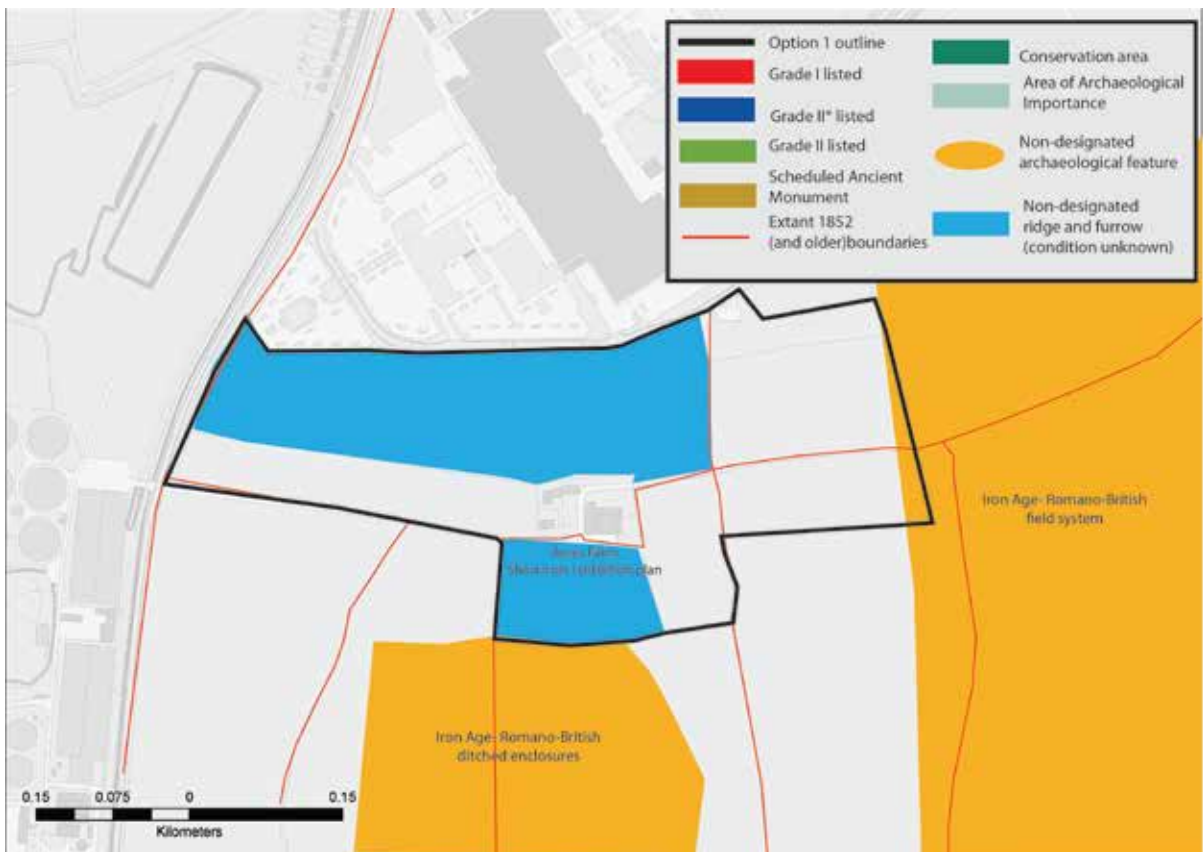
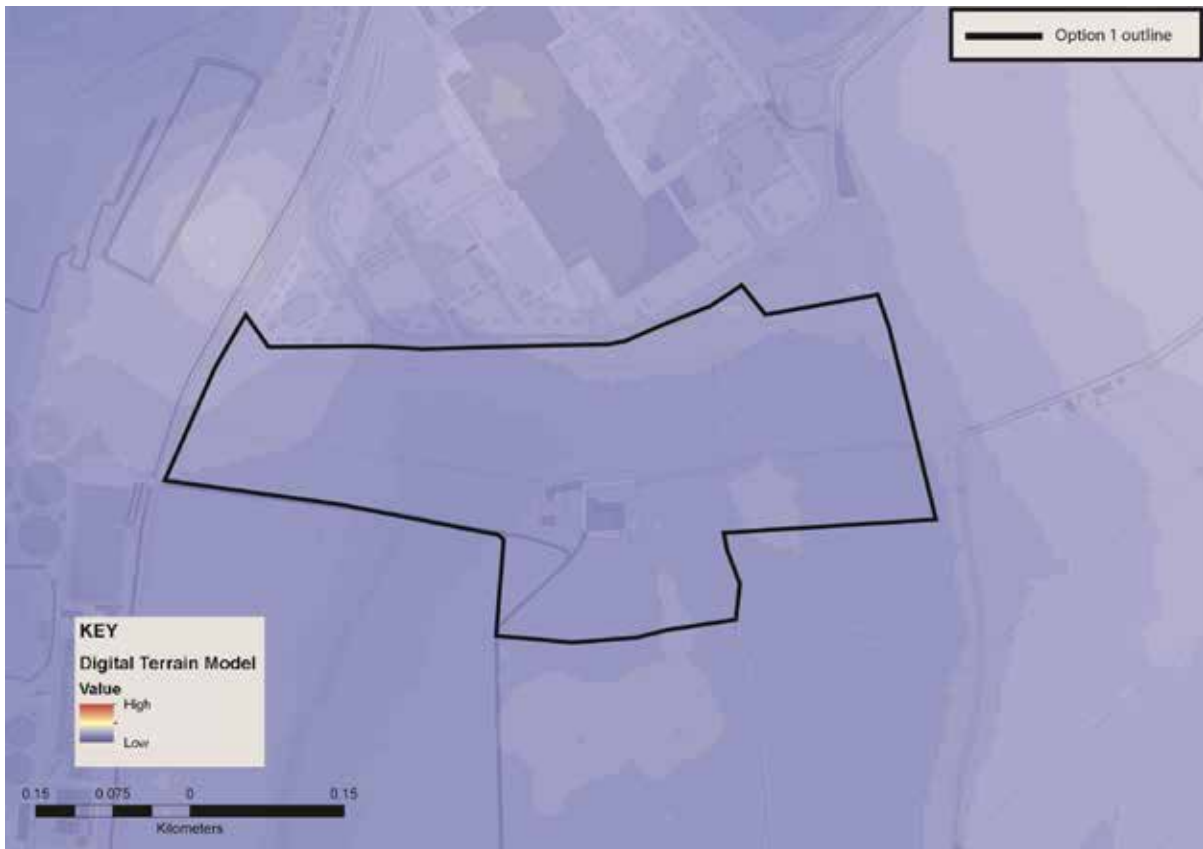
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This site makes a neutral contribution to this character element.		

