



YORK

CITY OF YORK
HERITAGE IMPACT APPRAISAL

Pre-publication (Reg 18 consultation) September 2017

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1. Introduction

1.1 Introduction

- 1.1.1 York's historic environment is of international, national, regional and local significance. This is recognised through the many statutory designations that apply to its heritage assets. While a 'heritage assets' approach is important at a site specific level, providing guidance about the sensitivity of a particular location, the overall pattern and profile of monuments and buildings, and indeed of other features such as historic parks and gardens, it cannot alone describe the significance and sensitivity of the wider historic environment, nor what characteristics of the city's character we should strive to protect or hope to strengthen.
- 1.1.2 The Council has a statutory duty to prepare a sustainability appraisal (SA) alongside its plan making, which would provide some understanding of the impact of development and policy options on the City's historic environment. The SA has a wide focus across all aspects of sustainability, giving consistent weight to social, environmental and economic factors. This Heritage Impact Assessment (HIA) allows us to specifically assess whether the strategic sites, allocations and policies of the City of York Local Plan will conserve or enhance the special characteristics of the city. The HIA is York's chosen method of appraising developing policy and site selection.
- 1.1.3 The Heritage Topic Paper (April 2013) considers existing evidence relating to the City of York's historic environment, and how the evidence is translated into the Council's understanding of the city's special qualities and its complex 2000 year history. This evidence and understanding has then been used to identify six principal characteristics of the historic environment that help define the special qualities of York, providing a detailed explanation of each characteristic. The principal characteristics detailed are:
- Strong urban form;
 - Compactness;
 - Landmark Monuments;
 - Architectural Character;
 - Archaeological Complexity;
 - Landscape and Setting.

1.2 Purpose of this document

- 1.2.1 Although the protection of York's special character has been a key element in shaping the City's Planning strategy, to date there has been no single detailed assessment of the proposed Strategic Sites or planning policies against the six Principal Characteristics identified in the Heritage Topic Paper.
- 1.2.2 Heritage Impact Appraisal has now been undertaken to inform the development of the emerging Local Plan and selection of site allocations at key stages of the plan's preparation.

- 1.2.3 **This appraisal sets out the potential impacts relating to Pre-Publication draft Local Plan (Regulation 18 Consultation) (2017) policies and allocations.**

1.3 Sustainability Appraisal

1.3.1 The Sustainability Appraisal (SA) accompanying the draft Local Plan included two objectives relating to the historic character and setting of York. These were:

- Objective 14: Conserve or enhance York’s historic environment, cultural heritage, character and setting;
- Objective 15: Protect and enhance York’s natural and built landscape.

1.3.2 The HIA has informed the appraisal of these objectives in the SA. All policies and sites have been considered through the SA process.

1.4 Engagement with Historic England

1.4.1 Historic England (formerly English Heritage) has been consulted on all of the documents during statutory consultations for the Local Plan and formerly, the Local Development Framework. There has been additional dialogue to discuss the parameters for the Heritage Topic Paper, published in 2012 and updated in 2013.

1.4.2 There has been ongoing dialogue with Historic England with regards to the assessment of potential site allocations and alternatives since Preferred Options Local Plan consultation stage. This has informed the methodology to take forward the Heritage Impact Assessment for strategic sites and allocations. Annex 1 details comments made at the preferred options stage, subsequent comments made by English Heritage and how these have informed the HIA.

2. Impact Appraisal Methodology

2.1 Introduction

2.1.1 This section sets out the different methodologies used to assess the likely impacts of Local Plan pre-publication (regulation 18 consultation) policies and sites on the principal characteristics of the City’s heritage. The impact appraisals undertaken for policies and sites differ slightly to enable the best capture of issues. The appraisals have been carried out in-house using professional expertise within the Planning and Environmental Management (Planning Policy and Design, Conservation & Sustainable Development) teams.

2.2 Appraisal Structure

2.2.1 The Heritage Topic Paper sets out six Principal Characteristics which afford York its unique character. These six Principal Characteristics structure comments around the likely impact of the Local Plan. Importantly, where adverse impacts are identified, the appraisal goes further to identify possible mitigation measures.

2.2.2 The appraisal makes use of a colour coded key to present a quick visual summary of the potential likely impacts without mitigation. Where impacts are likely to depend heavily on implementation, this colour coding may show 2 or even 3 possible outcomes; explanatory comments are included within the supporting text.

Figure 1: Heritage Impact Appraisal structure

Policy Theme or Site	1. Strong Urban Form	2. Compactness	3. Landmark Monuments	4. Architectural character	5. Archaeological complexity	6. Landscape and setting	Likely Impacts	Mitigation
Eg Section 3 Spatial Vision								
Impact Key:								
	Significant Positive: Potential for significant positive benefit through enhancement as well as adding value.							
	Positive: Potential for positive benefit through enhancement as well as adding value							
	Minor harm: Potential for harm to historic character and significances but identified policy framework in place to provide mitigation							
	Serious harm: Highly likely to cause significant harm leading to loss of historic character or substantial harm to its significance.							
	Neutral: Negligible impact and negligible benefit							
	Unknown: There is insufficient information to determine an impact							

2.3 Sites Appraisal

- 2.3.1 For the site appraisals, discussions with colleagues within the Design, Conservation and Sustainable Development Team and Historic England led to a two-stage methodology being developed, to enable a baseline position to be established for all reasonable housing, employment and alternative sites, followed by a more detailed evaluation for strategic sites (where further information has been submitted):
- 2.3.2 Stage 1: Rapid Assessment of all Strategic Sites, Allocations and reasonable alternatives: All sites considered as ‘reasonable alternatives’ have been subject to a rapid appraisal. Using the structure detailed in Figure 1 above, the resultant matrix indicates the contribution a site makes against each principal characteristics and what likely impacts development may have in this location. It is intended that that this analysis will form the baseline position for the site, on which future analysis and decision making in relation to the historic environment can be based. The assessments for this stage 1 will be iterative to allow for different site boundaries to be considered for each site.
- 2.3.3 Stage 2: Assessing the Strategic Sites: The stage 2 assessment allows a fuller appraisal of the likely impacts of development. This stage builds upon the stage 1 assessment to understand how the proposals are likely to impact on the special qualities and characteristics identified and suggest measures which may be implemented to mitigate against potential harmful impacts. This stage uses the full characteristics framework as set out in the Heritage Topic Paper as the basis for analysis. The framework would therefore consider:

Figure 2: Stage 2 Sites Appraisal

	Character Elements	Key features
1. Strong Urban Form		
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.
1.2	Long narrow plots and gates side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.
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.
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

	Character Elements	Key features
		degree of choice, connectivity and permeability.
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 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
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.
2. Compactness		
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.
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.
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.
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.
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.
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.
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

	Character Elements	Key features
		views out to the countryside.
3. Landmark Monuments		
3.1	Buildings of high cultural significance	Visually, aesthetically and historically interesting and sometimes associated with historical events and specific individuals.
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.
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious 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.
3.5	Quantity of monuments	York has a higher than average number of listed buildings and other principle 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.
3.7	Churches locked into urban fabric	Provide pockets of green space within dense urban blocks and are a haven for wildlife.
4. Architectural Character		
4.1	Architectural legacy	Buildings representing two thousand years of architectural development in close proximity to each other.
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.
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

	Character Elements	Key features
		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
5. Architectural Complexity		
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
5.2	Depth of deposits in the historic core	Remains of successive development from Roman through to the present day.
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day
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.
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.
6. Landscape and Setting		
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).
6.2	Strays	Openness; greenness; natural/rural character within city.

	Character Elements	Key features
	(including racecourse) and common land	Village greens.
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>
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; willflower 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
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>
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>

3. Outcomes of Local Plan Policy Appraisal

3.1 Introduction

3.1.1 The following table presents the outcomes of the Heritage Impact Appraisal of emerging Local Plan pre-publication (Reg 18 consultation) policies.

++	Significant Positive: Potential for significant positive benefit through enhancement as well as adding value.
+	Positive: Potential for positive benefit through enhancement as well as adding value
0	Neutral: Negligible impact and negligible benefit
-	Minor harm: Potential for harm to historic character and significances but identified policy framework in place to provide mitigation
--	Serious harm: Highly likely to cause significant harm leading to loss of historic character or substantial harm to its significance.
?	Unknown: There is insufficient information to determine an impact.

Policy Theme	Principal Characteristics						Likely Impacts	Mitigation
	1	2	3	4	5	6		
	Strong Urban Form	Compactness	Landmark Monuments	Architectural character	Archaeological complexity	Landscape and setting		
Section 2: Vision and Development Principles								
Policy DP1: York Sub Area	++	++	++	++	++	++	This describes York's role and function within the wider Leeds City Region and York, North Yorkshire and East Riding LEP area. It continues to focus growth on York City Centre, further enhancing the city's compactness. The conservation and enhancement of York's outstanding historic environment is recognised as paramount to the region's success, and afforded protection alongside York's landscapes, biodiversity and other areas of environmental character. Policy further defines the principle of a Green Belt around York. In doing so, in general terms, the policy sets out to safeguard the special qualities of York.	n/a
Policy DP2: Sustainable Development	++	++	++	++	0	++	The policy lists general development principles to promote a level, type and location of development appropriate within what the Plan defines as 'sustainable'. Several principles relate directly to the aspiration to protect York's environment, and, while much will be reliant on how other parts of the Plan are implemented, are likely to deliver positive impacts across the majority of historic characteristics in general terms. This is firstly due to the commitment in this policy for safeguarding and enhancing the employment, retail, housing and community needs of neighbourhoods, which will be positive for Principles 1 and 2, and secondly its commitments to conserving and enhancing York's character and setting as well as ensuring high quality	n/a

							design and urban design.	
Policy DP3: Sustainable Communities	++	++	++	++	++	++	Further to DP2, DP3 goes on to describe how the Plan will help to deliver sustainable communities, and again points to respect for the City's historic character and landscape. Further acknowledgement is given to York's unique character through a clause promoting locally distinctive design and respect for historic character and key views.	n/a
Policy DP4: Approach to Development Management	++	++	++	++	++	++	This policy's role is to guide development in accordance with local plan policies, and as such should help to deliver places which respect and enhance York's special qualities.	n/a
Section 3: Spatial Strategy¹								
Policy SS1: Delivering Sustainable Growth in York	++	++	++	++	++	++	SS1 guides development to brownfield sites, with emphasis on protecting the character and setting of the City and its wider historic and natural environment. It continues to focus growth on York City Centre, further enhancing the city's compactness. In doing so, in general terms, the policy sets out to safeguard the special qualities of York.	
Policy SS2: The Role of York's Green Belt	++	++	○	○	○	++	Further to DP1, SS2 describes the primary purpose of the Green Belt as to preserve the setting and the special character of York. It is noted that the spatial approach removes safeguarded land, and instead provides for green belt permanence through allocated sites delivering to at least 2038.	
Deleted Policy SS3: The Creation of an Enduring Green Belt							Policy deleted. SS3 identified 'safeguarded' land, excluded from the green belt, which may be needed for development following the Plan's review. This helps to ensure the green belt's permanence. See SS2 'The role	

¹ The spatial strategy lists a number of sites which will have been subject to Heritage Impact Appraisal as part of the HIA (SITES) document. It should be noted that the HIA (SITES) document appraises the principle of development on a site, but not a specific development type or level. The policy in the Local Plan (appraised here) tells us more about the type, level and location of development on a site, and should respond to the points raised by the HIA (SITES) document, including suggested mitigation measures. As such, the 2 appraisals may have differing conclusions.

									of York's Green Belt' above, in relation to the emerging Plan's approach to green belt permanence.	
Policy SS3: York City Centre (formerly SS4 York City Centre)	+	++	++	+	+	+			Formerly SS4 York City Centre. This policy is likely to have a positive or significantly positive impact on all of the characteristics as it recognises York's City Centre as the hub of the city and seeks to conserve and enhance its special qualities and distinctiveness. Contemporary 'high quality' development is encouraged within the context of the historic city centre, reinforcing elements of the centre's compactness. Further, policy acknowledges the importance of reanimated and revitalised streets, places and spaces in showcasing the City's heritage assets and landmark monuments, including York Minster and Clifford's Tower..	n/a
Policy SS4: York Central (formerly SS9: York Central Area of Opportunity) Site ref ST5	+	++	0	+	-	+	0	-	<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS4 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>While no longer defined as an Area of Opportunity, the York Central site continues to promote mixed use development including a new Central Business District, expanded and new cultural and visitor facilities, and a new residential community. Policy no longer advocates production of an SPD; it will be essential that sufficient appraisal and understanding is undertaken to inform a scheme which responds well to its context and delivers a new place with its own character.</p> <p><u>Strong Urban Form</u> <i>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 also Landscape and Setting).</i> The policy promotes development creating a new place of outstanding quality and design which</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site's characteristics (in particular views appraisal, topography, and the character and setting of landmark buildings, including those of railway interest), and that future development masterplanning is

										<p>complements and enhances the existing historic urban fabric of the city, respects those elements which contribute to the distinctive historic character of the city, and assimilates into its setting and surrounding communities. Views appraisal should inform forthcoming SPD and masterplanning to mitigate potential harm. There is also the potential for this policy to have a positive impact on strong urban form, creating a new part of the city representing the best in contemporary design.</p> <p><u>Compactness</u> <i>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. The policy promotes development creating a new place of outstanding quality and design which complements and enhances the existing historic urban fabric of the city, respects those elements which contribute to the distinctive historic character of the city, and assimilates into its setting and surrounding communities. Views and site appraisal should inform forthcoming SPD and masterplanning to mitigate potential harm. There is also the potential for this policy to have a significant positive impact on compactness offering a mixed use development opportunity within the heart of the City.</i></p> <p><u>Landmark Monuments</u> <i>Development may subsume or seek to demolish significant buildings which would have a negative impact on the character of the area</i></p> <p><i>Potential for significant negative impact from development on the setting of listed buildings or may impact upon the clustering of the monuments in this area.</i></p>	<p>contextually relevant and references the best in contemporary placemaking.</p> <ul style="list-style-type: none"> - Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. - Several areas of archaeological potential have been identified in the York Central Audit of Heritage Assets 2013 on the sites of demolished buildings. This document should also be used when considering the buildings within and surrounding the area.
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	 									<p>Policy acknowledges the potential for harm and is clear that future development of the site must safeguard those elements which contribute to the distinctive historic character of the city. This is likely to mitigate against potential harm.</p> <p>Policy seeks outstanding quality in new design, which is likely to deliver a scheme which adds to the diversity of existing buildings and significant historic structures.</p> <p><u>Architectural Character</u> <i>Poor architectural design and craftsmanship 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, and on the setting of the grouping of railway heritage assets. Note that scale of development proposed has changed from min 410 dwellings/80,000 sqm B1a to 1,250 dwgs/61,000sqm B1a in the Plan period. Policy seeks outstanding quality in new design. Must ensure that urban design principles are established to guide an appropriate scale, massing and height of development on site.</i></p> <p><u>Archaeological Complexity</u> <i>The HIA (SITES) recognises the potential for significant harm to surviving archaeological deposits, and to extant heritage assets if area not fully understood. No policy reference to archaeological investigation or mitigating measures – this should be addressed. Desk-based assessment has been completed ahead of further archaeological investigation. A WSI was agreed for trenching in c.2008 but has yet to be implemented.</i></p> <p><u>Landscape and Setting</u> <i>No likely impacts identified</i></p>	
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													No likely impacts identified	
<p>Policy SS5 Castle Gateway (formerly Policy SS10: Castle Piccadilly Area of Opportunity) Site ref ST20</p>													<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS5 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>Castle Piccadilly offers an area of opportunity promoting regeneration and enhancement, quality civic and open space, retail, leisure, residential and employment uses. A planning brief and supporting Conservation Area Character Appraisal exist, forming the basis for understanding the special architectural and historic qualities of the proposed development and its immediate surroundings. These require sufficient appraisal and understanding to inform a scheme which responds well to its context and delivers a new place with its own character.</p> <p><u>1. Strong Urban Form</u> <i>Inappropriate development on this site may compromise the views to and from the area – as well as impact on the setting of some listed buildings. (see also Landscape and Setting).</i> <i>Large scale development may result in the loss of some of the rich 18thC – 20thC townscape.</i></p> <p>The policy promotes development which radically enhances the setting of Clifford’s Tower and the Eye of York to recognise and interpret their importance to York’s unique history. Policy states that important site lines will be considered but no specific mention is made of preserving key views, which would strengthen the policy’s principles. Engagement with stakeholders in the masterplanning of high quality public realm is identified as a priority. To achieve this, the development will</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure masterplanning is informed by clear appraisal and understanding of the site’s characteristics (in particular views appraisal, topography, and the character and setting of landmark buildings, including those of industrial interest), and that future development is contextually relevant and references the best in contemporary placemaking. - 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. - Appropriate

													<p>include: removing the Castle Car Park to create new public spaces and a high quality development opportunity and opening up both frontage of the River Foss with walkways.</p> <p>In the Foss Basin/Ouse Riverside sub-area, the development potential of the Foss Basin and St George's Field is to be maximised. Public Realm at Tower Gardens and along the Ouse Riverside is to be enhanced.</p> <p>Coppergate/Fossgate – improvements to the physical fabric, permeability and appearance of the Coppergate area.</p> <p>As such, policy acknowledges the potential for harm to urban form, and begins to set strong principles within which appropriate development could take place. The Conservation Area Character Appraisal (CACA) will be key evidence in informing the site's masterplanning – this is acknowledged in the policy's supporting text.</p> <p><u>2. Compactness</u> <i>Re-development will enhance this commercial area of the city centre and bring it closer to the outlying residential areas of Walmgate.</i> <i>Inappropriate development may restrict or remove existing views. Where this may impact upon key views the threat becomes more significant.</i> The policy promotes development which: ensures the setting of Clifford's Tower and the Castle precinct is enhanced. The CACA says much on this aspect - views and site appraisal should inform future masterplanning to mitigate potential harm. Sensitive redevelopment offers opportunities to open up new views, particularly of the river Foss and castle area from Piccadilly. Referencing 'architectural quality' may strengthen policy principles.</p>	<p>archaeological investigation such as trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.</p> <ul style="list-style-type: none"> - Policy should reference 'highest architectural quality' and preserving rather than considering key views/sight lines, including of Clifford's Tower and Eye of York. -
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		<p><u>3. Landmark Monuments</u> <i>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.</i></p> <p><i>Inappropriately scaled buildings will have a detrimental affect on the human scale element of this characteristic.</i></p> <p>The policy promotes development which ensures the setting of Clifford's Tower and the Castle precinct is radically enhanced; A sensitive design response, mitigating impact through sympathetic styles, scale, material and appropriate layout of new builds is required in relation to listed and scheduled monuments.</p> <p><u>4. Architectural Diversity</u> <i>Poor architectural design and craftsmanship on this site would be detrimental to the high quality of buildings in York city centre.. New buildings will add to area's legacy. Opportunity to request design of the highest quality.</i></p> <p><u>5. Archaeological Complexity</u> <i>The HIA (SITES) identifies potentially significant negative impacts on this characteristic, namely that any development in this area has the potential to have a negative impact upon archaeological deposits. Development and intrusive investigation on this site would have a destructive impact on any surviving archaeological deposits.</i></p> <p><u>6. Landscape and Setting</u> <i>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. Also opportunity to increase public access to the river.</i></p>	
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		Agreed.	
<p>Policy SS6: British Sugar/Manor School Site ref ST1</p>	<p>○</p>	<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS6 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>Policy SS6 describes the principles within which this urban development site will be delivered. In principle, the brownfield urban development opportunity afforded by this site reinforces the characteristic of the compact city. Recognition is given to the need to create a sense of place and distinctive character reflecting the site's historic use and social heritage.</p> <p><u>1. Strong Urban Form</u> <i>No likely impacts identified</i></p> <p><u>2. Compactness</u> <i>Views towards the historic core, Ings, River Ouse and of the Minster may be obstructed by inappropriately sited development.</i> Site offers potential for new public views to be created. Key view corridors (including to the Minster) have been identified across the site, with the aim that these will be incorporated through the design. This principle is established in emerging policy, and should be progressed to design stage through views appraisal/masterplanning.</p> <p><i>Redevelopment may result in the loss of the factory's former distinct, identifiable area, separate from neighbouring residential areas such as Millgates and Langholme Drive.</i></p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site's characteristics (in particular views appraisal, topography, and the character and setting of landmark buildings), and that future development masterplanning is contextually relevant and references the best in contemporary placemaking. - Green space should be retained to the frontage of Boroughbridge Road to maintain a degree of separation. - Further investigation such as a watching brief during ground works and targeted trenching to

		<p>3. Landmark Monuments <i>Inappropriate development may obscure landmarks from view.</i> Site offers potential for new public views to be created. Key view corridors (including to the Minster) have been identified across the site, with the aim that these will be incorporated through the design. This principle is established in emerging policy, and should be progressed to design stage through views appraisal/masterplanning.</p> <p>4. Architectural Character <i>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</i> Policy SS6 describes the principles within which this urban development site will be delivered. In principle, the brownfield urban development opportunity afforded by this site reinforces the characteristic of the compact city. Recognition is given to the need to create a sense of place and distinctive character reflecting the site's historic use and social heritage.</p> <p>5. Archaeological complexity <i>Pockets of archaeology may survive on site. Development of factory will have had a destructive impact on any surviving archaeological deposits. Initial investigations suggest that the archaeological potential of the site is relatively low.</i> No policy reference to archaeological investigation or mitigating measures – this should be addressed. Desk-based assessment has been completed ahead of further archaeological investigation.</p> <p>6. Landscape and Setting <i>Development may impact on views of the Minster and</i></p>	<p>investigate some of the geophysical anomalies may be required to assess the nature and significance of any remaining archaeological deposits.</p> <ul style="list-style-type: none"> - SINC site needs protection through green buffering and landscaping.
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														<p><i>those available from the site. Limited impact anticipated on the perception of the former industrial site from outside.</i></p> <p>Site offers potential for new public views to be created. Key view corridors (including to the Minster) have been identified across the site, with the aim that these will be incorporated through the design. This principle is established in emerging policy, and should be progressed to design stage through views appraisal/masterplanning.</p> <p><i>SINC site may be adversely impacted by development.</i> Policy advocates new and improved green infrastructure, to incorporate the 'British Sugar Sidings' Site of Importance for Nature Conservation bordering the railway line. Significant buffering would be required to ensure the integrity of this nature conservation site.</p>	
<p>Policy SS7: Civil Service Sports Ground Site ref ST2</p>	<p>○</p>												<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS7 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>Policy SS7 describes the principles within which this urban development site would be delivered. There is recognition in policy of the need for masterplanning to engender a sense of place and distinctive character. Policy establishes the principle of preserving separation between York and Poppleton, helping to preserve the perception of openness and protect the setting of the village.</p> <p><u>1. Strong Urban Form</u> <i>No likely impacts identified</i></p> <p><u>2. Compactness</u> The relocation of Manor School and the existing pockets</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site's characteristics (in particular views appraisal, topography, and the character and setting of landmark buildings), and that future development 	

														<p>of residential development on the west side of Millfield Lane have already redefined the urban edge in this area. This development will be no further from the city centre than surrounding estates. There is an opportunity to improve this approach to the city.</p> <p><u>3. Landmark Monuments</u> <i>Inappropriate development may obscure landmarks from view.</i> This principle of protecting important views should be established in policy, and progressed to design stage through views appraisal/masterplanning.</p> <p><u>4. Architectural Character</u> <i>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</i> Policy SS7 describes the principles within which this urban development site would be delivered. There is recognition in policy of the need for masterplanning to engender a sense of place and distinctive character.</p> <p><u>5. Archaeological Complexity</u> <i>Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features. Desk based assessment and geophysical survey complete. Following initial investigations, a scheme of archaeological evaluation has been agreed with CYC.</i> No policy reference to archaeological investigation or mitigating measures – this should be addressed. Desk-based assessment has been completed ahead of further archaeological investigation. Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents.</p>	<p>masterplanning is contextually relevant and references the best in contemporary placemaking</p> <ul style="list-style-type: none"> - Consideration should be given to height to buildings potentially facing the bungalows on Westview Close. - The topography of the site also needs to be taken into consideration in relation to building height. - Ensure development is set back from A59 road frontage to preserve the perception of openness on entering the city. - 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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										<p>6. Landscape and Setting Although the Millfield Road frontage of this site has existing development to the north and south, the frontage alongside the A59 is undeveloped. This open area contributes to the setting and approach to the City from the north-west. The development of the southern part of this site, therefore, would harm elements which contribute to the special character and setting of the City. Policy establishes the principle of setting back development from the A59 frontage, retaining mature trees and landscape features to maintain separation between York and Poppleton, helping to preserve the perception of openness entering the city.</p>	
<p>Policy SS8: Land adj Hull Road Site ref ST4</p>	<p>○</p>	<p>-</p>							<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS8 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>Policy SS8 describes the principles within which this urban extension development site would be delivered. The site is to be masterplanned and any subsequent planning application should ensure that the site’s key views are protected. Policy seeks to ensure this, acknowledging the importance of Kimberlow Hill (York Moraine) which affords the site views over the city. Further, Maintain and enhance existing trees and hedgerows behind the site which act as a gateway for biodiversity.</p> <p>1. Strong Urban Form <i>No likely impacts identified</i></p> <p>2. Compactness <i>This site creates a small buffer between the newly expanded University of York campus (south) and 20th</i></p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site’s characteristics (in particular views appraisal, topography, and the character and setting of landmark buildings), and that future development masterplanning is contextually relevant and references the best in 	

										<p><i>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.</i></p> <p><i>High rise buildings and poor layout of any new development may impact upon views from the hillside. Site offers potential for new public views to be created. This principle is established in emerging policy, and should be progressed to design stage through views appraisal/masterplanning. This site sits on the terminal moraine and, therefore, depending upon the extent of the site that is built upon, development could be visible both from Hull Road and across the University Campus to the south.</i></p> <p><u>3. Landmark Monuments</u> <i>Development may impact upon views from the hillside.</i></p> <p><u>4. Architectural Character</u> <i>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties. Policy makes no mention of design aspirations - site masterplan should be informed by contextual appraisals and the best of contemporary placemaking.</i></p> <p><u>5. Archaeological Complexity</u> <i>Development and archaeological investigation of the site will have a destructive impact on any surviving remains or landscape features.</i> No policy reference to archaeological investigation or mitigating measures – this should be addressed. Desk-based assessment has been completed ahead of further</p>	<p>contemporary placemaking</p> <ul style="list-style-type: none"> - The topography of the site also needs to be taken into consideration in relation to building height. Development should respect the long term quality of Kimberlow Hill topography, views and open space. - Good tree cover between the new development and the university campus would be recommended to reinforce the separation between the two areas. - Retain hedge along Hull Road and protect/enhance green edge to Hull Road. - Buildings need to be at an appropriate scale taking into account surrounding structures. Roofscape needs to be carefully designed given the elevated position of the site. - Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. - Archaeological investigation required to further assess the nature
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													<p>archaeological investigation. Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents.</p> <p><u>6. Landscape and Setting</u></p> <p><i>The now rural view of the hill will take on a more urban nature. Housing on the site will be clearly visible from the surrounding lower land to the north and from the surrounding lower land to the north.</i></p> <p>In combination with ST27 this site could bring development very close to the Ring Road. This will fundamentally change the relationship which the southern edge of the built-up area of York has with the countryside to its south. It will also alter people's perceptions when travelling along this route about the setting of the City within an area of open countryside.</p>	<p>and significance of any archaeological deposits on site.</p> <ul style="list-style-type: none"> - Archaeological investigation ahead of development may shed further light on the historic land use of this area (the city's hinterland).
<p>Policy SS9: Land East of Metcalfe Lane (formerly policy SS6: East of Metcalfe Lane Area of Change) Site ref ST7</p>	O	O	-	O	-	-	+			O	-	<p>Formerly policy SS6: East of Metcalfe Lane Area of Change The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS9 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>The development of Land East of Metcalfe Lane supports the local plan vision in delivering a new sustainable garden village. Policy no longer advocates production of an SPD; it will be essential that sufficient appraisal and understanding is undertaken to inform a masterplan which responds well to its context and delivers a new place with its own character.</p> <p><u>1. Strong Urban Form</u> <i>No likely impacts identified.</i> No likely impact identified.</p> <p><u>2. Compactness</u></p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8:Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure masterplan is informed by clear appraisal and understanding of the site's characteristics (in particular views appraisal and adjacent conservation area), is contextually relevant and references the best in 	

										<p><i>Potential for adverse impact on compactness, given that development would increase the distance from the city centre to the urban edge. Further, the loss of distinct boundaries or open space may erode the identity of existing residential districts. A degree of loss of compactness is unavoidable, but could be reduced through pulling back the eastern edge of the development boundary. Policy suggests improving connectivity by maximising cycle integration in and out of the site, and with the City Centre and surrounding area. Millennium Way (historic footpath) which links York's Strays to be kept open to create strategic greenspace/maintain right of way.</i></p> <p><u>3. Landmark Monuments</u> <i>Development may obscure or impact on views of the Minster and other features. Policy advocates that key views, including those of York Minster, Millennium Way and Osbaldwick Conservation Area should be preserved and used to inform new development.</i></p> <p><u>4. Architectural Character</u> <i>Poor architectural design, including inappropriately tall buildings, would be detrimental to the generally high quality of buildings and craftsmanship in York. Policy makes no mention of design aspirations - site should create an independent identity informed by contextual appraisals and the best of contemporary placemaking.</i></p> <p><u>5. Archaeological complexity</u> <i>Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features. Development which removed the visible inherited historic grain would be detrimental to the area. The potential loss of the farms within the site will remove agricultural character from the area.</i></p>	<p>contemporary placemaking.</p> <ul style="list-style-type: none"> - Strong landscaped edge needed to the development, particularly on the eastern edge. - Further archaeological investigation by geophysical survey and evaluation trenching is needed to provide further information and evidence to the archaeological record. Mitigation by recording and avoidance. - Inspection of ridge and furrow should take place to decide which areas merit preservation as part of open space. - 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. - 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. - Information on any
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										<p>No policy reference to archaeological investigation or mitigating measures – this should be addressed. See mitigation measures for further action.</p> <p>6. Landscape and Setting <i>Development may obscure or impact on views of the Minster and other features, including the surrounding rural landscape.</i> Policy advocates that key views, including those of York Minster, Millennium Way and Osbaldwick Conservation Area should be preserved and used to inform new development.</p> <p><i>Potentially significantly negative impact on setting of the city by reducing the field margin between the ring road and urban areas.</i> This site is prominent in views from the ring road. There is concern that a new settlement this close to the City would appear out of keeping with the current pattern of development around York, reducing the gap between the A64 and the edge of the built-up area and impacting on vulnerable open countryside. Policy acknowledges the potential for harm - 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. Areas outside the proposed allocation towards the ring road should be designated as Green Belt to ensure the remaining field margin is retained.</p>	<p>archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge.</p> <ul style="list-style-type: none"> - 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. - Historic Hedgerows should be retained, or used to inform pattern of development - Potential to use railway line used to extend Cycle Route 66 to the new development. - Any potential boundary change further to the east (which would enlarge the site) 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. - Incorporate as much of a
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												<p>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> <ul style="list-style-type: none"> - 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. - The SINC site is outside the proposed development boundary. Appropriate buffering to the edge of the SINC and development should be put in place. - 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. - Clear margin needed between Conservation Area of Osbaldwick and
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			<p>the new development.</p> <ul style="list-style-type: none"> - Selected areas of ridge and furrow should also be retained where possible as part of the planned open space. - Low building heights and low-medium housing densities may also minimise the impact on the rural setting of the city.
<p>Policy SS10: Land north of Monks Cross Site ref ST8</p>		<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS8 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>In general, policy advises that Land North of Monks Cross will deliver a new urban extension; a mix of housing, community facilities and infrastructure, with further masterplanning guided by detailed planning policy. This must require sufficient appraisal and understanding to inform a scheme which responds well to its context and delivers a new place with its own character.</p> <p><u>Strong Urban Form</u> <i>No likely impacts identified.</i> No likely impact identified.</p> <p><u>Compactness</u> <i>Site is located within the ring road, although on the periphery of the City. Development should not extend further than the proposed eastern boundary to maintain an element of compactness.</i></p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Design and Placemaking) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure masterplanning is informed by clear appraisal and understanding of the site’s characteristics (in particular landscaping, and the site’s setting on the urban edge), and that future development is contextually relevant and references the best in contemporary placemaking. - The creation of green

							<p>Developing the site would compromise the transition zone between primary residential area and larger scale uses at Monks Cross. The form of development must allow for a transition zone between the rural and commercial area.</p> <p><u>Landmark Monuments</u> <i>No likely impacts identified.</i> No likely impact identified.</p> <p><u>Architectural Character</u> <i>Poor architectural design, including inappropriately tall buildings, would be detrimental to the generally high quality of buildings and craftsmanship in York.</i> Policy makes no mention of design aspirations - site should create an independent identity informed by contextual appraisals and the best of contemporary placemaking.</p> <p><u>Archaeological complexity</u> <i>Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.</i> <i>Development which removed the visible inherited historic grain would be detrimental to the area.</i> <i>The potential loss of the farm within the site will remove remaining agricultural character from the area.</i> No policy reference to archaeological investigation or mitigating measures – this should be picked up in SPD. Non-intrusive desk based assessment undertaken. Geophysical survey complete. See mitigation measures for further action.</p> <p><u>Landscape and Setting</u> <i>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</i></p>	<p>corridors throughout the site will enhance connectivity and ‘rural’ space through the settlement.</p> <ul style="list-style-type: none"> - Further archaeological investigation by evaluation trenching is needed to provide further information and evidence to the archaeological record. Mitigation by recording and avoidance. - Inspection of ridge and furrow should take place to decide which areas merit preservation as part of open space. - 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. - Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge. - Ways of incorporating some of the farm buildings into the new
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								<p><i>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.</i></p> <p><i>The loss of the remaining agricultural land here would further erode the village setting of Huntington. Several strip fields, historic field boundaries and ridge and furrow associated with the village exist across the site.</i></p> <p>Development would represent a significant intrusion to the open countryside in this part of the city, adversely affecting the rural setting of the city. It would substantially reduce the gap between the edge of the built-up area and the ring road, and start to enclose the western edge of the green wedge. Policy principles have been established to acknowledge and address these concerns: landscape buffering along the existing road network (retaining key views towards the Minster and to the north); appropriate landscaping to the link road to help protect rural setting; and, creating strategic green space (a new green wedge) to the west of the site helping to safeguard the setting of Huntington and conserve on-site heritage assets. See mitigation measures for further action.</p>	<p>development should be explored. Green buffering should be used to maintain a rural image when looking from Galtres Farm to the new development.</p> <ul style="list-style-type: none"> - 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>Policy SS11: Land North of Haxby Site ref ST9</p>								<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS11 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>In general, policy advises that Land North of Haxby will deliver an urban extension development site; a mix of housing, community facilities and infrastructure, with further masterplanning guided by detailed planning policy. This must require sufficient appraisal and</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure masterplanning is informed by clear appraisal and