<p>Summary:</p> <p>Overall the assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4, 5 and 6. Harm has been identified due to the unknown nature of development design, its impact on Osbaldwick Conservation Area, the potential for harm to occur to archaeological deposits/landscape features and the impact of the removal of open space surrounding Osbaldwick.</p> <p>Neolithic and Bronze Age settlement evidence as well as an Iron Age roundhouse and enclosures were investigated approximately 1.3km to the south at Heslington</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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. -Historic field boundaries and hedge rows should be retained and enhanced where possible or at least respected in the design of the new development.
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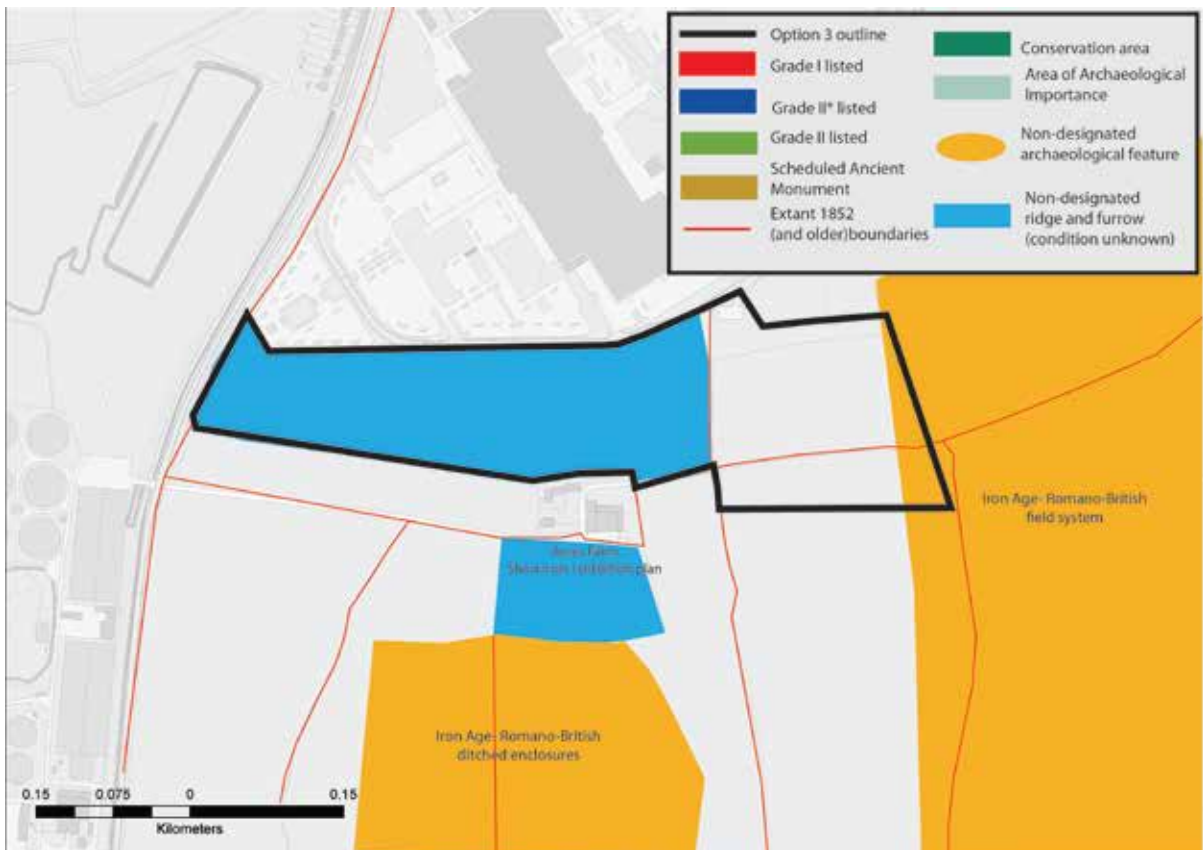
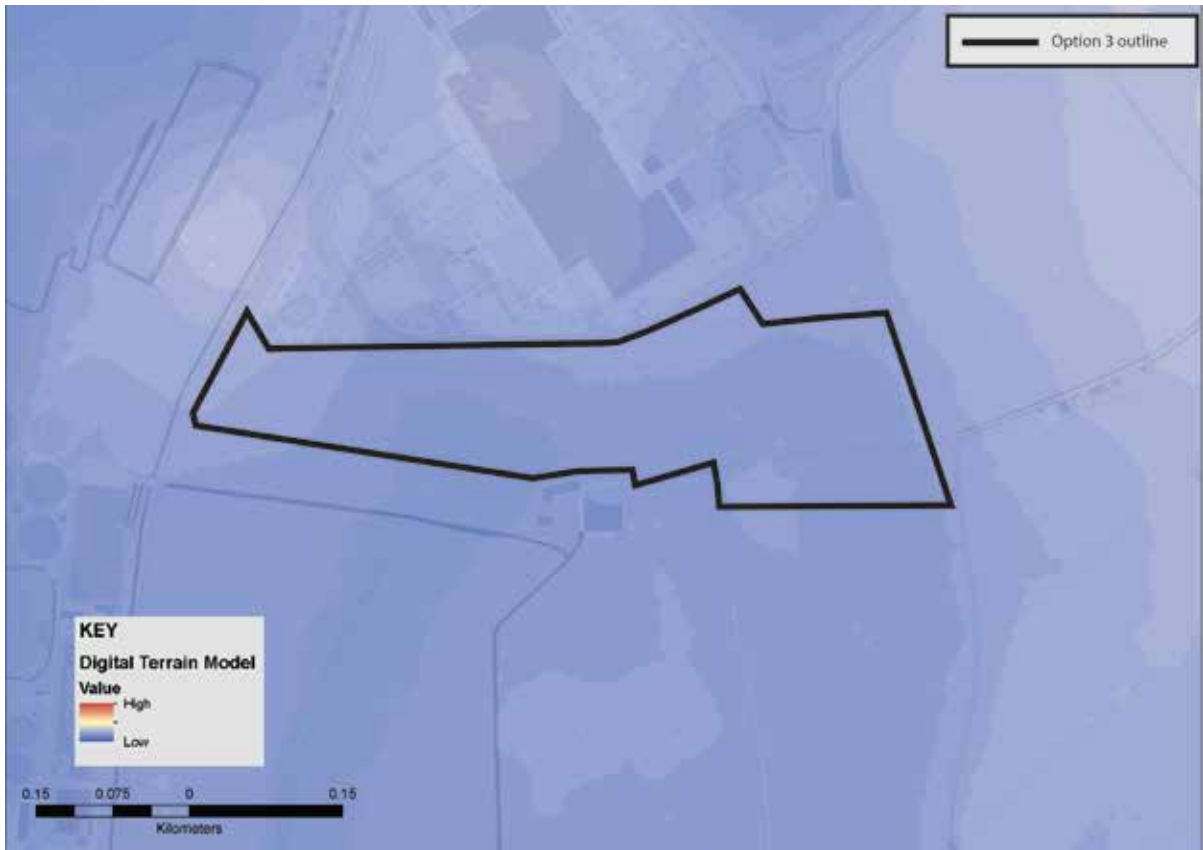
ST23 Derwenthorpe,
Option 1 Preferred Options boundary

<p>East prior to the expansion of the university campus. This suggests that area was settled and farmed at these times although no evidence exists in Osbaldwick itself. Evidence for Romano-British settlement is known to the north-east at Apple Tree Farm. Part of a possible 10th-11th century toft enclosure was investigated on the west side of Metcalfe Lane prior to development at Derwenthorpe (within this development boundary).</p>	<p>-The line of the former railway should be respected within the new development.</p> <p>-Selected areas of ridge and furrow (if appropriate) and historic boundaries should be retained where possible.</p>
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ST25 Land south of Designer Outlet, Option 1- Preferred Options



ST25 Land south of Designer Outlet, Option 3 – Submission Boundary



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through provision of markets. Few	This site makes a neutral contribution to this character element.		

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

	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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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.		

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

	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.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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		

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

	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	This site makes a neutral contribution to this character element.		

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

	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

4 Architectural character

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

	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 two thousand years of architectural development 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. Building types could be innovative and sympathetic to the landscape context.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous range of building types from all ages . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.		
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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.

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

	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
4.4	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.		

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 organic waste is well preserved 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 successive development 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	Archaeological deposits relating to	There is the potential for		

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

	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	archaeological deposits to exist on this site.		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 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 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.	Prehistoric/Romano-British field systems and settlements are known in the area. Battle of Fulford may have taken place in the vicinity. Acres House (now Acres Farm) is shown on the First Edition OS plan 1852. Ridge and furrow recorded across part of the site – condition unknown.	Development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological investigation such as trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies. Assessment of the farm buildings required – retention should be sought of any significant structures. Investigation of ridge and furrow required to determine if any survives which is worth retention.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(c) This site lies to the south of the Outlet so it does not form part of the field margin between the ring road and this area of development. However, it does form part of the rural setting of the city in general.	(c) 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.	(c) Green screening, particularly to the south and west may assist in protecting an element of the rural setting of the city in this area. Landscape appraisal required.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site contributes to the historic character and setting of the city (see above).		
6.3	Rivers and Ings	(a) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid	This site makes a neutral contribution to this character element.		