								<p>understanding to inform a scheme which responds well to its context and delivers a new place with its own character.</p> <p><u>1. Strong Urban Form</u> <i>No likely impacts identified.</i> No likely impact identified.</p> <p><u>2. Compactness</u> ST9 is a large development, planned to deliver some 700+ homes and supporting facilities. Development will extend Haxby's boundary to the north, and further extend the town beyond its historic core, which itself is already much enlarged by development post-war. This is likely to have a significant impact on the town's already compromised compactness.</p> <p><u>3. Landmark Monuments</u> <i>No likely impacts identified.</i> No likely impact identified.</p> <p><u>4. Architectural Character</u> <i>Poor architectural design, including inappropriately tall buildings, would be detrimental to the generally high quality of buildings and craftsmanship in York.</i> Policy requires a high standard of design – the site should create an independent identity informed by contextual appraisals and the best of contemporary placemaking.</p> <p><u>5. Archaeological Complexity</u> <i>Development and intrusive archaeological investigation of the site would have a destructive impact on any surviving deposits.</i></p> <p><u>6. Landscape and Setting</u> <i>Development will not have an adverse affect on the</i></p>	<p>understanding of the site's characteristics and that future development is contextually relevant and references the best in contemporary placemaking.</p> <ul style="list-style-type: none"> - Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. - Desk based assessment and geophysical survey complete. Further intrusive archaeological evaluation required to assess the nature and significance of any archaeological deposits on site. - Further inspection of the ridge and furrow on site is necessary to decide which parts (if any) are worthy of preservation. - Issues outstanding over conflict between sport pitch provision and the retention of field patterns and ridge and furrow. - Historic boundaries should be enhanced and retained where possible. Surviving historic grain should inform development proposals.
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										<p><i>setting of York. The wider open space north of the development site should maintain a landscaped setting to Haxby.</i></p> <p><i>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 20th century development has already destroyed these features closer to the original village.</i></p> <p><i>Development here would also increase the distance between the village core and the surrounding countryside. Development hard up to the edge of Moor Lane would have a detrimental impact on the perception of the rural setting of the area viewed from the lane.</i></p> <p>Policy gives recognition to the impact of development on surrounding landscape – development should minimise the impact on the landscape and setting of the village and reflect the character and rural setting of the surrounding area. Policy further seeks to protect and enhance existing valuable landscape features including field patterns, mature hedgerows and trees. New strong, defensible landscape boundaries should be created and the historic field patterns should be protected and the layout of new development and the open space should be designed to integrate these narrow medieval strip fields.</p>	<ul style="list-style-type: none"> - Archaeological investigation ahead of development may shed further light on the historic land use of this area (the city’s hinterland). - The final development must incorporate interpretation of the archaeological and historic development of site in order to deliver public benefit and enhance knowledge of the site for residents. - Provide suitable separation distances and green buffer around the cemetery and/or provide public open space adjacent to the cemetery. - Pull the development away from the edge of Moor Lane or maintain a green space in the field closest to it. - Suitable landscape treatment to the north, east and western boundaries may soften the urban edge of the development
<p>SS12: Land West of Wigginton Road (formerly Policy SS7:</p>										<p>Formerly Policy SS7: Clifton Gate Area of Change The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those

<p>Clifton Gate Area of Change) Site ref ST14</p>											<p>location. Policy SS12 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>In general, policy advises that Land West of Wigginton Road will deliver a sustainable garden village, incorporating housing, community facilities and infrastructure, with further masterplanning guided by a revised policy principles. Policy no longer advocates for production of SPD. Masterplanning must be informed by sufficient appraisal and understanding to develop a scheme which responds well to its context and delivers a new place with its own character. The size of this settlement and its location relative to Clifton Moor, Skelton and Haxby has been amended to better reflect the relationship which York has with its surrounding villages – an element which has been identified as being part of the character of the City. Consideration has also been given to the need to safeguard the setting of the Skelton village and prevent the threat of coalescence or visual intrusion on the green wedge</p> <p><u>1. Strong Urban Form</u> <i>No likely impacts identified.</i> No likely impact identified – as a new settlement it will be important that the scheme delivers a new place with its own character.</p> <p><u>2. Compactness</u> <i>Potential significant negative impacts from urban sprawl – would extend development beyond the confines of the ring road.</i> Policy promotes landscape buffers around the site and creating strategic green space to the west of the site to prevent coalescence with adjacent settlements and maintain the setting of the City and the village of Skelton and enabling the garden village to read as a standalone settlement. An element of urban sprawl is inevitable.</p>	<p>contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities.</p> <ul style="list-style-type: none"> - Ensure masterplanning is informed by clear appraisal and understanding of the site’s characteristics (in particular views appraisal) and that future development is contextually relevant and references the best in contemporary placemaking. - Impact on compactness and on the setting of the city could be mitigated through sensitive masterplanning, reducing the scale of the overall site and/or increasing the green space buffer with the ring road. - An area of avoidance should be enforced to prevent coalescence with Skelton - Further archaeological investigation by geophysical survey and evaluation trenching is needed to provide further
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										<p>3. Landmark Monuments <i>Development may obscure or impact on views of the Minster and other features. No reference to views in policy – this should be addressed and informed by views analysis. Views of Minster should be retained in new development.</i></p> <p>4. Architectural Character <i>Poor architectural design, including inappropriately tall buildings, would be detrimental to the generally high quality of buildings and craftsmanship in York. Policy makes no mention of design aspirations - site should create an independent identity informed by contextual appraisals and the best of contemporary placemaking.</i></p> <p>5. Archaeological complexity <i>Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features. Development which removed the visible inherited historic grain would be detrimental to the area. The potential loss of the farm within the site will remove remaining agricultural character from the area. No policy reference to archaeological investigation or mitigating measures – this should be addressed. Non-intrusive desk based assessment and geophysical survey in progress. See mitigation measures for further actions.</i></p> <p>6. Landscape and Setting <i>Development may obscure or impact on views towards the city and outwards across the rural landscape. No reference to views in policy, although views into the site are to be protected by a strategic greenspace to the west, reducing its physical/visual proximity to Skelton. Note that landscape and setting has already been</i></p>	<p>information and evidence to the archaeological record. Mitigation by recording and avoidance.</p> <ul style="list-style-type: none"> - Inspection of ridge and furrow should take place to decide which areas merit preservation as part of open space. - 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. - Information on any archaeological features or deposits should also, if possible, be presented in some form to local residents to enhance knowledge. - 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. - Low density housing and buffering/landscaping to
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												<p>compromised by the location of the retail park.</p> <p><i>Potentially significant negative impact through development creating an urban corridor due to its location opposite Clifton Moor Retail Park.</i></p> <p><i>Potential harm to setting/character of Site of Local Interest for species rich grassland.</i></p> <p><i>Further erosion of setting of Skelton</i></p> <p>Policy promotes landscape buffers around the site to prevent coalescence with adjacent settlements and maintain the setting of Skelton. Further greenspace buffers to the south of the site would help to create distance between this development and the City itself, with the development reading as a standalone settlement. Local green assets, trees and hedge lines remain protected through policy. An element of urban sprawl is inevitable.</p>	<p>the rural edges may soften the urban character of the new development, particularly towards Skelton</p> <p>-</p>
<p>Policy SS13 Land West of Elvington Lane (formerly Policy SS5: Whinthorpe Area of Change) Site ref ST15</p>	<p>○</p>	<p>○</p>	<p>-</p>	<p>○</p>	<p>-</p>	<p>-</p>	<p>○</p>	<p>-</p>	<p>○</p>	<p>-</p>	<p>Formerly Policy SS5: Whinthorpe Area of Change The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS13 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>The development of Land West of Elvington Lane supports the local plan vision in delivering a new sustainable garden village. Policy no longer advocates production of an SPD; it will be essential that sufficient appraisal and understanding is undertaken to inform a masterplan which responds well to its context and delivers a new place with its own character.</p> <p>This large incursion into the open countryside would clearly affect the openness of the green belt in this location and, as a consequence, result in harm to certain elements which contribute to the special character and setting of the historic city.</p>	<p>- Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities.</p> <p>- Ensure development is informed by clear appraisal and understanding of the site's characteristics (in particular views appraisal), and that future development masterplanning is contextually relevant and</p>	

										<p><u>Strong Urban Form</u> <i>No likely impacts identified.</i> No likely impact identified – refer to compactness below.</p> <p><u>Compactness</u> The size of this settlement and its location has been amended to better reflect the relationship which York has with its surrounding villages – an element which has been identified as being part of the character of the City. Potentially, the degree of harm impacted from this development may be far less than would be caused should the housing in this settlement be located, instead, on the edge of the existing built-up area of the City or within the villages surrounding the main built up area. A strategy in which part of York’s development needs are met in new freestanding settlements beyond the ring road might help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements. <i>Potentially negative impact on compactness, although existing field margin suggests a separate settlement rather than an extension to York itself.</i> Policy requires a significant buffer to the A64, in order that the development reads as a separate settlement, and sits within its own landscape context. <i>Potential to harm experience of views to the city centre by providing another focus.</i> No reference to wider views analysis – this should be addressed.</p> <p><u>Landmark Monuments</u> <i>Development may obscure or impact on views of the</i></p>	<p>references the best in contemporary placemaking.</p> <ul style="list-style-type: none"> - Further archaeological investigation by geophysical survey and evaluation trenching is needed to provide further information and evidence to the archaeological record. Mitigation by recording and avoidance. - Inspection of ridge and furrow should take place to decide which areas merit preservation as part of open space. - 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. - 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. - Information on any archaeological features or deposits should also, if possible, be presented in
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										<p><i>Minster and other features.</i> Policy references maintaining views of the Minster through creation of appropriate strategic greenspace. No reference to views more widely – this should be addressed and informed by views analysis.</p> <p><u>Architectural Character</u> <i>Poor architectural design, including inappropriately tall buildings, would be detrimental to the generally high quality of buildings and craftsmanship in York.</i> Policy advocates high design standards in relation to settlement form but makes no mention of design aspirations in terms of massing/height/density/layout - site should create an independent identity informed by contextual appraisals and the best of contemporary placemaking.</p> <p><u>Archaeological Complexity</u> <i>Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.</i> <i>Development which removed the visible inherited historic grain would be detrimental to the area.</i> <i>The potential loss of the farms within the site will remove agricultural character from the area.</i> No reference to archaeological investigation or mitigating measures Refer to adjacent column for further action.</p> <p><u>Landscape and Setting</u> <i>Significantly negative impact on setting of the city by development encroaching up to the ring road. Changes the relationship between the southern edge of York and the surrounding open countryside.</i> ST15 would be a distinct, freestanding settlement, close to the City's fringe. It would lie close to the outskirts of Elvington and Heslington. The relationship of York to its surrounding</p>	<p>some form to local residents to enhance knowledge.</p> <ul style="list-style-type: none"> - 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. - Carefully designed landscaping and buffering, alongside high tree cover, should help protect the development's rural setting. - Information should be provided within the development on the significance of the nearby SINC/SSSI sites as well as historic features. - Mitigate impacts on biodiversity, in particular on Heslington Tilmire and Lower Derwent Valley SPA/Ramsar and Elvington Airfield SINC
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										<p>settlements is a key element of the City's character. Policy requires a significant buffer to the A64, in order that the development reads as a separate settlement, and sits within its own landscape context. Reducing the settlement size and/or moving further from the ring road/Heslington may further reinforce the development as a free-standing settlement.</p> <p><i>Development may obscure or impact on views of the Minster and other features, including the Wolds. No reference to views – this should be addressed and informed by views analysis.</i></p> <p><i>Negative impact of new access point from A64 on rural setting of York, due to potentially substantial land take. No reference to impact of access – this should be addressed and informed by further assessment.</i></p> <p><i>Potential negative impact on SINC/SSSI sites without appropriate mitigation. Policy seeks to avoid adverse impacts on Heslington Tilmire SSSI and the Lower Derwent Valley SPA/Ramsar, recommending the incorporation of a new buffer of wetland habitats and incorporating a barrier to the movement of people and domestic pets on to the SSSI. Requires impacts on biodiversity to be managed through a mitigation hierarchy - avoidance, mitigation or, as a last resort, compensation. Any measures need to be implemented from year 1 to allow for the successful establishment of habitats prior to the commencement of development.</i></p> <p><i>Potentially negative impact on existing recreational routes, including the Minster Way. Ensure that future development masterplanning is contextually relevant, and avoids the Minster Way.</i></p>	
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<p>Policy SS14: Terry's extension site 1 Site ref ST16</p>					<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS14 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>Extension site 1 aims to deliver 22 dwellings, with specific policy reference given to the need to achieve high quality urban design which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit. The site sits within the Terry Factory Conservation Area. The Head Office Building and Time Office Block are Grade II Listed Buildings. The buildings have strong architectural and historical significance as well as having group value. They are the most complete factory structures representing the importance of the confectionary business in York.</p> <p>1. Strong Urban Form <i>No likely impacts identified.</i> No likely impact identified – refer to compactness below.</p> <p>2. Compactness <i>While introducing new uses into the area, development will have little impact on compactness given that it re-uses a previously developed site. Site has the potential to create its own sub-area and identity.</i> Noted – impact is likely to be neutral.</p> <p>3. Landmark Monuments <i>Development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. It may also have a detrimental impact on the character of the conservation area in general.</i></p> <p>Development is limited to conversion of existing Clock</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site's characteristics (in particular the relevant conservation area appraisal and views appraisal) and that future development is contextually relevant and references the best in contemporary placemaking. - In any development proposal it is important to respect and reflect the historic importance of Terry's and its business and cultural associations in the way in which the buildings are converted and new buildings designed (Terry's Development Brief rev. vers. 2009). - Non-intrusive
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								<p>Tower. Policy supports new development which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit, and which complements existing views to the factory and clock tower.</p> <p>4. Architectural character <i>Inappropriate development surrounding the factory buildings, particularly in terms of height and architectural character, may detract from the architectural significance of the former factory buildings. Further information needed on re-development proposals</i></p> <p>Development is limited to conversion of existing Clock Tower. Impact on architectural character is neutral.</p> <p>5. Archaeological complexity <i>Pockets of archaeology may survive on site. Development and intrusive investigation on this site would have a destructive impact on any surviving archaeological deposits.</i></p> <p>Impact will be dependent on implementation. Mitigation measures (archaeological investigation) should be applied.</p> <p>6. Landscape and setting. <i>No likely impacts identified.</i> No likely impact identified. Development is limited to conversion of existing Clock Tower</p>	<p>archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site.</p> <ul style="list-style-type: none"> - Some building recording work has taken place. Opportunity to request high quality craftsmanship– in particular reflecting designs found on the factory buildings. - Further archaeological investigation by trial trenching is needed in recently cleared areas of the site to assess the nature and significance of any remaining archaeological deposits. -
<p>Policy SS14: Terry's extension site 2 Site ref ST16</p>	<p>○</p>	<p>○</p>	<p>○</p>	<p>--</p>	<p></p>	<p>○</p>	<p>-</p>	<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS14 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate

								<p>Extension site 2_aims to deliver 33 dwellings, with specific policy reference given to the need for a development of strong architectural merit given the proximity to the fmr Terry’s site and entry point to the city. This site adjoins the boundary of the Racecourse and Terry Factory Conservation Area. The Head Office Building and Time Office Block opposite this site are Grade II Listed Buildings. The buildings have strong architectural and historical significance as well as having group value. They are the most complete factory structures representing the importance of the confectionary business in York.</p> <p><u>1. Strong Urban Form</u> <i>No likely impacts identified.</i> No likely impact identified – refer to compactness below.</p> <p><u>2. Compactness</u> <i>While introducing new uses into the area, development will have little impact on compactness given that it re-uses a previously developed site. Site has the potential to create its own sub-area and identity.</i> Noted</p> <p><u>3. Landmark Monuments</u> <i>Development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. It may also have a detrimental impact on the character of the conservation area in general. Inappropriate development may obscure landmarks from view or detract from their dominance in the landscape.</i></p> <p>Policy notes the proximity to buildings of significant heritage value and the location of the site on an approach into the city. It further references the desire to conserve and enhance the special character and</p>	<p>and minimise harm as well as maximise enhancement opportunities.</p> <ul style="list-style-type: none"> - Ensure development is informed by clear appraisal and understanding of the site’s characteristics (in particular the relevant conservation area appraisal and views appraisal) and that future development is contextually relevant and references the best in contemporary placemaking. - In any development proposal it is important to respect and reflect the historic importance of Terry’s and its business and cultural associations in the way in which the buildings are converted and new buildings designed (Terry’s Development Brief rev. vers. 2009). - Non-intrusive archaeological investigation should precede any archaeological excavation to assess the nature and significance of any
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							<p><i>openness of the locality.</i></p> <p>Terry's Clock Tower and adjacent factory buildings, located as they are in the Green Belt, are a significant landmark when approaching the City from the south. The Conservation Area statement notes that the main elements of the area's character and appearance are the cluster of buildings set in open landscape; and the buildings of the Terry's factory rising out of their parkland setting. Modern housing has extended along on Bishopthorpe Road, increasing the urban fringe southwards. Policy guides development of 'strong architectural merit' within the context of design principles set by the wider Terry's development, including that it should be low in height. Further, policy principles seek to retain existing vegetation and provide additional appropriate treatment on the southern and eastern boundaries. An open landscape to the south means that the site has both an urban and rural setting. If sympathetically done as guided by policy, development may help maintain this buffer and neutrally impact on openness and setting of the city.</p>	
<p>Policy SS14: Terry's extension site 3 Site ref ST16</p>							<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS14 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>Extension site 3 aims to deliver 56 dwellings, with specific policy reference given to the need to retain and enhance the formal gardens area adjacent to the site, achieve high quality urban design which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit, and complement existing views to the factory and clock tower. The site sits within the Terry Factory Conservation Area. The Head Office</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the

								<p>Building and Time Office Block are Grade II Listed Buildings. The buildings have strong architectural and historical significance as well as having group value. They are the most complete factory structures representing the importance of the confectionary business in York.</p> <p><u>1. Strong Urban Form</u> <i>No likely impacts identified.</i> No likely impact identified – refer to compactness below.</p> <p><u>2. Compactness</u> <i>While introducing new uses into the area, development will have little impact on compactness given that it re-uses a previously developed site. Site has the potential to create its own sub-area and identity.</i> Noted – impact is likely to be neutral.</p> <p><u>3. Landmark Monuments</u> <i>Development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. It may also have a detrimental impact on the character of the conservation area in general. Inappropriate development may obscure landmarks from view or detract from their dominance in the landscape.</i></p> <p>Policy notes the proximity to buildings of significant heritage value and the location of the site in relation to the wider city. It further references the desire to conserve and enhance the special character and appearance of the Tadcaster Road and The Racecourse and Terry’s Factory Conservation Areas The heights of new builds must reflect the dominance/importance of the landmark structures.</p> <p><u>4. Architectural character</u></p>	<p>site’s characteristics (in particular the relevant conservation area appraisal and views appraisal) and that future development is contextually relevant and references the best in contemporary placemaking.</p> <ul style="list-style-type: none"> - In any development proposal it is important to respect and reflect the historic importance of Terry’s and its business and cultural associations in the way in which the buildings are converted and new buildings designed (Terry’s Development Brief rev. vers. 2009). - Non-intrusive archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site. - Some building recording work has taken place. Opportunity to request high quality craftsmanship– in particular reflecting
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									<p><i>Inappropriate development surrounding the factory buildings, particularly in terms of height and architectural character, may detract from the architectural significance of the fmr factory buildings. Further information needed on re-development proposals</i></p> <p>There is an opportunity to create well designed housing which could reflect some of the wider site's character while also creating an independent identity. Policy guides development of 'strong architectural merit' within the context of design principles set by the wider Terry's development. If sympathetically done within the context of the CAA and Terry's brief, development may have a positive impact on the variety of architectural character in general. These measures will help to ensure that the development of this site takes place in a manner which reflects its sensitive location.</p> <p><u>Archaeological complexity</u> <i>Pockets of archaeology may survive on site. Development and intrusive investigation on this site would have a destructive impact on any surviving archaeological deposits.</i></p> <p>Impact will be dependent on implementation. Mitigation measures (archaeological investigation) should be applied.</p> <p><u>Landscape and setting</u> <i>Development may potentially impact upon views from nearby areas of the factory and racecourse site, and the openness of the locality. Development will slightly reduce the distance between Bishopthorpe and the urban area of York but significant green space still exists between the two.</i></p>	<p>designs found on the factory buildings.</p> <ul style="list-style-type: none"> - Further archaeological investigation by trial trenching is needed in recently cleared areas of the site to assess the nature and significance of any remaining archaeological deposits. - Green buffering to the southern boundary may lessen the impact of the development on the rural edge. -
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										<p>The southern boundary of the site is adjacent to a green wedge. Modern housing has extended along on Bishopthorpe Road, increasing the urban fringe southwards. Policy guides development of 'strong architectural merit' within the context of design principles set by the wider Terry's development, including that it should be low in height. Further, policy principles seek to retain existing vegetation and provide additional appropriate treatment on the southern and eastern boundaries. An open landscape to the south means that the site has both an urban and rural setting. If sympathetically done as guided by policy, development may help maintain this buffer and neutrally impact on openness and setting of the city.</p> <p>The factory site contains many mature trees and a former employee's garden within the site boundary, which policy advises should be retained and enhanced.</p>	
<p>Policy SS15: Nestle South Site ref ST17</p>									<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS15 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>ST17 is promoted as an urban development site, delivering 863 new homes across 2 phases, masterplanned and delivered in accordance with stated policy principles, including that high quality urban design should respect the character and fabric of the site's factory buildings of distinction, retain mature tree line along Haxby Road, protect the setting of the site and maximise connectivity to surrounding green infrastructure. The buildings on the eastern side of this site lie within The Nestle/Rowntree Factory Conservation Area. The Joseph Rowntree Memorial Library on Haxby Road is a Grade II Listed Building.</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site's characteristics (in particular the relevant conservation area appraisal and views 	

										<p>1. Strong Urban Form <i>No likely impacts identified.</i> No likely impact identified</p> <p>2. Compactness <i>Development here would have a negligible impact on the concentric form of the city as it is re-using a pre-developed site.</i></p> <p><i>Development of the southern part of the site may erode some of the distinctiveness and identity of the factory area.</i></p> <p>Policy recognises the distinctive character of this part of the city and requires new development to respect the character and fabric of the factory buildings of distinction. It further identifies the importance of the tree line along Haxby Road and the importance of protecting the setting of the site - mature trees, railings and ornamental planting around the edge of the site form a strong boundary, reducing the impact of the large factory buildings within and giving the impression of a factory within a landscaped setting. Within this policy context (including reference to the Conservation Area Appraisal) sympathetic development is unlikely to harm the setting of the site.</p> <p>3. Landmark Monuments <i>Inappropriate development on this site may detract from the prominence of landmark buildings on site and 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.</i></p>	<p>appraisal) and that future development is contextually relevant and references the best in contemporary placemaking.</p> <ul style="list-style-type: none"> - Maintaining strong boundaries on the site will assist in preserving the identity factory area. - Some building recording work has taken place. Opportunity to request high quality craftsmanship— in particular reflecting designs found on the factory buildings - Non-intrusive archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site. - Further archaeological investigation by watching brief or trial trenching is needed to assess the nature and significance of any remaining archaeological deposits.
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										<p>The buildings on the eastern side of this site lie within The Nestle/Rowntree Factory Conservation Area. The Joseph Rowntree Memorial Library on Haxby Road is a Grade II Listed Building. Policy recognises the distinctive character of this part of the city and requires new development to conserve and enhance the special character and/or appearance of the Nestle/Rowntree Factory Conservation Area, respect the character and fabric of the 'factory buildings of distinction' including those on Haxby Road frontage including the library.</p> <p>The Conservation Area has a very limited number of important townscape views, but to the south views extend towards York Minster, an important visual and symbolic link between the historic city and the more modern factory site. There is an opportunity to frame this view in any new development, opening it up to the site's new residents. This offers the potential to further enhance this character element.</p> <p><u>4. Architectural Diversity</u> <i>Although not listed, inappropriate development surrounding the extant factory buildings may detract from their local significance. Poorly designed housing will have a negative impact on the city in general. Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</i></p> <p>Policy recognises the distinctive character of this part of the city and requires new development to conserve and enhance the special character and/or appearance of the Nestle/Rowntree Factory Conservation Area, requires new development to respect the character and fabric of the 'factory buildings of distinction' including those on Haxby Road frontage including the library. There is an opportunity to create well designed housing which could</p>	
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										<p>reflect some existing character while also creating an independent identity. Sympathetic development 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.</p> <p><u>5. Archaeological Complexity</u> <i>Development and intrusive investigation on this site would have a destructive impact on any surviving archaeological deposits.</i></p> <p>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. No policy reference. Impact will be dependent on implementation. Mitigation measures (archaeological investigation) should be applied.</p> <p><u>6. Landscape and Setting</u> <i>Minster visible from Haxby Road approach to the city. The site is bordered by land belonging to Bootham Stray, and, to the south, by a cycleway and trees along the disused railway line.</i></p> <p>Policy guides development to protect the setting of the site and maximise connectivity to surrounding green infrastructure. Development has the potential to enhance this characteristic.</p>	
<p>Policy SS16: Land South of Tadcaster Road, Copmanthorpe Site ref ST31</p>										<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS16 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p>	<p>- Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate</p>

								<p>ST17 is promoted as an urban extension development site, delivering 158 dwellings, masterplanned and guided by stated planning principles, including: the creation of new area of open space, extending and enhancing the local green infrastructure corridor and buffering the railway line, and; reflecting the site's topography to minimise the development's visual impact.</p> <p><u>1. Strong Urban Form</u> <i>No likely impacts identified.</i> No likely impact identified</p> <p><u>2. Compactness</u> <i>No likely impacts identified.</i> No likely impact identified</p> <p><u>3. Landmark Monuments</u> <i>No likely impacts identified.</i> No likely impact identified</p> <p><u>4. Architectural Diversity</u> <i>Poorly designed housing will have a negative impact on Copmanthorpe and the city in general. Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</i></p> <p>Policy is not specific about the expected quality of urban design/architecture, however development will be masterplanned within the context of wider plan policies, (specifically section 8). In its current drafting the impact of policy is likely to be neutral. Strengthening design aspirations in policy principles would help steer locally distinctive development.</p> <p><u>5. Archaeological Complexity</u> <i>The site was disturbed during works to the road approx 20 years ago. Archaeological potential is expected to be</i></p>	<p>and minimise harm as well as maximise enhancement opportunities.</p> <ul style="list-style-type: none"> - Policy should establish design standards to ensure development is informed by clear appraisal and understanding of the site's characteristics (in particular views appraisal) and is contextually relevant and references the best in contemporary placemaking. - Appropriate archaeological mitigation strategies should be undertaken as part of the planning process. This will include a desk based assessment to establish the extent of disturbance on site and identify any areas which may retain archaeological potential. Some level of disturbance through archaeological evaluation will be unavoidable. - Mitigation of impact on landscape and setting is unlikely since it is the openness that provides this characteristic. Advocate retaining a
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												<p><i>low. Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.</i></p> <p>6. Landscape and Setting <i>The loss of open fields between the northeast boundary and the A64 would reduce this distinct residential/arable relationship, and increase the association with the A64 and development within the ring road such as the Askham bar park and ride. Development would have a detrimental impact on the separation between Copmanthorpe and the urban fringe.</i></p> <p>The site maintains a distance between Copmanthorpe and York. Copmanthorpe is a large but clearly defined village. It has been extended over many decades, but it has distinct boundaries with its rural agricultural context. This site is perceived as being very much a part of the swathe of open countryside to the south of the ring road. The relationship of York's distinct, defined villages (such as Copmanthorpe) with the City is an important aspect contributing to the special character of York. This Allocation would bring Copmanthorpe 175 metres closer to the edge of the City and would reduce the gap between York and the village to less 1km. This would detrimentally impact on the setting of the village and separation with the urban fringe, resulting in harm to the special character and setting of the City. Mitigation of impact on landscape and setting is unlikely since it is the openness that provide this characteristic. The scale of impact will be, in some part, dependent on implementation.</p>	<p>substantial degree of foreground and recreate generous tree edge to village.</p>
<p>Policy SS17: Hungate Site ref ST32</p>											<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS17 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p>	<p>- Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design</p>	

		<p>ST32 is an urban development site, delivering 328 dwellings, with agreed site masterplanning through existing outline and full planning consents. ST32 reflects the remaining capacity at the site to be delivered during the outstanding phases of development. In line with the Hungate Development Brief vision, ST32 must be of the highest quality which adds to the vitality and viability of the city centre, is safe and secure, and which promotes sustainable development. Design should respect local amenity and character whilst being imaginative and energy-efficient.</p> <p><u>1. Strong Urban Form</u> <i>The site is located on the fringes of the city centre. Medieval (and earlier) street patterns exist in the Aldwark area immediately adjacent to this site. Re-development may not be in-keeping with the historic grain of surrounding areas.</i></p> <p>The development brief draws on the area's historic grain, and earlier phases of development reflect these on plan. There is an opportunity for future phases to reference historic street patterns, giving new development historic context.</p> <p><u>2. Compactness</u> <i>The site is located just outside the city centre and is bounded by the River Foss. Re-development here would have a positive impact on the compactness of the city.</i></p> <p>Noted</p> <p><u>3. Landmark Monuments</u> <i>Views of the Minster may be possible from the site - Potential opportunity to enhance any views of landmark monuments. The City Walls (SAM) lie close to the site as</i></p>	<p>and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities.</p> <ul style="list-style-type: none"> - Policy should establish design standards to ensure development is informed by clear appraisal and understanding of the site's characteristics (in particular the Conservation Character Appraisal and relevant views appraisal), is contextually relevant and references the best in contemporary placemaking. - Further archaeological analysis and mitigation required.
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													<p><i>do many listed buildings. A Grade II* listed building (The Black Swan) is located within the site boundary. Development may have a negative impact on the setting of this building in particular and adjacent listed buildings.</i></p> <p>Policy advises that design should respect local character, within the context of the Hungate Development Brief and adjacent Central Historic Core Conservation Area. The Brief confirms that, from certain parts of the site, particularly from upper floors, York Minster can be seen to the north west. It is visible from the elevated footway adjoining Rowntree Wharf. These existing views are important and should be retained, where possible, and preferably, enhanced. Opportunities to frame or present new views of these landmark buildings to the general public should be utilised. Other important views to be retained, include the 1890 Grade II refuse chimney at Foss Islands Road, Rowntree Wharf and various attractive church spires.</p> <p><u>4. Architectural Diversity</u> <i>The site is bounded by the Core Conservation Area. Inappropriate development may impact upon the setting of the core area.</i></p> <p><i>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</i></p> <p>Policy recognises the distinctive character of this part of the city and requires new development to respect the special character and appearance of the adjacent Central Historic Core Conservation Area. There is an opportunity to create well designed housing which could reflect some existing character while also creating an independent identity. With the exception of the Black Swan public house the current buildings in the Hungate</p>	
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													<p>area are generally of little great architectural value, and some actually detract from the character and appearance of the adjacent Conservation Area. Comprehensive redevelopment therefore represents a unique opportunity to enhance the setting of the adjacent Conservation Area through contemporary design solutions. Sympathetic development 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.</p> <p><u>5. Archaeological Complexity</u></p> <p><i>The site lies within the main Area of Archaeological Importance. The area is known to contain roman burials and evidence of industrial activity and Anglo-Scandinavian settlement and industrial activity. The site was settled in the medieval period and also contained a church, cemetery and friary while in the post-medieval period it was generally used for industrial activity.</i></p> <p><i>The Ove Arup Development Study suggests that the site may contain high quality, wet and dry deposits to depths of 7m.</i></p> <p><i>Re-development of the site would have a destructive impact on any surviving archaeological deposits.</i></p> <p><u>6. Landscape and Setting</u></p> <p><i>The site is located next to the River Foss. Redevelopment of the site may reveal new views of the river.</i></p> <p>The Hungate Development Brief states that the riverside should become one of the focal areas of the scheme and its potential should be recognised within the overall design of routes and public spaces, orientation of</p>	
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													<p>buildings and location of different uses. To interact with the river and make full use of this public space, buildings should face onto the proposed riverside walk. The location of public spaces, buildings and uses will have regard to the findings of the background archaeological, landscape and ecological surveys, and these issues should be addressed in working up proposals for the site.</p>	
<p>Policy SS18: Station Yard, Wheldrake Site ref ST33</p>												<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS18 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>ST33 is a village extension development site, delivering approximately 147 dwellings of ‘high design standard’ which will be an appropriate extension to Wheldrake whilst maintaining the character of the village. Policy also advocates that development conserve and enhance the special character and appearance of the adjacent Wheldrake Conservation Area, establish a landscape setting given the open fields to the south of the site and provide additional amenity green space.</p> <p><u>1. Strong Urban Form</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>2. Compactness</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>3. Landmark Monuments</u> <i>The site makes a neutral contribution to this</i></p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Policy should establish design standards to ensure development is informed by clear appraisal and understanding of the site’s characteristics (in particular the Conservation Character Appraisal and relevant views appraisal), is contextually relevant and references the best in contemporary placemaking. - Non-intrusive archaeological investigation should 	