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

	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
		19th century. (c) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.			
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	(a) This site falls within an extended green wedge identified as contributing to the historic character and setting of the city. (d) The Designer Outlet is situated on the south side of the ring road. Urban sprawl has brought the fringes of Fulford closer to the ring road, however, the original village (and Conservation Area) is situated some distance away from the proposed development site. The Conservation Area of Bishopthorpe is located to the north-west of the proposed site but is separated by the River Ouse.	(a) Development here would remove part of this wedge and have a detrimental effect on the surrounding landscape of York. (d) Development may create a more commercial/urban setting to the village of Fulford. Development may have a minor impact upon the setting of Conservation Area of Bishopthorpe although the limits of the Designer Outlet are already close to the boundary of Bishopthorpe.	(a) A portion of semi-open countryside will be removed regardless of mitigation. Considerable planting particularly to the south, may assist in mitigating against the loss of countryside. Reduction of the site would mitigate against this loss of countryside. (a & d) Landscape appraisal required including consideration of the setting of the Conservation Area. (d) Screening to the western boundary of the proposed site may help mitigate against any impact on Bishopthorpe.
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

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

	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	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This area partly contributes to the open space between the Designer Outlet and Bishopthorpe.	Development will reduce the distance between the Designer Outlet and Bishopthorpe.	Reduce site by western edge to increase distance between Bishopthorpe and Outlet.

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 6 mainly due to the harm to the extended green wedge in this area.</p> <p>Development may cause minor harm to principal characteristic 5. This is due to the potential impact to any surviving archaeological deposits. Prehistoric/Romano-British field systems and settlements are known in the area. The</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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 on site. -Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.
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ST25 Land to the south of Designer Outlet,
Option 1 Preferred Options boundary

<p>Battle of Fulford may have also taken place in the vicinity.</p>	<ul style="list-style-type: none">-Assessment of the farm buildings required – retention should be sought of any significant structures.-Planting, particularly to the south and west may assist in protecting an element of the rural setting of the city in this area. Screening to the western boundary of the proposed site should also mitigate against any impact on Bishopthorpe.-Landscape appraisal which also considers the setting of the Conservation Area required.-A portion of semi-open countryside will be removed regardless of mitigation.
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1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible 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.		

ST25 Land to the south of Designer Outlet,
Option 3 Submission Boundary

	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.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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		

ST25 Land to the south of Designer Outlet,
Option 3 Submission Boundary

	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
	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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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) Clifford's Tower is	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
		particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

4 Architectural character

ST25 Land to the south of Designer Outlet,
Option 3 Submission Boundary

	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 two thousand years of architectural development 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. Building types could be innovative and sympathetic to the landscape context.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous range of building types from all ages . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.		
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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.

	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
4.4	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.		

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 organic waste is well preserved 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 successive development 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	Archaeological deposits relating to	There is the potential for		

ST25 Land to the south of Designer Outlet,
Option 3 Submission Boundary

	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	archaeological deposits to exist on this site.		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 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 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.	Prehistoric/Romano-British field systems and settlements are known in the area. Battle of Fulford may have taken place in the vicinity. Acres House (now Acres Farm) is shown on the First Edition OS plan 1852 borders sites. Ridge and furrow recorded across part of the site – condition unknown.	Development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological investigation such as trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies. Investigation of ridge and furrow required to determine if any survives which is worth retention. Development should be sympathetic to historic farm buildings.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(c) This site lies to the south of the Outlet so it does not form part of the field margin between the ring road and this area of development. However, it does form part of the rural setting of the city in general.	(c) 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.	(c) Green screening, particularly to the south and west may assist in protecting an element of the rural setting of the city in this area. Landscape appraisal required.
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site contributes to the historic character and setting of the city (see above).		
6.3	Rivers and Ings	(a) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid	This site makes a neutral contribution to this character element.		

ST25 Land to the south of Designer Outlet,
Option 3 Submission Boundary

	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
		19th century. (c) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.			
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	(a) This site falls within an extended green wedge identified as contributing to the historic character and setting of the city. (d) The Designer Outlet is situated on the south side of the ring road. Urban sprawl has brought the fringes of Fulford closer to the ring road, however, the original village (and Conservation Area) is situated some distance away from the proposed development site. The Conservation Area of Bishopthorpe is located to the north-west of the proposed site but is separated by the River Ouse.	(a) Development here would remove part of this wedge and have a detrimental effect on the surrounding landscape of York. (d) Development may create a more commercial/urban setting to the village of Fulford. Development may have a minor impact upon the setting of Conservation Area of Bishopthorpe although the limits of the Designer Outlet are already close to the boundary of Bishopthorpe.	(a) A portion of semi-open countryside will be removed regardless of mitigation. Considerable planting particularly to the south, may assist in mitigating against the loss of countryside. Area has already been reduced since Option 1, further reduction may mean site is no longer feasible option. (a & d) Landscape appraisal required including consideration of the setting of the Conservation Area. (d) Screening to the western boundary of the proposed site may help mitigate against any impact on Bishopthorpe.
6.5	Suburban	Street trees, public parks, large	This site makes a neutral		

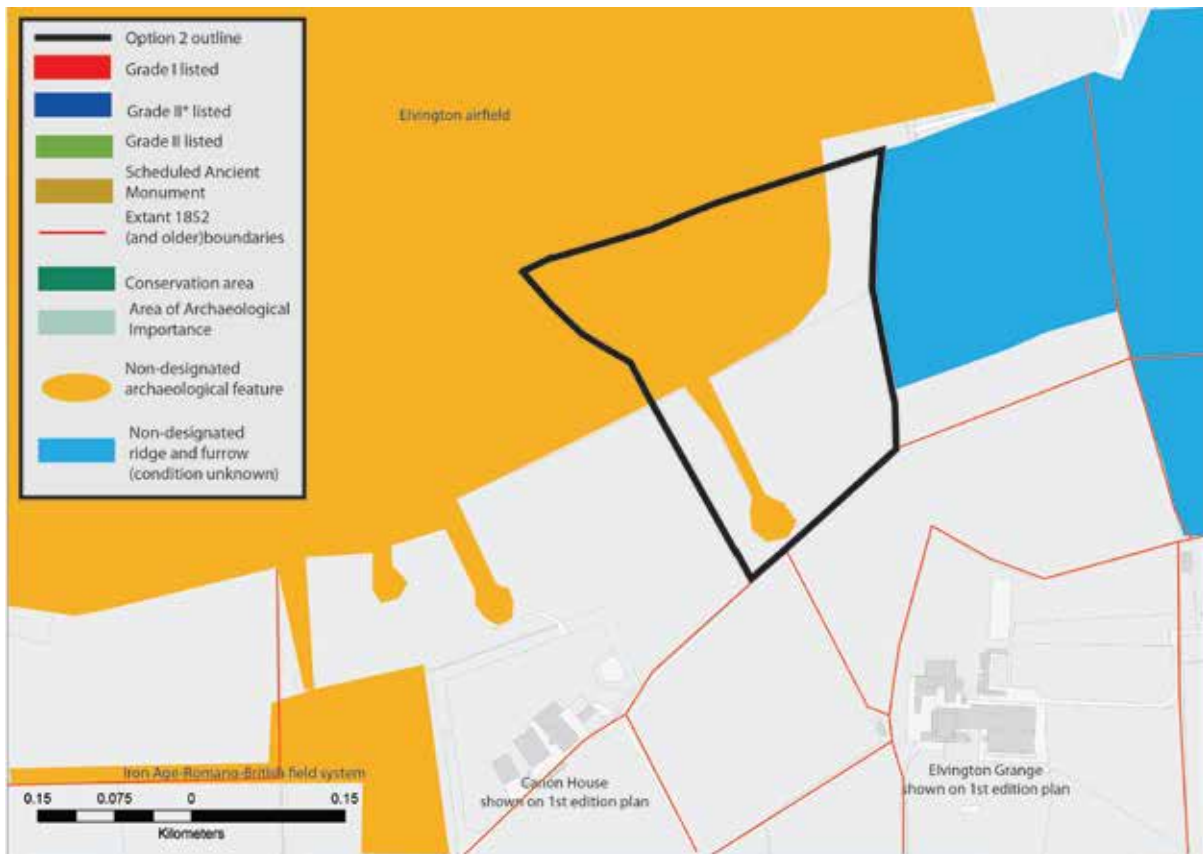
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	villages	gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	contribution to this character element.		
6.6	Parks and Gardens	(a) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This area partly contributes to the open space between the Designer Outlet and Bishopthorpe.	Development will reduce the distance between the Designer Outlet and Bishopthorpe.	Reduce site by western edge to increase distance between Bishopthorpe and Outlet.