								<p><i>characteristic.</i> No likely impacts identified.</p> <p><u>4. Architectural Diversity</u> <i>Development may have a negative impact on the character and setting of Wheldrake Conservation Area. Development may be visible from the western approach to the village/conservation area. Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</i></p> <p>Policy recognises the distinctive character of this part of the city and requires new development to conserve and enhance the special character and appearance of the adjacent conservation area and the character of the wider village of Wheldrake. Local distinctiveness should be reinforced where this makes a positive contribution to character. Sympathetic development may have a positive impact on the variety of architectural character in general.</p> <p><u>5. Archaeological Complexity</u> <i>The site has some potential to contain archaeological deposits particularly relating to Wheldrake village and agricultural practices. The line of the former Derwent Valley Light Railway (1912) runs along the western edge of the site and through the south-west corner. Development and archaeological investigation of the site would have a destructive impact on any surviving remains or landscape features.</i></p> <p><u>6. Landscape and Setting</u> <i>The northern end of South Ruddings Lane will lose its remaining rural nature/views if development takes place on the proposed site. The main part of the lane leading</i></p>	<p>precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site.</p> <ul style="list-style-type: none"> - 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. - Landscaping and green screening may assist in maintaining the rural nature of the lane.
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										<p><i>south from the village should remain unaffected.</i></p> <p>Policy advocates the site establish a landscape setting, given the open fields to the south of the site. Partial minor harm may occur in relation to the potential loss of part of the rural nature of South Ruddings Lane.</p>	
<p>Policy SS19: Queen Elizabeth Barracks Site ref ST35</p>										<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS19 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>ST35 is a rural development site, made available for development following the disposal of the Queen Elizabeth Barracks site. The site will deliver 578 dwellings. Policy guides development within the context of the site's historic environment, with development of a 'high design standard' and distinct identity, reflecting its context. Policy further advocates archaeological evaluation.</p> <p><u>1. Strong Urban Form</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>2. Compactness</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>3. Landmark Monuments</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified. See below re gaps in contextual appraisal.</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Appraisal of the existing grain of the site, its buildings and open space, to better understand what defines its character, identifying what is special and worthy of conservation/enhancement. Ensure site's military heritage is not lost. This is important to inform further master planning work to minimise impact on the historic character and nature of the area and greenbelt. - Ensure development is informed by clear appraisal and understanding of the

										<p>4. Architectural Diversity <i>Development may have a negative impact on the character and setting of Strensall village. Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</i></p> <p>There are no listed buildings or conservation areas currently designated within this site. However, as access to the site has always been restricted, no detailed assessment of the existing buildings has been carried out to determine whether buildings merit designation. As is set out in supporting text, Historic England recommend that use is made of their pre-application assessment service so that the issue of designation can be addressed.</p> <p>Although this site is associated with Strensall by way of its proximity to the southern extent of the village, it is far removed from the village centre, and is of very different character. Policy recognises that the development should have a distinct identity from Strensall village.</p> <p>This was an important military site which played a wider role in its linkages to other military sites in the area and in the history of York's development as a garrison town. Policy recognises that the area shouldn't lose the story of its identity as a military site and that careful consideration should be given to the kind of area/place being created.</p> <p>In its current drafting the impact of policy is likely to be neutral/minor harm, although there are significant 'unknowns'. Contextual studies will be paramount in appraising the heritage value of the site, including its physical, historic and evidential value, helping to deliver</p>	<p>site's characteristics (particularly views appraisal), and that future development masterplanning is contextually relevant and references the best in contemporary placemaking.</p> <ul style="list-style-type: none"> - Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable - Through the pre-application process the buildings within the site should be assessed. - Reflect history of site and relationship to other military sites in the city through design scheme. - Provide interpretation plaques on site to explain military history / significance.
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									<p>a sympathetic and locally distinctive development.</p> <p><u>5. Archaeological Complexity</u> <i>There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to all periods.</i></p> <p><u>6. Landscape and Setting</u> <i>Long distance views may be possible to/from the site as shown in the Core Conservation Area Appraisal. With a site of this size it will be important to consider the impact it will have on the historic nature of the city. Suggest views appraisal is undertaken to inform site masterplanning.</i></p> <p><i>Despite the military nature of the site it retains a rural identity when viewed from Strensall Road. Impact of development may be detrimental to trees and the rural character within and surrounding the site.</i></p> <p>The site is located within the greenbelt; although the parcel of land proposed for allocation contains a high number of buildings, these are located in a spacious setting. Development is likely to result in a much greater density of buildings.</p> <p>The context of the barracks is essentially rural, therefore the presentation of the site to Strensall Road and Strensall common is sensitive and this characteristic should be retained or enhanced - it would be possible to mitigate this in the detail of the design, and open space and tree retention.</p> <p>Policy describes the development within its wider landscape context, and promotes the retention of good quality trees, where appropriate. Particular reference is made to means of better understanding the site's historic</p>	
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												<p>significance, and creating a development which reflects its landscape context and natural assets. The extent to which the development might impact on views would depend on the built detail and site layout. The further analysis described above would help create the context within which less impactful development could be delivered.</p>	
<p>Policy SS20: Imphal Barracks Site ref ST36</p>											<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS20 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>ST36 is an urban development site, made available for development following the disposure of the Imphal Barracks site. The site will deliver 769 dwellings. Policy guides development within the context of the site’s historic environment, with development of a ‘high design standard’ and distinct identity, reflecting its context adjacent to the Fulford Road Conservation Area. Policy further advocates archaeological evaluation.</p> <p><u>1. Strong Urban Form</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>2. Compactness</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>3. Landmark Monuments</u> <i>The Keep on Fulford Road is the most prominent and distinctive building within the conservation area Potential for The Keep to become ‘lost’ through inappropriately</i></p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Appraisal of the existing grain of the site, its buildings and open space, to better understand what defines its character, identifying what is special and worthy of conservation/enhancement, to see if any warrant listing and to assess their contribution to the conservation area. Ensure site’s military heritage is not lost. This is important to inform further master planning work to minimise impact on the historic character and nature of the area. 	

											<p><i>located/sized new buildings. 2 Grade II Listed buildings within the site and a listed/scheduled medieval monument adjacent to site on Fulford Road. Further listed buildings on Fulford Road opposite the SW corner of the site.</i></p> <p>Inappropriate development may have a detrimental effect on the setting of these listed buildings and scheduled monuments.</p> <p>4. Architectural Diversity <i>Military buildings of varying ages/use including The Keep – Listed Grade II. Part of the site falls within Fulford Road conservation area. Other buildings on the Fulford Road frontage within this site have been identified as buildings adding positive value to the conservation area via the Fulford Road conservation area appraisal. Poor design may impact on the setting of Listed Buildings and the character of the conservation area. Surrounding properties in Fulford and within the site are generally two-storey in height. Poorly designed housing will have a negative impact on Fulford, the conservation area and the city in general, particularly in terms of building height</i></p> <p>In its current drafting the impact of policy is likely to be neutral/minor harm, although there are significant ‘unknowns’. Contextual studies will be paramount in appraising the heritage value of the site, including its physical, historic and evidential value, helping to deliver a sympathetic and locally distinctive development.</p> <p>Policy notes that, as access to the site has always been restricted, no detailed assessment of the existing buildings has been carried out to determine whether further buildings merit designation. As is set out in supporting text, Historic England recommend that use is made of their pre-application assessment service so that</p>	<ul style="list-style-type: none"> - Ensure development is informed by clear appraisal and understanding of the site’s characteristics and context (particularly views/building height appraisal and ‘through route’ to the Stray), and that future development masterplanning is contextually relevant and references the best in contemporary placemaking. - Control height of surrounding building to maintain landmark stature of The Keep. - Appropriate archaeological mitigation strategies such as evaluation and monitoring programmes, should be undertaken as part of the planning process. Some level of disturbance through archaeological evaluation will be unavoidable - Reflect history of site and relationship to other military sites in the city through design scheme. - Provide interpretation plaques on site to explain
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											<p>the issue of designation can be addressed.</p> <p>This was an important military site which played a wider role in its linkages to other military sites in the area and in the history of York's development as a garrison town. Policy recognises that the area shouldn't lose the story of its identity as a military site and that careful consideration should be given to the kind of area/place being created.</p> <p>Opportunity to create well designed housing which could reflect some existing military character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.</p> <p>5. Archaeological Complexity <i>There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits dating from all periods. Development and intrusive archaeological investigation will have a detrimental impact on any surviving archaeological deposits.</i></p> <p><i>Separation of the barracks site and Walmgate Stray would have a detrimental impact on the historical link between the two areas.</i></p> <p><i>Potential loss of Military history/significance on the site and loss of association with other military related buildings in Fulford.</i></p> <p>Policy states that archaeological evaluation should be undertaken, consisting of geophysical survey and evactuation of trenches to identify the presence and assess the significance of archaeological deposits.</p> <p>The policy's supporting text recommends that further</p>	<p>military history / significance.</p>
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											<p>appraisal of the site's existing buildings and parade ground is carried out in order to inform future changes to the conservation area boundary/ There is a stated aspiration to retain the parade ground in any future scheme, to compliment the understanding of the history of the site.</p> <p><u>6. Landscape and Setting</u> <i>Any views of local features, Terrys, or to/from city centre may be impacted by development.</i></p> <p><i>There are a high number of very good quality trees on the site. Impact of development may be detrimental to trees and the rural character within and surrounding the site. Potential loss of trees/verge to Fulford Road if road is widened in relation to the development of the site.</i></p> <p>Policy advocates retaining all good quality trees, with appropriate deistance to tree canopy.</p> <p><i>Walmgate Stray lies adjacent. It is a UK Priority Habitat for semi-improved grassland and is currently under Higher Level Stewardship management. Increase in people, particularly dog walkers, on the Stray may lead to a change in land management i.e. no longer grazed which may lead to a deterioration of the grassland. Separation of the barracks site and Walmgate Stray would have a detrimental impact on the historical link between the two areas.</i></p> <p>Policy recognises the importance of the site's proximity with Walmgate Stray, and seeks to reduce impact from development by both providing alternative recreation space and undertaking further hydrological work. There is no requirement for closure of the recreational access through the site. Policy is less clear in its recognition of <u>historic linkages</u> between the Stray and fmr Barracks site</p>	
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<p>Policy SS21: Land south of Elvington Business Park Site ref ST26</p>												<p>and its evidential value. There is evidence of 1st world war training trenches on the Stray and this suggests that it would not be fitting to wall off any development from the stray as a link is important in terms of the historical context. Specific mention in policy alongside references to conserving and enhancing the conservation area/site's historic environment) would address this.</p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site's characteristics and context (particularly in relation to its setting in rural landscape/in relation to Elvington Arifield), and that future development masterplanning is contextually relevant and references the best in contemporary placemaking. - Strong landscape structure could reduce visual impact - Appropriate

							<p>No likely impacts identified.</p> <p><u>4. Architectural Diversity</u> <i>Poorly designed development/inappropriately tall buildings may have a negative impact on existing surrounding properties.</i></p> <p>Policy is not specific about the expected quality of urban design/architecture, however development will be brought forward within the context of wider plan policies, (specifically section 8). In its current drafting the impact of policy is likely to be neutral. Strengthening design aspirations in policy principles would help steer high quality contemporary development.</p> <p><u>5. Archaeological Complexity</u> <i>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 and intrusive archaeological investigation on this site would have a destructive impact on any surviving archaeological deposits.</i></p> <p>Policy requires further investigation of archaeological deposits on and around the site. This will improve contextual evidence. Further mitigating measures suggested.</p> <p><u>6. Landscape and Setting</u> <i>Development would result in the loss of a small portion of open land surrounding the airfield, and slightly reduce the distance between the Industrial Estate and farmsteads.</i></p>	<p>archaeological investigation such as trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.</p> <ul style="list-style-type: none"> - Historic boundaries should be retained/enhanced within any new development.
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														<p>Screening may partially assist in mitigating against the erosion of the semi-rural setting of the airfield, however a decrease in distance between the Industrial Estate and farmsteads would be inevitable.</p>
<p>Policy SS22: University expansion Site ref ST27</p>														<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS22 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>ST27 will provide 21,500sqm of B1b employment floorspace for knowledge based businesses, including research and science park uses and other higher education uses. A development brief will be prepared covering landscaping and design requirements.</p> <p>1. Strong Urban Form <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified</p> <p>2. Compactness <i>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, development would extend this up to the ring-road.</i></p> <p>The expansion of the university towards the ring road could harm the relationship which the historic city has to its surrounding villages. This relates both to the distance between settlements and to reading villages as free-standing, clearly defined settlements. There is concern that, in conjunction with the proposed new</p> <ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site's characteristics and context (particularly views), and that future development masterplanning is contextually relevant and references the best in contemporary placemaking. - Incorporate the design intentions/philosophy of Heslington East into the extended campus. - Non-intrusive archaeological assessment including a desk-based assessment, geophysical survey and

								<p>settlement ST15, the expansion of the university would effectively reduce the gap between the edge of the built-up area and this new settlement to 1.6km, with the potential for serious harm to the city's compactness.</p> <p><u>3. Landmark Monuments</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>4. Architectural Diversity</u> <i>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York. Poorly designed buildings will have a negative impact on the city in general.</i></p> <p>Policy seeks to enhance and continue the parkland setting of the existing university campus, with new buildings being of high design standard. The stated development brief will provide a design framework within which the university expansion will emerge – there is an opportunity to develop a scheme which represents the best of contemporary design.</p> <p><u>5. Archaeological Complexity</u> <i>Prehistoric-Romano-British settlement and activity known across the existing campus site to the north. This has already been mitigated against through excavation/recording prior to the construction of the new campus. Further archaeological features may exist outside the existing campus boundary.</i></p> <p><i>In the area south of the existing campus several non designated landscape features exist such field boundaries and ridge and furrow – condition unknown.</i></p> <p><i>Long Lane is shown as a track/boundary on the 1852</i></p>	<p>field walking and excavation of archaeological evaluation trenches must be carried out. The results will be used to assess the nature and significance of any archaeological deposits on site.</p> <ul style="list-style-type: none"> - The results of the geophysical survey and evaluation trenches should influence the layout of the development and inform archaeological mitigation strategies. - The impact of the development on the significance of archaeological deposits must be mitigated through a programme of archaeological excavation, community involvement, analysis, publication and archive deposition. - The precise extent and content of the mitigation strategy will depend on the content of the masterplan for the site. - The final development must incorporate interpretation of the archaeological and historic development of
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									<p><i>OS map although is not named.</i></p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features. Policy makes no reference to mitigating measures.</p> <p>6. Landscape and Setting <i>This area provides part of the rural edge setting and open countryside surrounding York. It has been identified as protecting the rural setting. Development would be detrimental to the landscape and setting of the city. Development across this site may erode the character and rural setting of the city visible from the ring road. The site will have a strong influence on the setting and context of Heslington East campus and views of it from the A64. The existing campus is designed to include views across the lake to open countryside beyond, which could be harmed. Development in this area is not directly next to Heslington, however it brings development closer to the rural community of Grimston.</i></p> <p>Development here will inevitably result in the loss of part of the rural setting of York, bringing development very close to the Ring Road. Buffering and green infrastructure may reduce its impact, but development will 'in principle' change the relationship which the southern edge of York has with the countryside to its south, and which the historic City of York has to its surrounding villages.</p> <p>Policy advises that an appropriately landscaped buffer is provided between the site and the A64 in order to mitigate heritage impacts and to maintain key views to the site from the south and its setting from the A64 to the south and east, and; any future scheme must enhance and continue the parkland setting of the existing</p>	<p>site in order to deliver public benefit and enhance knowledge of the site for residents.</p> <ul style="list-style-type: none"> - Move the eastern edge away from the ring road and buffer the site to push and screen the development from the ring road. - Significant green infrastructure to mitigate effects will be required. - Historic grain of landscape should be reflected in design of new development with any significant features incorporated as they are. - Green infrastructure required against the western edge of the development to mitigate against possible harmful impacts to views from the Conservation Area of Heslington. - Set the allocation further away from the footpath/lane and/or create a new landscape context for the footpath/lane. - Buffer and screen western edge of proposed site. Do not encourage any further development
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								<p>university campus, with new buildings being of a high design standard. Screening and landscaping may afford some protection to the rural view from the ring road.</p>	<p>further west to maintain gap with Heslington.</p> <ul style="list-style-type: none"> - Pull back from ring road to increase distance from Grimston/ST15.
<p>Policy SS23: Land at Northminster Business Park Site ref ST19</p>								<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS23 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>ST19 will provide 49,500sqm across the B1/B2/B8 uses, linked to the existing business park. The scheme should provide a high quality landscape scheme in order to mitigate impacts and screen the development, providing an appropriate relationship with the surrounding landscape. Attention should be given to the site's relationship with the countryside to the west of the site, to the southern boundary of the site, with Moor Lane and the village of Knapton.</p> <p><u>1. Strong Urban Form</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>2. Compactness</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>3. Landmark Monuments</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>4. Architectural Diversity</u></p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site's characteristics and context (particularly views), and that future development masterplanning is contextually relevant and references the best in contemporary placemaking. - Strong landscape structure could reduce visual impact from the ring road. - Reduce site boundary to increase gap with Knapton - Non-intrusive archaeological