<p>Summary: The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 6 mainly due to the harm to the extended green wedge in this area.</p> <p>Development may cause minor harm to principal characteristic 5. This is due to the potential impact to any surviving archaeological deposits. Prehistoric/Romano-British field systems and settlements are known in the area. The Battle of Fulford may have also taken place in the vicinity.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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 on site. -Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development. -Planting, particularly to the south and west may assist in protecting an element of the rural setting of the city in this area. Screening to the western boundary of the proposed site should also mitigate
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ST25 Land to the south of Designer Outlet,
Option 3 Submission Boundary

	<p>against any impact on Bishopthorpe.</p> <ul style="list-style-type: none">-Landscape appraisal which also considers the setting of the Conservation Area required.-A portion of semi-open countryside will be removed regardless of mitigation.
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ST26 South of Airfield Business Park, Option 2, Further Sites Consultation



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through	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
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer	This site makes a neutral contribution to this character element.		

ST26 South of Elvington Airfield Industrial Estate,
Option 2, Further Sites Consultation

	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
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.		

	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
		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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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.		

ST26 South of Elvington Airfield Industrial Estate,
Option 2, Further Sites Consultation

	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
		monuments including Terry's and the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development in close proximity to each other.	This site makes a neutral contribution to this character element.		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 range of building types from all ages . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.		
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed	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
		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.		

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 organic waste is well preserved 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 successive development from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		

ST26 South of Elvington Airfield Industrial Estate,
Option 2, Further Sites Consultation

	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
5.3	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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 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 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.	Site is located within part of the Elvington Airfield used in World War II and the Cold War. 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. Archaeological features or deposits may exist within the site related to the airfield or earlier periods.	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological investigation such as trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies. Historic boundaries should be retained/enhanced within any new development.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (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.		
6.3	Rivers and Ings	(a) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river -	This site makes a neutral contribution to this character element.		

ST26 South of Elvington Airfield Industrial Estate,
Option 2, Further Sites Consultation

	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>rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>			
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often</p>	(c) This area makes up part of and provides a setting for Elvington Airfield.	(c) Development would result in the loss of a small portion of open land surrounding the airfield.	(c) Screening may partially assist in mitigation against the erosion of the semi-rural setting of the airfield.

ST26 South of Elvington Airfield Industrial Estate,
Option 2, Further Sites Consultation

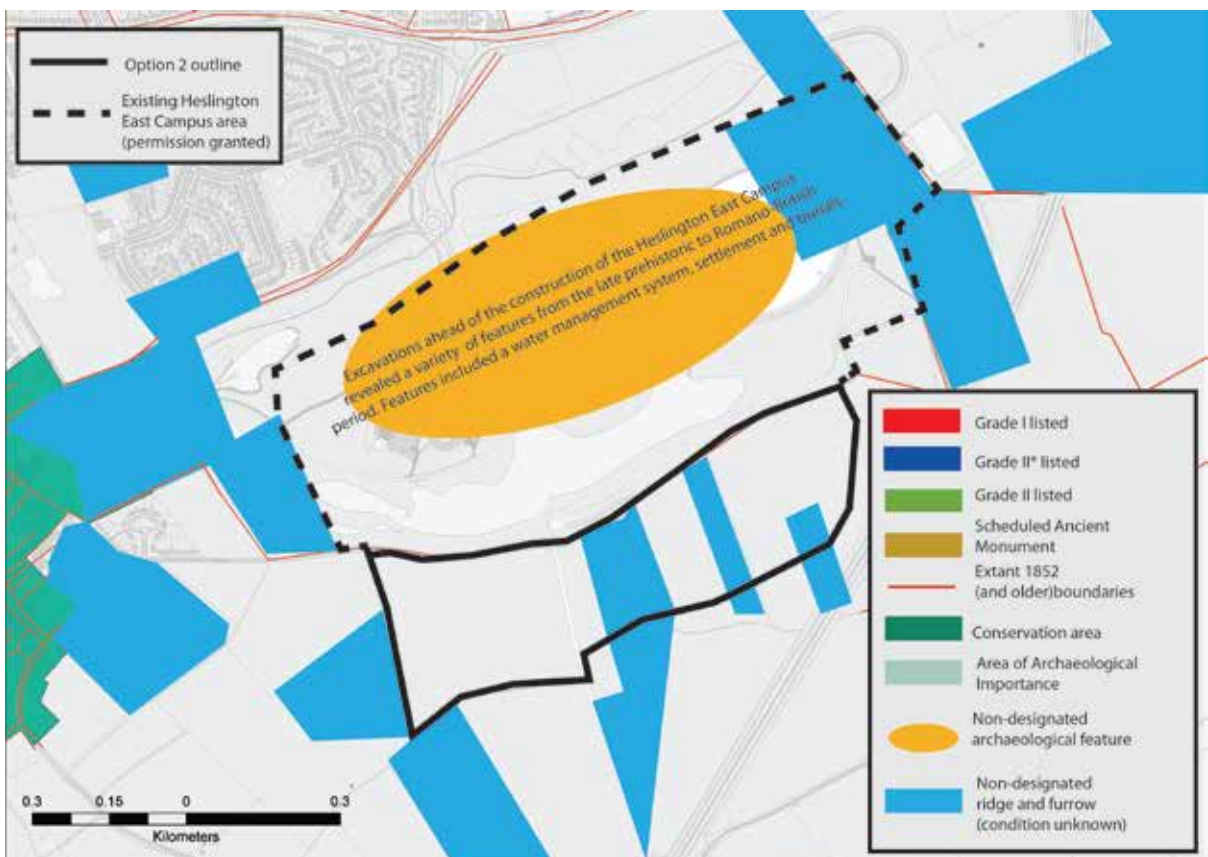
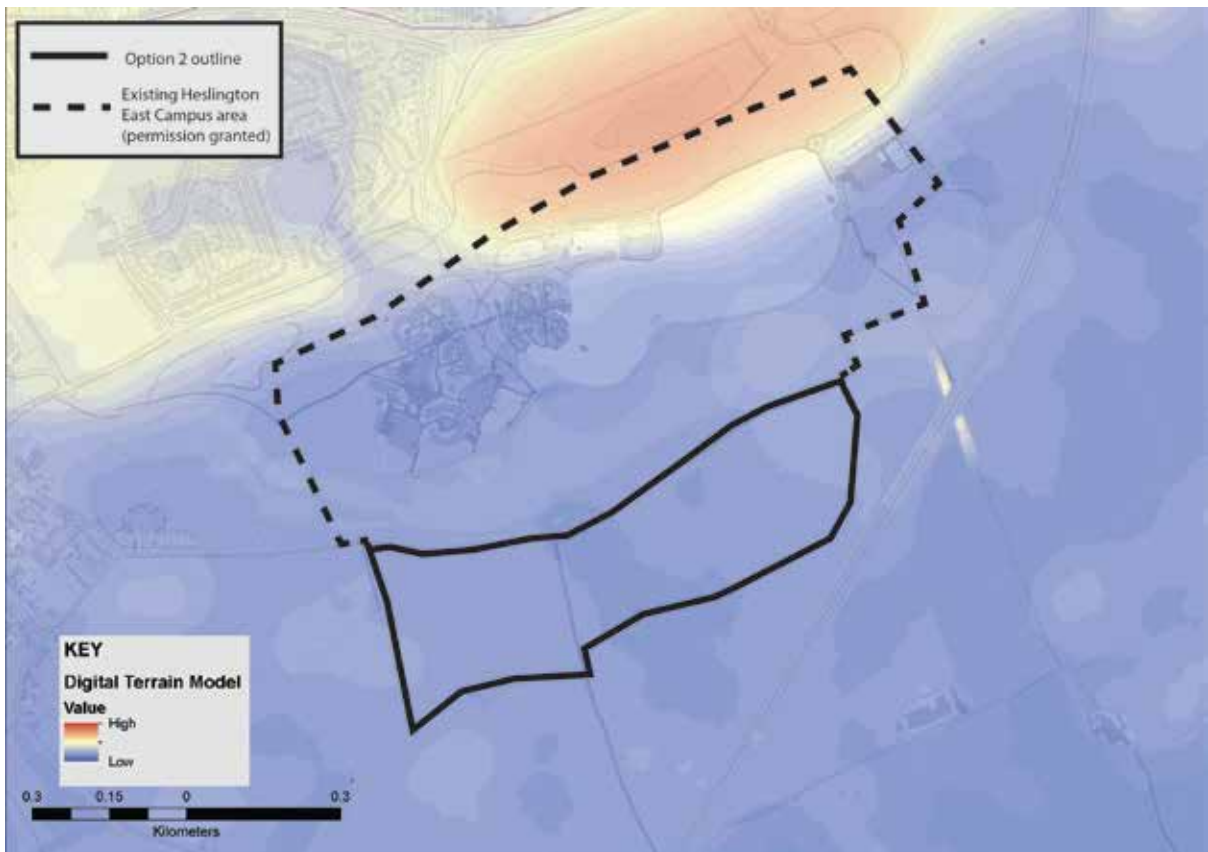
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		in gardens of later development.			
6.5	Suburban villages	Street trees, public parks, large 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	(a & c) This site maintains a separation between the Airfield Industrial Estate and outlying farmsteads.	(a & c) Development here would slightly reduce the distance between the Industrial Estate and farmsteads.	(a & c) A decrease in distance between these buildings would be inevitable.