							<p><i>Poorly designed development will have a negative impact on Knapton and the city in general. Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</i></p> <p>Policy is not specific about the expected quality of urban design/architecture, however development will be brought forward within the context of wider plan policies, (specifically section 8). In its current drafting the impact of policy is likely to be neutral. Strengthening design aspirations in policy principles would help steer high quality contemporary development.</p> <p><u>5. Archaeological Complexity</u> <i>There is no known archaeological evidence in this area but presumably the higher ground would have been favourable for early activity.</i></p> <p><i>The area was agricultural during the medieval and post-medieval periods associated with the village of Knapton.</i></p> <p><i>Several field boundaries within the site date to at least the mid 19th century.</i></p> <p><i>Northern boundary of the site forms the division between the parishes of Upper Poppleton and Rufforth with Knapton.</i></p> <p>Policy requires a desk based archaeological assessment to inform the site's masterplan. This will improve contextual evidence. Further mitigating measures suggested.</p> <p><u>6. Landscape and Setting</u> <i>This site contributes to the rural setting of York. However, the location of the Northminster Business Park has already impacted upon this setting to some degree.</i></p>	<p>investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site.</p> <ul style="list-style-type: none"> - 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.
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								<p><i>Further development in this area will remove a portion of countryside on the west side of the city. Development will further reduce the gap between Knapton. Development will also reduce the distance between urban nature of the business park and nearby outlying farms to the west of the city. Development impacts on rural setting and enjoyment of Moor Lane.</i></p> <p>The scale of development proposed is unlikely to have detrimental impact on the openness of the green belt within the context of the existing business park, and will retain the rural approach to the City along the A59.</p> <p>Development will extend further to the south than the existing business park. Policy recognises that attention should be given to the setting of the site within the wider landscape, its relationship to the west and south. However, without significant landscape buffering to the south, development would threaten the relationship with the village of Knapton, ringing it within 250 of the northern boundary of the village.</p>	
<p>Policy SS24: Whitehall Grange Site ref ST37</p>								<p>The Heritage Impact Appraisal (SITES) identifies a number of negative impacts likely as a result of developing in this location. Policy SS24 addresses these as follows (<i>HIA (SITES) comment in italics</i>, with HIA (POLICIES) response in normal text):</p> <p>ST37 will provide up to 33,330sqm for B8 storage use. Given the location of the site, within a green wedge between Clifton Moor to the west and New Earswick to the east, policy aims to maintain the open nature of the green wedge. Landscaping is integral to the development of ST37.</p> <p><u>1. Strong Urban Form</u> <i>The site makes a neutral contribution to this characteristic.</i></p>	<ul style="list-style-type: none"> - Implement this policy alongside others in the Plan (especially those contained within Section 8: Placemaking, Design and Culture) to mitigate and minimise harm as well as maximise enhancement opportunities. - Ensure development is informed by clear appraisal and understanding of the site's characteristics and context (particularly

							<p>No likely impacts identified.</p> <p><u>2. Compactness</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>3. Landmark Monuments</u> <i>The site makes a neutral contribution to this characteristic.</i> No likely impacts identified.</p> <p><u>4. Architectural Diversity</u> <i>Inappropriate scale or low quality architecture/ craftsmanship will have a detrimental effect on the architectural legacy of York in general. High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are commercial in nature.</i></p> <p>Impact dependent on implementation - -- there is an opportunity to develop a scheme which represents the best of contemporary design.</p> <p><u>5. Archaeological Complexity</u> <i>The site comprises a series of interconnecting pasture fields located around a complex of farm buildings.</i></p> <p><i>There is some potential for the site to contain archaeological deposits. The surrounding area contains several Roman temporary camps (2 are SAMS and are located c.400m to the south of this site). The area has also been shown to contain archaeological remains of prehistoric date.</i></p> <p><i>From the 1930s the site was occupied by initially a civil</i></p>	<p>views), and that future development masterplanning is contextually relevant and references the best in contemporary placemaking.</p> <ul style="list-style-type: none"> - Strong landscape structure could reduce visual impact, although is atypical of this landscape character type - Limits on building height/footprint to reduce visual impact of new development. - Non-intrusive archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site. - 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. - Development on the site should aim to retain the airfield features.
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							<p><i>airfield, which was taken over by the military during WWII. A limited number of airfield structures are still evident on the site including a set of dispersal pens which are arguably of national significance. Development on the site should aim to retain the airfield features.</i></p> <p><i>Listed milepost on the border of the site – Wiggington Road. Inappropriate development may have some impact on the setting of this monument.</i></p> <p>Policy makes no mention of site's potential historic interest - development may have a detrimental impact on any archaeological remains/heritage assets on the site.</p> <p>6. Landscape and Setting <i>Development of this site would bring the commercial area of Clifton Moor up to the ring road – however, the rural surrounds of the ring road in this area has already been compromised by existing commercial activity.</i></p> <p><i>Development of this plot would bring the commercial area of Clifton Moor closer to the western edge of New Earswick</i></p> <p><i>The site is part of a green wedge running towards the city. Development would narrow the wedge</i></p> <p>The site is located within a green wedge, an area defined as significantly important in preserving the special character and setting of the historic city of York. ST37 reflects approved planning consent for a large car storage area, surfaced with grasscrete, to retain a grass feel. However, when operational, some 2000 cars could be parked within the site. Although described as limited, the vehicle movements to and from the site will introduce a new activity within the site. The proposed office</p>	<ul style="list-style-type: none"> - Provide interpretation plaques on site to explain military history / significance.
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									<p>building is shown, indicatively, as 80mx30m and 2-storeys high. Again, while policy describes this as being of 'unobtrusive' design, read against the existing business park, it will be an entirely new feature within this site and wider landscape. The existing buildings interrupt the clarity of this section of the green wedge. In order to protect the effectiveness of the green wedge, any development should aim to reduce this effect, rather than add to it. The views of The Minster are a further characteristics of York, identified in the York Heritage Topic Paper. The site contributes to the openness associated both with views of the Minster and Bootham stray. The distant view of The Minster from Wigginton Road is not highlighted in the Local Plan background documents, however it does play a part in the historic setting of the city. Despite the slightly degraded landscape, the view is still, fundamentally, fairly typical i.e. a foreground of fields with The Minster in the distance. The proposed development would result in a significant change to the openness of the landscape in this location, undermining its future role as green belt and significantly impacting on landscape and setting.</p>	
Section 4: Economy and Retail										
Policy EC1: Provision of Employment Land	+	?	+	?	?	?	?	?	<p>The policy identifies sites and criteria to accommodate employment growth to 2032, with the City Centre remaining the focus for main town centre uses to protect its vitality and viability. In general, by identifying sites rather than responding to speculative planning applications, there is potential to manage the wider impact of development and to positively plan for how it can help to deliver social/cultural benefits through education or improved access to heritage assets, eg through CIL. This principle also has the potential to reinforce the city's compactness, reinforcing connectivity</p>	<ul style="list-style-type: none"> • Identify and incorporate views and reveal new views within proposed development design. • Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies

							and strengthening the mix of uses within the urban core – this will be reliant on sensitive design to deliver scale and massing appropriate to individual sites. As such, impact on other historic characteristics will be dependent on the nature of development and its implementation. The policy lists a number of sites for a range of town centre and other employment uses. These are subject to separate heritage impact appraisal – see HIA (SITES) document.	set out in Section 8 of the Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate and minimise harm as well as maximise enhancement opportunities.
Deleted Policy EC2: Economic Growth in the Health and Social Care Sectors							Policy deleted. Fmr EC2 established the policy context within which growth in the health and social care sectors could be managed. This content now forms part of new Section 6: Health and Wellbeing. (see below)	
Policy EC2: Loss of Employment Land (formerly Policy EC3: Loss of Employment Land)	○	○	○	○	○	○	The likely effects of this policy are unknown although depending on their location, loss of employment use may impact on principle 1 and 6 where they contribute to York’s character. Note that the loss of both designated and non-designated heritage assets would be managed through the Plan’s wider policy framework (see Section 8)	<ul style="list-style-type: none"> • Where appropriate, ensure that heritage statements are produced where development is proposed, to enable a better understanding of heritage assets affected.
Policy EC3: Business and Industrial Uses within Residential Areas (formerly Policy EC4 Business and Industrial Uses within Residential Areas)	-	-	-	-	○	○	Policy seeks to reduce or remove the impact of harmful business uses in residential areas. While policy permits such development only where it will not significantly harm the amenity of the surrounding area, relocating such uses may have the effect of removing character in some cases where a mix of uses adds interest to the city’s townscape. Many of the city’s landmark buildings are associated with its manufacturing heritage. Note that the loss of both designated and non-designated heritage assets would be managed through the Plan’s wider policy framework (see Section 8)	<ul style="list-style-type: none"> • Where appropriate, ensure that heritage statements are produced where development is proposed, to enable a better understanding of heritage assets affected. • Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies set out in Section 8 of the

									Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate and minimise harm as well as maximise enhancement opportunities.
Policy EC4: Tourism (formerly Policy EC5: Tourism)	-	o	-	-	o	o	By supporting the provision of quality visitor attractions, building on York’s existing cultural heritage, there is potential to improve access to and understand of York’s special character. The impact on the physical character of the city is less tangible, although by supporting attractions such as the National Railway Museum (amongst other landmark buildings/uses) there is potential too to protect aspects of the city’s urban form and architectural character. Other historic buildings may be given longevity through new creative uses.		
Policy EC5: Rural Economy (formerly Policy EC6: Rural Economy)	o	o	o	o	o	o	See also EC1. Impacts come from the scale and location of any development proposed and the implementation of policy as opposed to direct impacts from the policy. The impacts are therefore identified as neutral.	<ul style="list-style-type: none"> • Where appropriate, ensure that heritage statements are produced where development is proposed, to enable a better understanding of heritage assets affected. • Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies set out in Section 8 of the Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate and minimise harm as well as maximise enhancement opportunities. 	

Policy R1: Retail Hierarchy and Sequential Approach	+	++	○	+	○	○	<p>By continuing to focus growth on York City Centre, this policy further enhances the city's compactness. The survival of small specialist retail establishments is a significant contributor to the quality of the York experience. Architecturally there is a close fit between this use and the layout and fabric of many surviving historic buildings. Importantly, this characteristic maintains the authenticity of historic form. Concentrating town centre uses within existing centres helps to maintain the city's dense urban fabric and also helps urban villages retain their identity.</p>	<ul style="list-style-type: none"> • Where appropriate, ensure that heritage statements are produced where development is proposed, to enable a better understanding of heritage assets affected. • Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies set out in Section 8 of the Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate and minimise harm as well as maximise enhancement opportunities.
Policy R2: District and Local Centres and Neighbourhood Parades	+	++	○	+	○	○	<p>Policy R2 aims to manage the mix of uses within existing centres, protecting them from inappropriate development, and makes specific mention of the potential impact on the historic environment. The survival of small specialist retail establishments is a significant contributor to the quality of the York experience. Architecturally there is a close fit between this use and the layout and fabric of many surviving historic buildings. Importantly, this characteristic maintains the authenticity of historic form. Concentrating town centre uses within existing centres helps to maintain the city's dense urban fabric and also helps urban villages and rural communities retain their identity.</p>	<ul style="list-style-type: none"> • Ensure that heritage statements are produced where development is proposed, to enable a better understanding of heritage assets affected.
Policy R3: York City Centre Retail	+	++	○	+	○	○	<p>Policy R3 gives preference to locating town centre uses within York's city centre, and is clear that the re-use, reconfiguration and development of existing units should</p>	<ul style="list-style-type: none"> • Where appropriate, ensure that heritage statements are produced where

							<p>consider the site's historic context.</p> <p>Concentrating town centre uses within existing centres helps to maintain the city's dense urban fabric and also helps urban villages retain their identity.</p> <p>The survival of small specialist retail establishments is a significant contributor to the quality of the York experience. Architecturally there is a close fit between this use and the layout and fabric of many surviving historic buildings. Importantly, this characteristic maintains the authenticity of historic form.</p> <p>Policy supports improvements to public realm and city centre management, offering opportunities to benefit/better interpret the setting of landmark monuments and other heritage assets. Again, this would only be appropriate with due consideration to historic context.</p> <p>See also SS4: York Central/SS10: Castle Gateway</p>	<p>development is proposed, to enable a better understanding of heritage assets affected.</p> <ul style="list-style-type: none"> • Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies set out in Section 8 of the Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate and minimise harm as well as maximise enhancement opportunities.
Policy R4: Out of Centre Retailing	+	++	○	+	○	-	<p>Policy R4 gives preference to existing centres, making reference to the sequential test set out in R1. Concentrating town centre uses within existing centres helps to maintain the city's dense urban fabric and also helps urban villages and rural communities retain their identity.</p> <p>There is potential for harm to historic character and, particularly, the setting of the city through the development of unidentified out-of-centre retail locations. The open countryside and green belt supports a wide variety of different habitats and landscape elements, alongside affording long distance views, recreation routes and contributing to the setting of villages.</p>	<ul style="list-style-type: none"> • Ensure that heritage statements are produced where development is proposed, to enable a better understanding of heritage assets affected.
Section 5: Housing								

<p>Policy H1: Housing Allocations</p>	?	+	?	+	?	?	?	?	<p>H1 is a housing allocations policy, determining a list and phasing of housing sites to provide for housing need across the plan period. Refer to Strategic Sites above or HIA (SITES) document (where relevant) for full HIA appraisal.</p> <p>In general, the principle of allocating sites to accommodate housing need, rather than responding to speculative planning applications, has the potential to manage the wider impact of development and to positively plan for how it can help to deliver social/cultural benefits through education or improved access to heritage assets, eg through CIL.</p>	<ul style="list-style-type: none"> • Identify and incorporate views and reveal new views within proposed development design. • Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies set out in Section 8 of the Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate and minimise harm as well as maximise enhancement opportunities.
<p>Policy H2: Density of Residential Development</p>	○	+	○	+	○	○	+	○	<p>H2 takes a zoned approach to development density, supporting higher densities within 400m of a higher frequency public transport corridor. The policy also recognises that development should respond to its context and local character, including reference to conservation area appraisals where relevant. This principle has the potential to reinforce the city's compactness, reinforcing connectivity and strengthen the mix of uses within the urban core – this will be reliant on sensitive design to deliver scale and massing appropriate to individual sites. As such, impact on other historic characteristics will be dependent on the nature of development and its implementation.</p>	<ul style="list-style-type: none"> • Ensure that heritage statements are produced where development is proposed, to enable a better understanding of heritage assets affected. • Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies set out in Section 8 of the Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate

Deleted Policy H4: Housing Mix							Policy deleted. Content has been subsumed within Policy H3: Balancing the Housing Market.	
Policy H5: Gypsies and Travellers	○	○	○	○	○	-	H5 gives protection to existing sites/plots, identifies likely need for additional sites/plots over the plan period and sets out a number of allocated sites to provide for some of that need. Criteria are also included to guide site appraisal – these include the clause to conserve and enhance York’s historic character. The likely effects are predominantly likely to be neutral for this policy. However, it has been identified that there is the potential for minor harm to Characteristic 6: Landscape and Setting in relation to the openness and purpose of the greenbelt, should sites within this be considered for this use. The type and scale of these would be dependent upon the location of sites	<ul style="list-style-type: none"> • There is the potential to mitigate against harm to the landscape and setting of the city through the identification of suitable locations, in particular by avoiding those areas identified as Green Belt Character Areas. Need to ensure that landscape policy is implemented alongside this policy to mitigate any harmful impacts.
Policy H6: Travelling Showpeople	○	○	○	○	○	-	H6 gives protection to existing sites/plots, identifies likely need for additional sites/plots over the plan period and sets out a number of allocated sites to provide for some of that need. Criteria are also included to guide site appraisal – these include the clause to conserve and enhance York’s historic character. The likely effects are predominantly likely to be neutral for this policy. However, it has been identified that there is the potential for minor harm to Characteristic 6: Landscape and Setting in relation to the openness and purpose of the greenbelt, should sites within this be considered for this use. The type and scale of these would be dependent upon the location of sites	<ul style="list-style-type: none"> • There is the potential to mitigate against harm to the landscape and setting of the city through the identification of suitable locations, in particular by avoiding those areas identified as Green Belt Character Areas. Need to ensure that landscape policy is implemented alongside this policy to mitigate any harmful impacts.
Deleted Policy H6: Gypsy, Traveller and Showpeople Allocations							Policy deleted. Content has been subsumed within Policy H5: Gypsies ad Travellers and H6: Travelling Showpeople. .	

Policy H7: Student Housing	○	○	-	○	○	-	<p>Potential harm has been identified for characteristics 3 and 6, Landmark Monuments and Landscape and Setting respectively, particularly in relation to the provision of new housing development at the University of York's location on the green belt periphery (note: see also ED1, which asks that future provision of student accommodation on this site should take place within the campus).. The type and scale of these impacts would be dependent upon the type and location of any development.</p> <p>See also ED1: University of York /ED2: Campus West/ED3: Campus East and SH1: Land at Heworth Croft.</p>	<ul style="list-style-type: none"> • Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies set out in Section 8 of the Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate and minimise harm as well as maximise enhancement opportunities.
Policy H8: Houses in Multiple Occupation	○	+	○	+	○	○	<p>Policy has a neutral impact on strong urban form by preventing any current impacts from worsening. Policy has a potentially positive impact on the architectural character of the city and on its compactness as it is conserving existing housing stock and limiting pressures from new build development.</p>	n/a
Policy H9: Older Persons Specialist Housing	○	+	○	○	○	○	<p>The ease of accessibility to facilities and services advocated by the policy suggests a positive contribution to compactness. The impact on the other characteristics will depend on proposed design and the implementation of other policies in the Plan.</p>	<ul style="list-style-type: none"> • <u>Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies set out in Section 8 of the Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate and minimise harm as well as maximise enhancement</u>

								<u>opportunities.</u>
Policy H910: Affordable Housing	○	○	○	○	○	○	H109 requires a contribution towards affordable housing from all development sites of 2+. This is unlikely to have a direct impact on historic character.	<ul style="list-style-type: none"> Detailed masterplanning, the use of design briefs and/or design codes etc. should inform the development of identified locations. These should implement heritage policies set out in Section 8 of the Plan, alongside others (e.g. green infrastructure /archaeology) to mitigate and minimise harm as well as maximise enhancement opportunities.

4. Outcomes of the Local Plan Sites Appraisal –Allocated Strategic Sites

The Local Plan Pre-Publication (Regulation 18 consultation) document identifies sites to accommodate strategic growth in housing and employment over the plan period. This section provides an overview of the outcomes from the Heritage Impact Appraisal of Local Plan Sites. The full HIA is appended at Annex 1.