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 5 and 6. This is due to the potential impact to any surviving archaeological deposits, impact on the setting of the city and distance between industrial and rural areas.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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 on site.
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ST26 South of Elvington Airfield Industrial Estate,
Option 2, Further Sites Consultation

<p>Partial minor harm may occur to characteristic 4 however it is a partially industrial area.</p>	<ul style="list-style-type: none">- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.-Screening may partially assist in mitigation against the erosion of the semi-rural setting of the airfield.-Reduction in distance between Industrial Estate and farmsteads is inevitable.
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ST27 Heslington East University Campus Extension, Option 2- Further Sites Consultation



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).

1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small	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
		squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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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ST27, Heslington East University Campus Extension,
Option 2, Further Sites Consultation

	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 accessible by cycle and foot with relative ease. The York outer ring road accentuates the city form and the walls enclose the historic core.	This site makes a neutral contribution to this character element.	Development here will enlarge the campus area by creating employment land. Impact on the city's compactness may be classed as neutral-minor as 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 which move towards the ring-road.	Impact on compactness is minor
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments by the rivers, strays and arterial roads;	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
		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.			
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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting and sometimes associated with historical events and specific individuals.	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
3.2	Physical and temporal landmarks	(a) The Minster 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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York with Luddites.	This site makes a neutral contribution to this character element.		
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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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	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
		and 19 th -20 th century factories.			
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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

	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
					contribution to character.
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , 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 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 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 organic waste is well preserved 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 successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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 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 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	Prehistoric-Romano-British settlement and activity known across the existing campus site to the north. This has	Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological investigation such as trial trenching is needed to assess the nature and

	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
	features and deposits are not designated heritage assets.	actually remains.	<p>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>		significance of any archaeological deposits on site and inform mitigation strategies.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys</p>	(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

	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) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).			some protection to the rural view from the ring road. Buffer the site on the eastern edge 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) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks .	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
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural significance through countryside</p> <p>(f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>(a) This area provides part of the open countryside surrounding York. It has been identified as protecting the rural setting.</p> <p>(d) The area in general contains many historic landscape features – some may be associated with the setting of the village of Heslington.</p> <p>The development may be visible from Heslington (Conservation Area).</p>	<p>(a) Development across this site may erode the character and rural setting of the city visible from the ring road.</p> <p>(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.</p> <p>Views of the modern development may be possible from the village of Heslington (Conservation Area).</p>	<p>(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.</p> <p>Buffer the site on the eastern edge to push and screen the development from the ring road. Significant green infrastructure to mitigate effects will be required</p> <p>(a & d) Historic grain of landscape should be reflected in design of new development with any significant features incorporated as they are.</p> <p>(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.</p>

ST27, Heslington East University Campus Extension,
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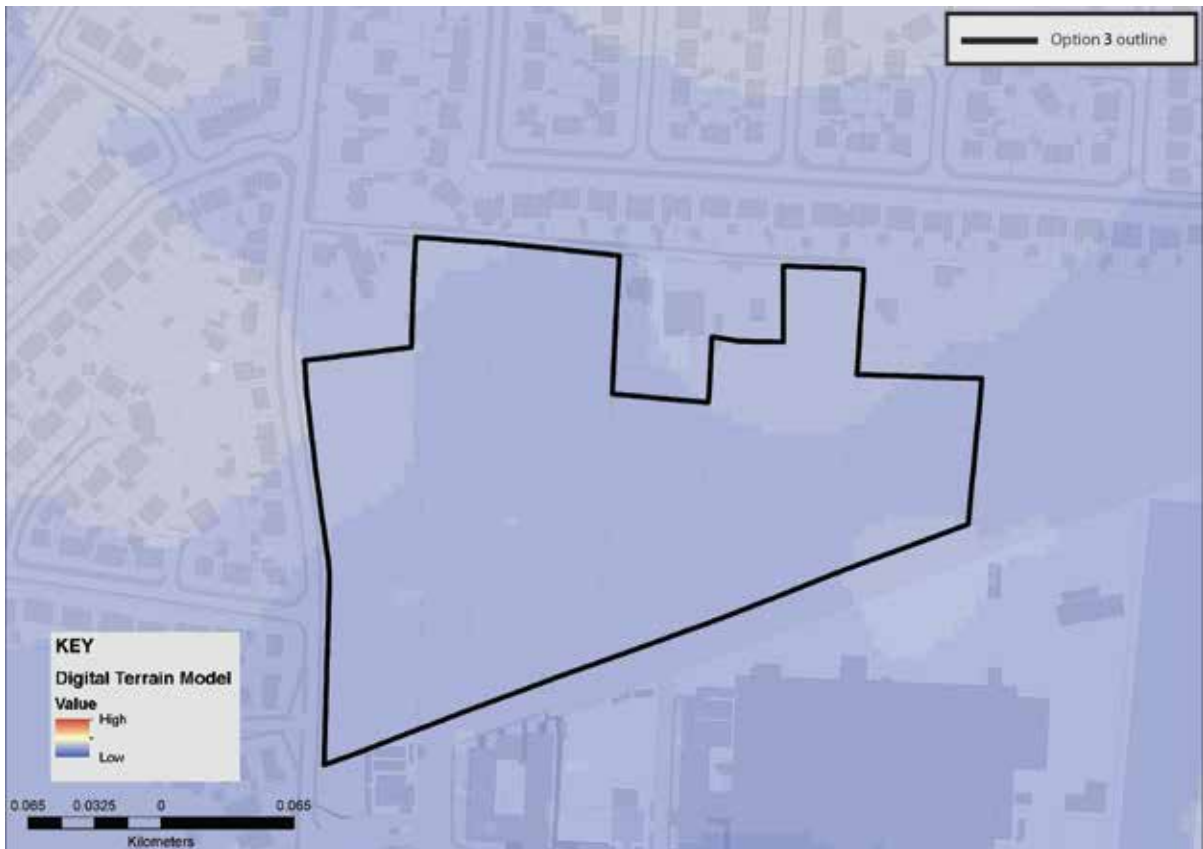
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This site makes a neutral contribution to this character element.	(a) Development in this area will further surround the village of Heslington. The edge of the proposed development and the fringes of Heslington would be approximately 300m away.	(a) Buffer and screen proposed site to create a green boundary along Green Lane to enlarge the gap between Heslington and development.

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in harm to principal characteristic 6. This is due to the potential loss of open countryside – affecting the rural setting of the city and the close proximity of the development to Heslington.</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</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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 on site. - Historic landscape features should be retained and enhanced where possible or at least respected in the design of the new development.
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<p>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>	<ul style="list-style-type: none">-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.-Screening and landscaping may afford some protection to the rural view from the ring road.- Buffer the site on the eastern edge to push and screen the development from the ring road. Significant green infrastructure to mitigate effects will be required- Buffer and screen proposed site to create a green boundary along Green Lane to enlarge the gap between Heslington and development.- Green infrastructure required against the western edge of the development to mitigate against possible harmful impacts to views from the Conservation Area.
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ST28 Land Adj to & R/O Windy Ridge & Brecks Lane Huntington, Option 3- Submission Boundary



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. 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	City centre as a place of diversity, contrasts and surprises; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer ring road accentuates the city form	The site is located between existing areas of residential and industrial nature.	Neutral impact on compactness as the proposed development is not further from city centre than other existing areas of development.	

	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.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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 residential area and the industrial/retail area at Monks Cross to the south.	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. Planting and screening may assist with separation of developments. Reduce the size of the site at the southern boundary

	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
					to fall in line with existing building of Sunnymead to retain a buffer between developments (albeit a small one).
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 th century development west of North Moor Road.		

3 Landmark monuments

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal	(a) The Minster in particular can be viewed from the Wolds, Moors	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
	landmarks	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) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York with Luddites.	element.		
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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches	Provide pockets of green space	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
	locked into urban fabric	within dense urban blocks and are a haven for wildlife.	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 two thousand years of architectural development 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 range of building types from all ages . 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 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
4.3	Human scale	The limits of natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries 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 height is restrained , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	Surrounding developments are predominantly one storey in height.	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.
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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	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 organic waste is well preserved 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 successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is potential for archaeological deposits to exist on this site (see below).	(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 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	Legible non designated landscape features exist across the site including broad	Development of the site which removed the visible inherited historic grain would be detrimental to the area.	Appropriate archaeological investigation such as trial trenching is needed to

	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
	archaeological features and deposits are not designated heritage assets.	is only a small percentage of what actually remains.	<p>ridge and furrow and the remnants of strip fields. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>The former York to Beverley railway (1847) forms the southern boundary of this site.</p>	<p>Sub-surface remains may potentially be destroyed by development in the area.</p>	<p>assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.</p> <p>Archaeological investigation may shed further light on 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>Historic 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 some form to local residents to enhance knowledge.</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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the race course/Knavesmire and Terrys combined.</p> <p>(c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).</p>	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.	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.		
6.3	Rivers and Ings	<p>(a) Derwent/Ouse: Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible.</p> <p>(b) Ouse - walking along most of either bank north to Beningborough hall, south past</p>	This site makes a neutral contribution to this character element.		

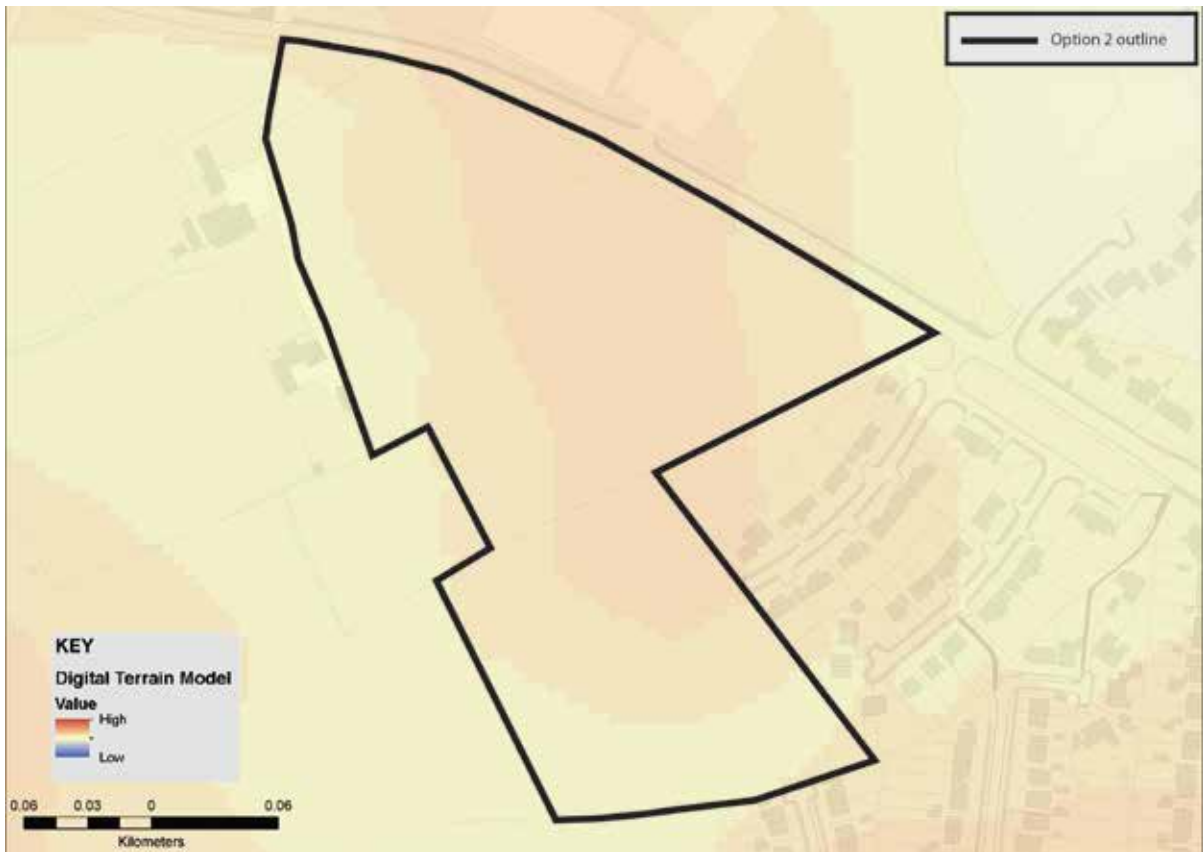
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks.			
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows; (c) Airfields with large expanse of openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often	(a) The site currently forms part of the open countryside surrounding the city. (d) The remnants of several strip fields and broad (undated) ridge and furrow associated with the Huntington village exist across the site.	(a) Development here would remove a small element of open space surrounding developed areas. (d) The loss of these features would further erode the village setting and the landscape character.	(a) Reduce the size of the site at the southern boundary to fall in line with existing building of Sunnymead to retain part of this landscape. (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.