4.1 British Sugar (ST1)

4.1.1 Two site options were considered for ST1. Overall the assessment of this site at both preferred options and further sites stages identified that development in this location would not cause any serious harm to the principal characteristics of York and has the potential to improve the former industrial site.

Figure 3: British Sugar (ST1) summary

	(Preferred Options stage)						(Further Sites Consultation)											
Site/characteristic	1	2	3	4	5	6	1	2	3	4	5	6						
ST1	0	0	-	-	+	-	0	-	-	0	0	-	-	+	-	0	-	-
	Site 295 (Pre-publication reg 18)																	
Site/characteristic	1	2	3	4	5	6												
ST1	0	0	-	-	+	-	0	-	-									

4.1.2 At pre-publication stage, a minor harm grading has been awarded against 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. 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. Undisturbed areas may have higher archaeological interest although initial investigations suggest there is little on the site.

4.1.3 Key recommendations/Mitigation:

- 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.

4.2 Former Civil Service Sports Ground (ST2)

4.2.1 ST2 has been previously assessed at preferred options and further sites stages. Overall the assessment of both options submitted for this site has identified that development in this location would not cause any serious harm to the principal characteristics of York.

Figure 4: Former Civil Service Sports Ground (ST2) summary

	(Preferred Options stage)						(Further Sites Consultation)					
Site/characteristic	1	2	3	4	5	6	1	2	3	4	5	6
ST2	0	0	-	0	-	-	0	0	-	0	-	-
	Site 910 (Pre-publication reg 18)											
Site/characteristic	1	2	3	4	5	6						
ST2	0	0	-	0	-	-						

4.2.2 At pre-publication stage, minor harm is identified 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. While the site may be quite visible, it does not significantly contribute to the open countryside and rural setting of York, particularly since the re-location of Manor School adjacent.

4.2.3 Key recommendations/Mitigation:

- 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.
- Green buffering to the boundary with Boroughbridge Road would assist in maintaining the image of a rural setting from the south-west.
- Retention of the 18th century field boundary should be sought if possible as not many survive in this area.

4.3 Land adjacent to Hull Road, Grimston Bar (ST4)

4.3.1 The site was previously considered at Preferred Options stage. A summary of the impact of development in this area on the principal characteristics of York is set out below.

Figure 5: Land adj Hull Road (ST4) summary

Site/characteristic	(Preferred Options stage)						Site 35 (Pre-publication reg 18)					
	1	2	3	4	5	6	1	2	3	4	5	6
ST4	0	0	-	-	-	--	0	0	-	-	-	-

4.3.2 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. The threat to archaeological deposits can be mitigated against through planning policy and guidance.

4.3.3 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.

4.3.4 **Key recommendations/Mitigation:**

- 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.

4.4 York Central (ST5)

4.4.1 ST5 was previously considered at preferred options stage. A summary of the impact of development in this area on the principal characteristics of York is set out below.

Figure 6: York Central (ST5) summary

Site/characteristic	(Preferred Options stage)						Site 906/293 (Pre-publication reg 18)					
	1	2	3	4	5	6	1	2	3	4	5	6
ST5	0	-	-	-	-	0	0	-	-	-	-	0

4.4.2 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 without appropriate mitigation. 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. The threat to archaeological deposits can be mitigated against through planning policy and guidance.

4.4.3 Minor-serious harm may occur to several other characteristics (2, 3, and 4) particularly due to the potential harm to views of landmark buildings and monuments, the unknown nature of proposed development design, the impact of development on the setting of nearby listed buildings and scheduled monuments and that the site falls partly within the Central Historic Core. A partial minor harm grading has been awarded to characteristic 1 due to the potential for inappropriate development to compromise views to and from the site, with particular reference to the Minster and City Walls.

4.4.4 **Key recommendations/Mitigation**

- 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-visibility.
- 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.

4.5 Land to the east of Metcalfe Lane (ST7)

4.5.1 The site was considered at preferred options and further sites stages. Despite the enlargement of the site to the north and the south it was concluded that the impact on the principal characteristics of York would be the same for both options, the main threat being to principal characteristic 3 due to the views of the Minster from the site one of which has been identified as a Key View.

Figure 7: Land East of Metcalfe Lane (ST7) summary

	(Preferred Options stage)						(Further Sites Consultation)					
Site/characteristic	1	2	3	4	5	6	1	2	3	4	5	6
ST7	0	-	--	-	-	--	0	-	--	-	-	--
	Site 850 (Pre-publication reg 18)											
Site/characteristic	1	2	3	4	5	6						
ST7	0	-	--	-	-	--						

4.5.2 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.

4.5.3 Minor-serious harm has been identified in relation to characteristic 6 due to the potential for harm to historic landscape features, removal of open countryside and impact on setting of Osbaldwick.

4.5.4 Development would have a destructive impact on any surviving archaeological deposits. This smaller site would be expected to cause minor rather than minor-serious harm due to the reduced area of disturbance.

4.5.5 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.

4.5.6 Key recommendations/Mitigation:

- 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.
- 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
- 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.

4.6 Land north of Monks Cross (ST8)

4.6.1 The site was previously considered at preferred options stage. A summary of the impact of development in this area on the principal characteristics of York is set out below.

Figure 8: Land North of Monks Cross (ST8) summary

	(Preferred Options stage)						Site 849 (Pre-publication reg 18)					
Site/characteristic	1	2	3	4	5	6						
ST8	0	-	0	-	-	-	0	-	0	-	-	-

4.6.2 The assessment of this site has identified that development in this location may cause minor harm to principal characteristics 2, 4, 5 and 6. This is due to the distance of the development away 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.

4.6.3 Key recommendations/Mitigation:

- 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.
- 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.
- Development would have the potential to highlight/incorporate the former railway route within the open space and/or movement network.

4.7 Land north of Haxby (ST9)

4.7.1 Two options have been considered for ST9. The impact of development on the Option 1 site was generally assessed to be of potential minor harm. Option 2 is larger than the original preferred options proposed boundary. The Heritage Impact Appraisal concluded that the enlargement of the site may potentially cause an element of serious harm (rather than minor) to principal characteristic 5 (archaeological complexity). However, the threat to archaeological deposits can be mitigated against through planning policy and guidance.

Figure 9: Land North of Haxby (ST9) summary

	(Preferred Options stage)						(Further Sites Consultation)					
Site/characteristic	1	2	3	4	5	6	1	2	3	4	5	6
ST9	0	-	0	-	-	-	0	-	0	-	-	-
Site 823 (Pre-publication reg 18)												
Site/characteristic	1	2	3	4	5	6						
ST9	0	-	0	-	-	-						

4.7.2 Development in this area may result in minor harm to principal characteristics 2, 4 and 6. Harm may be caused due to the further loss of compactness of Haxby, the unknown nature of proposed housing design and the potential impact on the surviving historic landscape of Haxby. Option 2 development may also impact upon the perception of the rural setting of the area viewed from Moor Lane.

4.7.3 The assessment identified that development in this location may cause minor-serious harm to principal characteristic 5 due to the increased potential threat to any surviving archaeological deposits or historic landscape features. This was increased to minor-serious harm for this enlarged site particularly due to the previous recovery of a Roman coin hoard located within the additional development area.

4.7.4 Key recommendations/Mitigation:

- 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.
- 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
- Provide suitable separation distances and green buffer around the cemetery and/or provide public open space adjacent to the cemetery.
- Pull the development away from the edge of Moor Lane or maintain a green space in the field closest to it. Consider reducing the length of the allocation adjacent to Moor Lane and/or set back from the Lane.

4.8 Land to the West of Wigginton Road (ST14) (formerly Land to the north of Clifton Moor ST14)

4.8.1 The site has previously been considered at preferred options and further sites stages. Both options have the same outcome from the Heritage Impact Appraisal.

4.8.2 Following technical work relating to historic character and setting, green belt purposes and assessing concerns raised through the previous Local Plan consultation, a revised site boundary was proposed at Preferred Sites stage. The site has been pulled away from the A1237 to create a separate new settlement, or ‘garden village’. The western edge of the site has also been pulled away from Skelton Village in order to protect the setting of the village.

Figure 10: Land to the west of Wigginton Road (ST14) summary

	(Preferred Options stage)						(Further Sites Consultation)					
Site/characteristic	1	2	3	4	5	6	1	2	3	4	5	6
ST14	0	--	0	-	-	-	0	--	0	-	-	--
	Site 848 (Pre-publication reg 18)											
Site/characteristic	1	2	3	4	5	6						
ST14	0	-	0	-	-	-						

4.8.3 The main impacts on characteristic 6 relate to the rural setting and reduction of area of coalescence between Haxby, Skelton, outlying farmsteads and York. The potential for minor-serious harm has been identified.

- 4.8.4 The development of this site has been assessed as having the potential to cause minor-harm to characteristic 5, reduced from minor-serious harm in previous appraisals due to the reduced scale of the site. 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.
- 4.8.5 While previous iterations of the site impacted serious harm to compactness, the new development boundary reads as a separate settlement, rather than as an extension of the city (or urban sprawl). The likely impact on compactness has therefore reduced.
- 4.8.6 The possibility for minor harm was also 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.

4.8.7 Key recommendations/Mitigation:

- 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.
- 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.
- Low density housing to the rural edges may soften the urban character of the new development.

**4.9 Land to the West of Elvington Lane (ST15)
(formerly Whinthorpe ST15)**

- 4.9.1 Three options have been considered for ST15 identified through the Preferred Options, Further Sites Consultation and Submission stages. Option 1 had the potential to cause minor and elements of serious harm to several principal characteristics of York. Particular concern was given towards characteristic 6 (landscape and setting). Options 2 and 3 saw the site enlarge in both cases further to the north-west. The Heritage Impact Appraisal concluded that the enlargement of the site for options 2 and 3 may still result in serious harm to principal to characteristic 6 with serious harm also to characteristic 5 (archaeological complexity).

Figure 11: Land at the west of Elvington Lane (ST15) summary

Site ST15	Characteristic					
	1	2	3	4	5	6
Option 1 Preferred Options	0	-	-	-	-	--
Option 2 Further sites consultation	0	-	-	-	--	--
Option 3 Submission boundary	0	-	-	-	--	--
Site 851 Pre-publication reg 18	0	-	-	-	--	--

4.9.2 The assessment identifies that development in this location may result in serious harm to principal characteristics 5 and 6, primarily due the impact on archaeological deposits in this area, its role in the open countryside/rural setting of York, potential ecological impacts and views afforded to and from the site.

4.9.3 This area is of relatively high archaeological potential. In the immediate vicinity there are several examples of Iron Age/Romano British field systems and ditched enclosures. The enclosure around White House Farm may intrude into the proposed development area. Waterlogged remains may exist at Langworth Lodge.

4.9.4 Possible minor harm was identified against characteristics 2, 3 and 4 for all three option boundaries particularly due to the potential harm to views to and from the site and the unknown nature of proposed housing design.

4.9.5 **Key recommendations/Mitigation:**

- 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.
- Non-intrusive and intrusive archaeological evaluation required to further assess the nature and significance of any archaeological deposits or historic landscape features on site.
- The possible nationally significant moated site at Langwith Lodge must be archaeologically assessed.

- The impact of the development on the significance of archaeological deposits must be mitigated through development of the masterplan for the site and a programme of archaeological excavation, community involvement, analysis, publication and archive deposition
- 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 SINC and SSSI sites are outside of the development boundary but will need consideration. Ecology studies to inform on mitigation procedure.
- A landscape and visual impact assessment required.
- Further assessment of access to new settlement required.

4.10 Terry’s Chocolate Factory (ST16)

4.10.1 The former Terry’s factory site was previously considered at Preferred Option stage as a mixed use site, providing residential and employment development (site MU2). The site was subsequently included within a wider package of land incorporating the site’s former car park, and allocated at Preferred Sites stage as ST16 (Ext 1 and 2)

Figure 12: Terry’s Chocolate Factory (ST16) summary

Site/characteristic	OPTION 1 (MU2) (Preferred Options stage)						Site 824/719/927 (Pre-publication reg 18)						
	1	2	3	4	5	6	1	2	3	4	5	6	
ST14	0	0	--	--	-	0	0	0	--	--	-	0	-

4.10.2 The assessment of the site has identified that development in this location may result in serious harm to principal characteristics 3 and 4. Development may potentially impact on the attributes that contribute to, or affect the setting of the Terry’s/Racecourse Conservation Area, listed buildings within and surrounding the site and views of landmark buildings. The extant industrial buildings on site form an important part of York’s heritage relating to chocolate production and the Terry’s brand. They also have a high architectural significance due to their uniform style and use of material. Inappropriate development surrounding the factory buildings may detract from their architectural significance.

4.10.3 The potential for minor harm was identified against characteristic 5 due to the possible harm to any surviving archaeological deposits relating to Romano-British activity and medieval agricultural practices in the area that may have survived the construction of the factory and 19th century gravel extraction from the site.

4.10.4 A neutral-minor impact on characteristic 6 was identified largely related to views of the factory and racecourse area.

4.11 Nestle South (ST17)

4.11.1 ST 17 was previously considered at preferred options stage. A summary of the impact of development in this area on the principal characteristics of York is set out below.

Figure 13: Nestle South (ST17) summary

Site/characteristic	(Preferred Options stage)						Site 931 (Pre-publication reg 18)					
	1	2	3	4	5	6	1	2	3	4	5	6
ST17	0	0	-	-	-	0	+					

4.11.2 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.

4.11.3 A neutral-minor impact on characteristic 2 was identified related to the potential harm to the identity/distinctiveness of the factory area. 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.

4.11.4 Key recommendations/Mitigation:

- 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.

4.12 Northminster Business Park (ST19)

4.12.1 Three options were considered for ST19. Option 1 (Preferred Option) proposed three separate parcels of development. This option had the potential to cause elements of minor harm to principal characteristics 4, 5 and 6. Option 2 (Further Sites Consultation), produced the same results in the Heritage Impact Appraisal as option 1, despite being a larger development to the south of the business park. The third option (Submission boundary), a single small area of development to the south of the park, has been identified as causing the least impact to the principal characteristics of York although the outcome is broadly similar to options 1 and 2. This has now been renumbered and is part of Employment Allocations (E17). ST19 now includes land formerly identified as safeguarded and is a reflection of the forecast need for B1c/B2/B8 uses over the Plan period.

Figure 14: Northminster Business Park (ST19) summary

	Site 857 (Pre-publication reg 18)					
Site/characteristic	1	2	3	4	5	6
ST19	0	0	0	0	-	-

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

4.12.3 Key recommendations/Mitigation:

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

4.13 Castle Gateway (ST20)

4.13.1 ST20 was previously considered at preferred options stage. A summary of the impact of development in this area on the principal characteristics of York is set out below.

Figure 15: Castle Piccadilly (ST20) summary

	OPTION 1 (Pre Publication Regulation 18 consultation stage)										
Site/characteristic	1	2	3	4	5	6					
ST20	-	+	-	-	--	-	--	0	+		

4.20.1 The assessment of this site has identified that development in this location may result in serious harm to principal characteristic 5 (archaeological complexity) and some serious harm, potentially, to characteristic 3 (landmark monuments). 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 and 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.

4.20.2 Characteristics 1 and 4 may suffer minor harm as a result of development of this site. Inappropriately scaled buildings; poor architectural design; the removal of existing buildings, historic lanes/street patterns and squares/open space, or the removal of original shopfronts would have a detrimental impact on the urban form and architectural complexity of the area.

4.20.3 Characteristic 2 may be partially subjected to minor harm through development which restrict or remove existing views or combines currently separately identifiable areas of previous development. Where the restriction or removal existing views may impact upon key views the threat becomes more significant.

4.20.4 Key recommendations/Mitigation:

- Lots of opportunities to improve area through quality buildings and shop fronts and enhancing the public realm (including tree planting and open space) etc..
- Views analysis required. Opportunities to reveal new views of the River Foss and the Castle area from Piccadilly.

- Formation of a cohesive area containing a mixture of commercial and recreational/cultural buildings and monuments, which could include the maintaining of or re-creation of identifiable zones.
- Retention of historic street patterns
- Removal of the existing Castle Car Park and its re-provision in a more suitable location
- 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.

4.14 South of Airfield Business Park (ST26)

4.14.1 ST26 was previously considered at Further Sites Consultation. A summary of the impact of development in this area on the principal characteristics of York is set out below. The site was included in the draft Publication Draft Local Plan as an employment allocation along with a further area of safeguarded land (SF6) to the west of the proposed site. The safeguarded land element has subsequently been deleted.

Figure16: South of Airfield Business Park (ST26) summary

Site/characteristic	(Further Sites Consultation)						Site 948 Pre-publication reg 18						
	1	2	3	4	5	6	1	2	3	4	5	6	
26	0	0	0	0	-	-	0	0	0	0	-	0	-

4.14.2 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.

4.14.3 Key recommendations/Mitigation:

- 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.
- 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.

4.15 University of York expansion (ST27) (formerly Heslington East University Campus Extension ST27)

4.15.1 Only one option was considered for ST27 at Further Sites Consultation. A summary of the impact of development in this area on the principal characteristics of York is set out below. The appraisal concentrates on the new parcel of land to the south of the existing campus. The site has been reduced in size, removing land to the west of Green Lane to increase the distance between the site and Heslington Village, and also to provide a defined greenbelt boundary which helps to maintain views into the southern aspect of York and the setting of Heslington Village.