	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.			
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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	This site makes a neutral contribution to this character element.		

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may cause minor harm to principal characteristics 4, 5 and 6. This conclusion was reached due to the unknown nature of proposed housing design, the potential for harm to any surviving archaeological deposits and the loss of historic landscape features and open space.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -The form of development must allow for a transition zone between the rural and commercial area. -Planting and screening may assist with separation of developments. -Reduce the size of the site at the southern boundary to fall in line with existing building of Sunnymead to retain a buffer between developments (albeit a small one).
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<p>An element of minor harm was identified to characteristic 2 due to the potential removal of land which separates residential and retail/industrial areas.</p>	<ul style="list-style-type: none">-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 on site.- Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.-Retention of any good examples of ridge and furrow is encouraged.-Reduce the size of the site at the southern boundary to fall in line with existing building of Sunnymead to retain part of this landscape.-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.
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ST29 Land at Boroughbridge Road, Millfield Lane, Option 2- Further Sites Consultation



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through	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
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer	Site is located within the ring road but will slightly extend the urban fringe of York	Relatively minor impact on the compact form of the city,	

ST29 Land at Boroughbridge Road, Millfield Lane,
Option 2, Further Sites Consultation

	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
		ring road accentuates the city form and the walls enclose the historic core.	further to the west.		
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues giving way to broad verges (at best); routes interrupted by large outlying complexes providing green open spaces.	Site is located on a busy approach road into York.	Inappropriate development here may impact upon the first impressions when entering the city via Boroughbridge Road from the ring road.	Opportunity to improve this approach into the city.
2.4	Dense urban fabric	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.		

	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
		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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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	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
		the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars. The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where these limits have been exceeded to	Surrounding residential developments 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.

	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 height is restrained , 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 organic	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
		waste is well preserved 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 successive development 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) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , 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. Crop marks are recorded on the site which will require further investigation.	(b) Development and archaeological investigation of the site will have a destructive impact on any surviving remains or landscape features.	(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 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.	Crop marks are recorded on the site which will require further investigation. Boundaries surrounding the site and field division in the centre of the area are shown on the First Edition OS plan	Development of the site would have a destructive impact on any surviving archaeological deposits.	Appropriate archaeological investigation such as geophysical survey and trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation

	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
	assets.		1852.		strategies.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	(c) This site forms part of the rural edge setting of the city when viewed from the ring road.	(c) Development of the site will remove part of the field margin between the urban fringes of the city and the ring road.	(c) Suitable buffering is needed to front the A59 and A1237 to minimise the impact of the development on the setting of York as experienced from the various approaches.
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) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where	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
		<p>possible.</p> <p>(b) Ouse - 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) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) Views along river/banks.</p>			
6.4	Open countryside and green belt	<p>(a) The open countryside surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) Airfields with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance uninterrupted recreation routes with cultural</p>	This site makes a neutral contribution to this character element.		

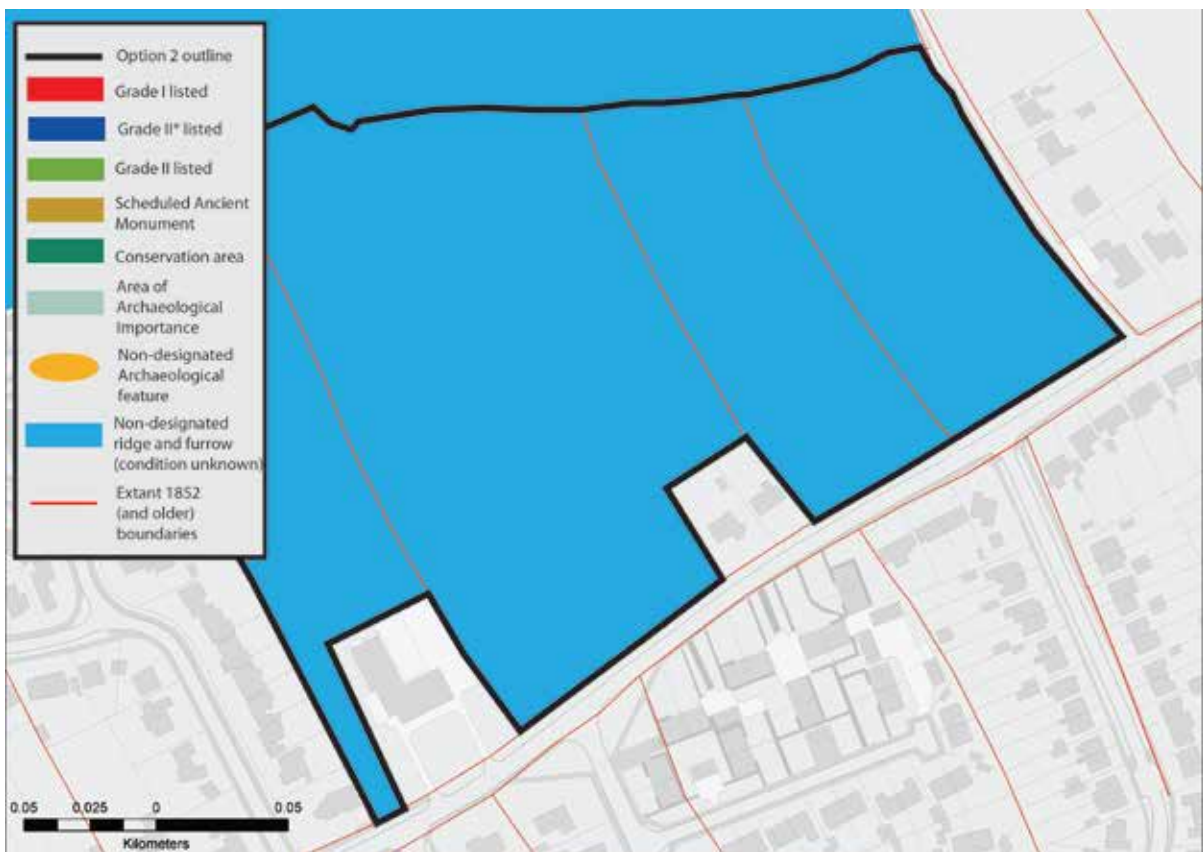
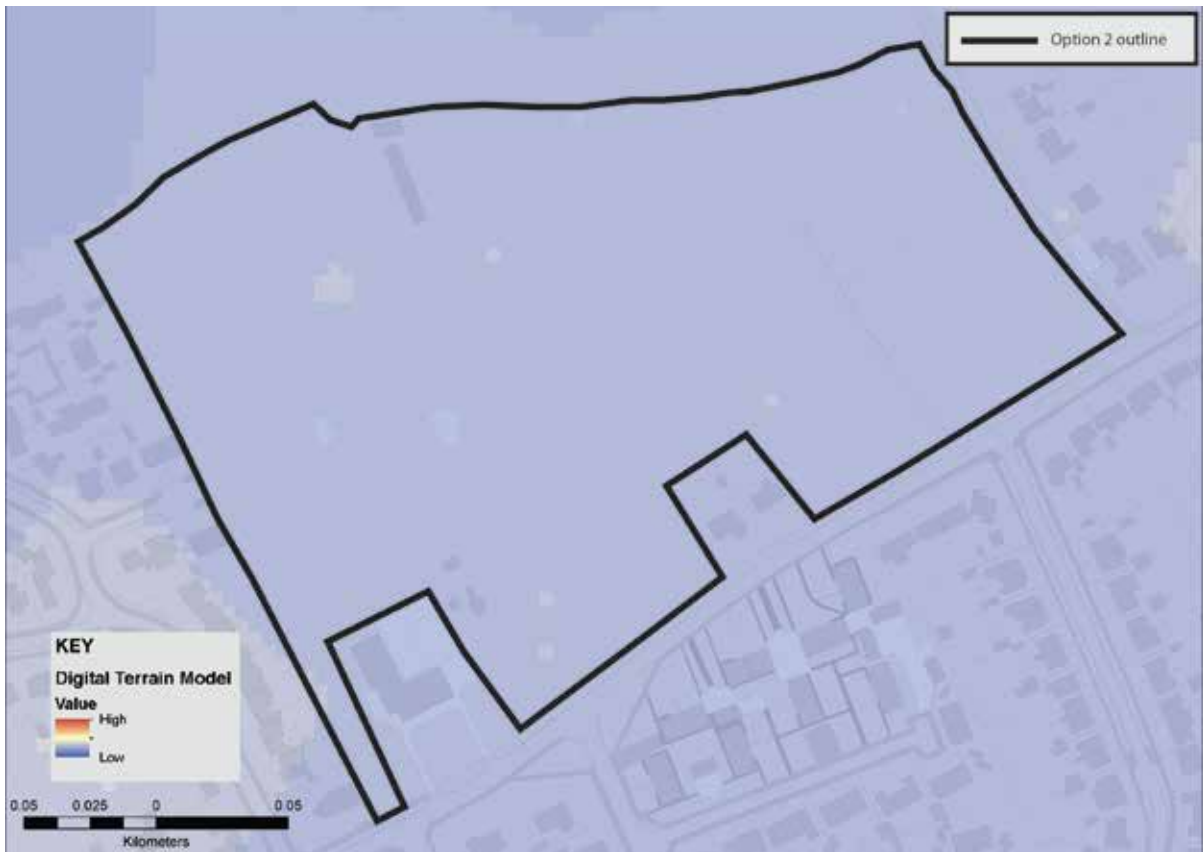
	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		significance through countryside (f) Orchards – vale of York high orchard productivity historically; 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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages themselves, (c) the fact that they are free-standing, clearly definable settlements	(a) This site provides division between the urban fringes of York (Chapel Fields) and Poppleton.	Development of the site will slightly reduce the distance between the separate village of Poppleton and the urban fringes of the city.	Buffering and landscaping may assist in maintaining a green boundary between the two settlements. The village will also still be separated from the city by the ring road

Summary: The assessment of this site has identified that development in	Key recommendations/Mitigation: -Detailed information on architectural proposals required to further assess impact on architectural
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ST29 Land at Boroughbridge Road, Millfield Lane,
Option 2, Further Sites Consultation

<p>this location may result in minor harm to principal characteristics 4, 5 and 6. This is due to the unknown nature of proposed housing design, the potential impact to any surviving archaeological deposits, impact on the rural setting of the city and also the area of coalescence between Poppleton and York.</p> <p>Development may cause an element of minor harm to characteristic 2 due to potential impact on this approach into the city.</p>	<p>complexity characteristic.</p> <ul style="list-style-type: none">-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.- Suitable buffering is needed to front the A59 and A1237 to minimise the impact of the development on the setting of York as experienced from the various approaches.-Buffering and landscaping may assist in maintaining a green boundary between the two settlements.-The village will also still be separated from the city by the ring road.
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ST31 Land to the north of Stockton Lane, Option 2- Further Sites Consultation



1 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
1.1	Large urban blocks	Mixed use blocks 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 good quality 'frames' 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	Close distribution of small squares intimate in scale. Larger spaces formed later by highways interventions or through	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
		provision of markets. Few examples of formal compositions such as at 'Eye of York'			
1.6	Rich townscape	City centre as a place of diversity, contrasts and surprises ; 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	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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 accessible by cycle and foot with relative ease. The York outer	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
		ring road accentuates the city form and the walls enclose the historic core.			
2.2	Flat terrain and views	Low lying setting and compactness of city creates both long views and surprise views both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	Broad straight streets connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; cobbled margins and tree lined avenues 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	Inward focussed centre , mixed uses both horizontally and vertically in urban centre, identifiable sub-areas of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	Outlying development is divided into segments 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.		

	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
		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

	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
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting 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) The Minster 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.		

	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
		monuments including Terry's and the Nestle Factory. (b) Clifford's Tower is particularly associated with historical events. The Civil War is associated with the Bars . The Eye of York 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 little dispersion and most principle monuments are sited within the historic core and there is a degree of inter-visibility , 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 listed buildings and other principle monuments	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	Diversity 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 th -20 th century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of green space 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 two thousand years of architectural development 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 range of building types from all ages . 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 natural materials and techniques have ensured that human scale buildings predominate. Narrow plot boundaries assist in developing rhythm. Where these limits have been exceeded to	Surrounding buildings 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 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 height is restrained , 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 organic	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
		waste is well preserved 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 successive development 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 potential for archaeological deposits to exist on this site (see below).		
5.4	Finite and non-renewable resource	(a) Anaerobic deposits that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of deposit removal , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	(b) There is potential for archaeological deposits to exist on this site (see below).	(b) Development and intrusive archaeological investigation on this site will have a destructive impact on any surviving archaeological deposits.	(b) Non-intrusive investigation should precede any further archaeological intervention 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.	Several field boundaries on the site are shown on the 1852 OS map and are likely remnants of an earlier strip field system. Ridge and furrow located within the site which may be	Development will have a detrimental impact on any landscape features or archaeological deposits which may relate to medieval agricultural practices or evidence of earlier activity which has survived ploughing.	Appropriate archaeological investigation such as trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.

	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
	assets.		protecting earlier features/deposits.		An assessment of the quality of any surviving ridge and furrow and hedgerows is required. Historic hedgerows and any significant stretches of ridge and furrow should be retained where possible.

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 York Minster in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the race course/Knavesmire and Terrys combined. (c) Rural edge setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) Views out to the Wolds, Moors and the Howardian Hills (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including	Openness; greenness; natural/rural character within city. Village	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
	racecourse) and common land	greens.	element.		
6.3	Rivers and Ings	(a) Derwent/Ouse : Flooding; Ings meadows; retention of traditional management over centuries – still hay cropped and grazed where possible. (b) Ouse – walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river – rowing (3 clubs) dating back to mid 19 th century. (c) Foss – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) Views along river/banks .	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The open countryside surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different habitats and landscape elements including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open Ings landscape associated with river; wildflower meadows; (c) Airfields with large expanse of	(a) Site contributes to the open landscape on the edges of the urban areas. This, when viewed from Malton Road and Stockton Lane, contributes to the landscaped setting of the city. (d) The field boundaries and lanes within the site form part of the historic village setting of Heworth. This is one of the	(a) Developing this site would reduce the distance between Heworth and Malton Road which may have a slight impact upon the setting of the city. (d) Development will destroy or negatively impact upon this historic grain.	Building heights should remain relatively low. Use green buffers and landscaping to the edges of development.

	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
		openness/cultural heritage/habitat value; (d) Village settings including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards. (e) Long distance uninterrupted recreation routes with cultural significance through countryside (f) Orchards – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.	last parts of the agricultural features related to Heworth although it is located some distance from the village core.		
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) Registered historic parks and gardens (b) Parks for the people (c) Designed campus landscape (d) Matrix of accessible parks	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 distance between the settlements (b) the size of the villages	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
		themselves, (c) the fact that they are free-standing, clearly definable settlements			

<p>Summary:</p> <p>The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4, 5 and 6. This is due to the unknown nature of proposed housing design, the potential impact to any surviving archaeological deposits and impact on the landscape and setting of the city and of the village of Heworth.</p>	<p>Key recommendations/Mitigation:</p> <ul style="list-style-type: none"> -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 or historic landscape features on site. - Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development. -Use green buffers and landscaping to the edges of development.
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