Figure17: University of York expansion (ST27)

Site/characteristic	(Further Sites Consultation)						Site 852 (Pre-publication reg 18)						
	1	2	3	4	5	6	1	2	3	4	5	6	
27	0	0	-	0	-	-	--						

4.15.2 The assessment of this site has identified that development in this location may result in serious 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. Development has been pulled away from Heslington on the western edge, but lies closer to the boundary with the outer ring road to the east.

4.15.3 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. Prehistoric-Romano-British settlement and activity is known across the existing campus site. This has already been mitigated against through excavation/recording prior to the construction of the new campus. Further archaeological features (yet unknown) may exist outside the existing campus boundary.

4.15.4 Partial minor harm may occur to characteristic 2 (compactness) by expansion of this site.

4.15.5 Key recommendations/Mitigation:

- 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/grain should be retained and enhanced where possible or at least respected in the design of the new development.
- Development will result in the loss of part of the open countryside/rural setting of York. However, benefits of development may outweigh this loss.
- 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. Buffering to the west may mitigate against possible harmful impacts to views from the Conservation Area of Heslington.
- Significant green infrastructure to mitigate effects will be required
- Reduce site by one field on the eastern edge to bring the development a little further away from the ring road.
- Set the allocation further from the PROW and/or create a new landscape context for the footpath/lane.

4.16 Land to the South of Tadcaster Road, Copmanthorpe (ST31)

4.16.1 The site was not previously included within the Local Plan, but is included within the emerging Copmanthorpe Neighbourhood Plan as a potential housing site. The site is available with a willing landowner and developer. The site is part of an area preventing coalescence, which extends from Bishopthorpe to Copmanthorpe and northwards to the existing edge of York’s built up area. Further analysis of the site undertaken as part of an update to the Historic Character and Setting study considers the site to be severed from the wider area preventing coalescence by the East Coast Mainline. The site was subsequently included as potential housing allocation ST31 at Preferred Sites stage.

Figure 18: Land to the south of Tadcaster Road, Copmanthorpe (ST31)

	Site 185 (Pre-publication reg 18)					
Site/characteristic	1	2	3	4	5	6
ST31	0	0	0	-	0	-

4.16.2 The assessment of this site has identified that development in this location may result in minor harm to principal characteristic 6 because of the impact on village setting, the separation from the urban fringe. It is the fields either side of the ring road, not just the inside of the ring road, that give the city its rural setting. Such fields also provide

separation between the city and the outlying villages of which this site plays a part. This characteristic is closely linked to character.

4.16.3 Minor harm has been identified to principal characteristic 4 due to the unknown nature of proposed housing design

4.16.4 Characteristic 5 has been identified as neutral-minor harm as the site was disturbed during works to the road approx 20 years ago, therefore archaeological potential is expected to be low.

4.16.5 Key recommendations/Mitigation:

- 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.
- Retain a substantial degree of foreground openness and recreate a generous treed edge to the village with stand-alone oaks with space to achieve their full potential. Loss of distance (in views), physical separation, and topography difficult to mitigate. To introduce dense planting along the Copmanthopre road could provide screening but would diminish the rural context of the village

4.17 Hungate (ST32)

4.17.1 The site was previously included within the Local Plan as site MU1, to reflect the extant planning permission for a mixed use scheme to redevelop to 4.1ha site for residential, B1, retail, public space and associated car parking. Significant phases of the development have been completed – outline consent for phase 5+ proposes potential for an additional 305 residential units over and above the original 720 capacity. These 305 units were included as a strategic housing allocation at Preferred Sites stage.

Figure19: Hungate (ST32)

Site/characteristic	MU1 (Preferred Options)						Site 185 (Pre-publication reg 18)										
	1	2	3	4	5	6	1	2	3	4	5	6					
ST32	-	+	-	--	-	--	O	+	-	+	-	--	-	--	--	O	+

4.17.2 The assessment highlights the potential for serious harm to characteristics 3 and 4 due to the proximity of development to buildings of historic significance and the site’s location adjacent to the Central Historic Core Conservation Area. As the site lies within the main Area of Archaeological Importance, serious harm to surviving archaeological deposits has been identified – the area is known to contain Roman burials and evidence of industrial activity and Anglo-Scandinavian settlement and industrial activity.

4.17.3 Minor harm has been identified in relation to characteristic 1, given the site’s location on the fringe of the city centre. Medieval (and earlier) street patterns existing in the Aldwark area immediately adjacent to the site. Redevelopment may not be in keeping with historic grain.

4.17.4 The potential for positive improvement is noted in respect of characteristics 2 and 6. The site is located just outside the city centre and is bounded by the River Foss; redevelopment here would have appositive impact on the city’s compactness and may offer opportunities to reveal new views of the river.

4.17.5 Key recommendations/Mitigation:

Consent has been granted for development of ST32; mitigation measures will have been established through the development process.

4.18 Station Yard, Wheldrake (ST33) (formerly H49)

4.18.1 The site was previously included in the Local Plan, but for a smaller site and lower yield. The site area has been extended to include an area of land to the south of the existing industrial estate which is part of the original site submission and offers the opportunity to provide an extension to Wheldrake Village.

Figure 20: Station Yard, Wheldrake (ST33)

Site/characteristic	H49 (Publication Draft)						Site 855 (Pre-publication reg 18)						
	1	2	3	4	5	6	1	2	3	4	5	6	
ST33	0	0	0	-	-	0	0	0	0	-	-	0	-

4.18.2 The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact on any surviving archaeological deposits which may remain on the site.

4.18.3 Partial minor harm may occur to characteristic 6 in relation to the potential loss of the part of the rural nature of South Ruddings Lane.

4.18.4 Key recommendations/Mitigation:

- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic. Architectural design should be sympathetic to the adjacent Conservation Area.
- Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.

- Landscaping and green screening may assist in maintaining the rural nature of the lane.

4.19 Queen Elizabeth Barracks (ST35)

4.19.1 ST35 is included as a new allocation at pre-publication stage following the Defence Infrastructure Organisation’s intention to dispose of the site by 2012. Queen Elizabeth Barracks (ST35) is expected to deliver 578 dwellings on a 28ha site (18ha net).

Figure 21: Queen Elizabeth Barracks (ST35)

	Site 934 (Pre-publication reg 18)					
Site/characteristic	1	2	3	4	5	6
ST35	0	0	0	-	-	--

4.19.2 The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 4 and 5. This is due to the unknown nature of proposed housing design and the potential impact any surviving archaeological deposits.

4.19.3 A substantial harm rating to Characteristic 6 has been given largely due to potential ecological impacts as well as threats to the landscape and character of the site.

4.19.4 Key recommendations/Mitigation:

- There are no listed buildings or conservation areas currently designated within the site, however access to the area has always been restricted. No detailed assessment of the existing buildings has been carried out to determine if they merit designation; Historic England recommend that use is made of their pre-application assessment service so that the issue of designation can be addressed.
- Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.
- Proposal needs to maintain a distinct identity from Strensall village.
- Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site. Through the pre-application process the buildings within the site should be assessed.
- Reflect history of site and relationship to other military sites in the city through design scheme.
- Provide interpretation plaques on site to explain military history/significance.
- Views analysis and further ecological surveys required

- Exclude all of the SSSI/SAC from the developable area
- Retain high quality trees and trees which add value to significant buildings or play an ecological role within and surrounding the site

4.20 Imphal Barracks (ST36)

4.20.1 ST36 is a new allocation at pre-publication stage following the Defence Infrastructure Organisation’s intention to dispose of the site by 2031. Imphal Barracks is expected to deliver 769 dwellings

Figure 22: Imphal Barracks (ST36)

	Site 951 (Pre-publication reg 18)					
Site/characteristic	1	2	3	4	5	6
ST36	0	0	-	-	-	--

4.20.2 The assessment of this site has identified that development in this location may result in minor harm to principal characteristics 3 and 5. This is due to the potential impact on the setting and landmark nature of The Keep as well as other listed buildings and the potential impact on any surviving archaeological deposits on the site.

4.20.3 A minor-substantial harm rating to Characteristic 4 has been given largely due to the unknown nature of proposed housing design within and bordering the Conservation Area. A substantial harm rating has been applied to Characteristic 6 due to potential threats to the landscape within and surrounding the site.

4.20.4 Key recommendations/Mitigation:

- Control height of surrounding building to maintain landmark stature of The Keep. Access to the area has always been restricted. No detailed assessment of the existing buildings has been carried out to determine if they merit designation; Historic England recommend that use is made of their pre-application assessment service so that the issue of designation can be addressed.
- The Fulford Road Conservation Area boundary makes only a minimal incursion into the potential site, as this was based on previous assessments made from outside the site. It is likely that a revision to the boundary would take it further into the Imphal Barracks site; the existing buildings should be assessed as a group, along with the parade ground, to contribute to the conservation area appraisal update
- Create policy to guide development on the site.
- 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. Through the pre-application process the buildings within the site should be assessed.
-
- Maintain parade ground within the design of the new development.
- Reflect history of site and relationship to other military sites in the city through design scheme and interpretation.
- Views analysis and further ecological surveys required.
- Do not widen A19 in this area.
- Retain high quality trees and trees which add value to significant buildings within and surrounding the site.
- Maintain pedestrian/cycle route linking the Stray to Fulford Road.

4.21 Whitehall Grange (ST37)

4.21.1 Whitehall Grange is a new site at pre-publication stage, providing up to 33,300sqm for B8 storage use. The site has outline planning permission for the demolition of existing buildings and the use of the land as a car storage facility.

Figure 23: Whitehall Grange (ST37)

	Site 246 (Pre-publication reg 18)					
Site/characteristic	1	2	3	4	5	6
ST37	0	0	0	-	--	--

4.21.2 Serious harm has been identified in relation to characteristics 5 and 6. The site is part of a green wedge running towards the city. Development would narrow the wedge and stretch the industrial area of Clifton Moor towards the ring road, impacting on the rural setting of the historic city. The area has also been shown to contain archaeological remains of prehistoric date. The site's military history is also of note - a limited number of airfield structures are still evident on the site including a set of dispersal pens which are arguably of national significance.

4.21.3 A minor-substantial harm rating to Characteristic 4 has been given largely due to the unknown nature of proposed development.

4.21.4 Key recommendations/Mitigation:

Consent has been granted for development of ST32; mitigation measures will have been established through the development process.

5. General Site Allocations

5.0.1 Rapid Appraisals are summarised below for the general site allocations in the Pre-Publication draft Local Plan (Regulation 18 Consultation) document. See Annex 2 for full details.

5.1 General Housing Allocations

Site ref	Allocation Reference	Site Name	Latest Assessment stage	Characteristics							
				1	2	3	4	5	6		
472	H1	Former Gas Works, 24 Heworth Green	Preferred Options (2012)	○	+	-	+	-	-	-	○
853	H3	Burnholme School	Local Plan Publication draft (2014)	○	○	○	-	○	○	○	○
854	H5	Lowfield School	Preferred Sites Consultation,	○	○	○	-	○	-	○	○
	H6	Land R/O The Square Tadcaster Road	Preferred Sites Consultation	○	○	○	-	-	-	-	○
172	H7	Bootham Crescent	Preferred Options boundary	○	○	--	-	-	-	○	○
58	H8	Askham Bar Park & Ride	Preferred Options boundary	○	○	○	-	-	-	○	○
656	H10	The Barbican	Preferred Options boundary	○	○	--	-	--	--	○	○
124	H20	Former Oakhaven EPH	Preferred Options boundary	○	+	○	○	-	-	-	○
59	H22	Former Heworth Lighthouse	Preferred Options boundary	○	○	○	-	-	-	○	○
98	H23	Former Grove House EPH	Preferred Options boundary	○	○	○	-	-	--	○	○
166	H29	Land at Moor Lane Copmanthorpe	Preferred Options boundary	○	○	○	-	-	-	○	-
930	H31	Eastfield Lane Dunnington	Preferred Sites Consultation	○	○	○	-	-	-	○	○
677	H38	Land RO Rufforth Primary School Rufforth	Preferred Options boundary	○	○	○	-	-	-	○	○
95	H39	North of Church	Preferred Options	○	○	○	-	-	-	○	○

Site ref	Allocation Reference	Site Name	Latest Assessment stage	Characteristics						
				1	2	3	4	5	6	
		Lane Elvington	boundary							
182	H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	Further Sites Consultation,	○	○	○	-	○	-	--
946	H52	Willow House EPH, Long Close Lane	Preferred Options Consultation)	○	○	-	-	--	○	
83	H53	Land at Knapton Village	Preferred Sites Consultation	○	○	○	-	○	-	○
64	H55	Land at Layerthorpe	Preferred Sites Consultation,	○	○	-	-	-	○	
138	H56	Land at Hull Road	Preferred Sites Consultation	○	-	+	○	-	-	○
938	H58	Clifton Without Primary School	Post Preferred Sites Consultation,	○	○	○	-	-	○	
936	H59	Queen Elizabeth Barracks – Howard Road, Strensall		○	○	○	-	-	-	-

5.2 General Employment Allocations

Site ref	Allocation Reference	Site Name	Latest Assessment stage	1	2	3	4	5	6
600	E8	Wheldrake Industrial Estate	Preferred Options,	○	○	-	○	-	○
602	E9	Elvington Industrial Estate	Preferred Options,	○	○	○	○	-	○
706	E10	Chessingham Park, Dunnington	Preferred Options,	○	○	○	○	○	○
639	E11	Annamine Nurseries	Preferred Options,	○	○	○	○	○	○
742	E16	Poppleton Garden Centre	Further Sites Consultation,	○	○	○	-	-	○
925	E18	Towthorpe Lines	Preferred Options 2	○	○	○	-	-	--

Strategic Sites Index

ST ref.	Site Ref			Pre-publication site ref	Proposed Use
	Option 1 (Preferred Options)	Option 2 (Further Sites Consultation)	Option 3 (Submission)		
ST1	295	n/a	295	British Sugar/Manor School (295)	Residential
ST2	321	n/a	321	Former civil service sports ground (910)	Residential
ST4	35	n/a	35	Land adjacent to Hull Road- Grimston Bar (35)	Residential
ST5	293	n/a	293	York Central (906/293)	Mixed use
ST7	699	n/a	699	Land to the east of Metcalfe Lane (850)	Residential
ST8	329	n/a	329	Land north of Monks Cross (849)	Residential
ST9	690	823	823	Land north of Haxby (823)	Residential
ST14	698	822	822	Land to the west of Wigginton Road (848)	Residential
ST15	727	821	821	Land to the west of Elvington Lane (851)	Residential
ST16	470	470	824	Terry's (824/719/927)	Residential
ST17	485	n/a	485	Nestle South (931)	Residential
ST19	689	793	91	Northminster Business Park (857)	Employment
ST20	725	n/a	725	Castle Gateway (955)	Mixed use
ST26	n/a	97/815	97	South of Airfield business park (948)	Employment
ST27	n/a	794	816	University of York expansion (852)	Employment
ST31				Land to the south of Tadcaster Road,	Residential

				Copmanthorpe (185)	
ST32				Hungate (929)	Residential
ST33				Station Yard, Wheldrake (855)	Residential
ST35				Queen Elizabeth Barracks (934)	Residential
ST36				Imphal Barracks	Residential
ST37				Whitehall Grange	Residential

Annex 1: Consultation with English Heritage

July 2013: Response to the Preferred Options Local Plan.

Page	Section	Comments	CYC Comments
-	General	<p>Given the purpose of the Heritage Impact Assessment and its role in helping to develop a strategy which safeguards those elements which contribute to the special character and setting of the historic city, this assessment should have, as a starting point, examined what impact each of the various options might have upon the six elements which contribute to the special character of York. Several Options, including some of those which have been chosen, look likely to harm elements of York’s Special Character.</p> <p>As currently structured, it merely assesses the chosen options (and is therefore , one step beyond what the current SA is considering.)</p>	<p>Noted. The HIA and Sustainability Appraisal published at the Preferred Options Stage have been used to establish a single baseline for the policies included within the Local Plan to ensure all alternatives have been considered. This is summarised in Section 3 and detailed in Annex 2.</p>
-	General	<p>It is not particularly helpful to merely state “there is potential for harm to historic character”. Without specifying what aspect of York’s special character is likely to be harmed by a proposal, it is difficult to assess what mitigation measures might be appropriate to offset that harm.</p> <p>The last version of the Heritage Impact Assessment evaluated each Policy and proposal against the six characteristics which</p>	<p>Noted. The assessment has been amended to include analysis against each of the principal characteristics.</p>

		contribute to the special character of York. We would suggest that a similar approach is utilised again. This is particularly important in the case of the Strategic Sites where each should be assessed against the six elements identified in the Heritage Topic Paper as contributing to the special character and setting of York.	
-	General	The mitigation measures need to be more specific. For certain sites, harm to elements of York’s historic environment can only be overcome or reduced by excluding certain areas from the allocations or through developing the sites in a certain manner. This assessment is only of help if it enables developments to come forward in a manner which will not harm the historic environment of the City.	Noted. Mitigation measures will be detailed in individual assessments.
2	Paragraph 2.1	The impact which the Plan’s Policies might have upon those elements which contribute to the special character and setting of the historic city will not always be clear-cut. In many instances the impact will depend upon how the Policy is implemented. Therefore, there should be two additional Impacts along the lines of those set out on page 57 of the Sustainability Appraisal. This would also assist in better read-across between this document and the SA.	Noted and actioned.
4	Spatial Strategy, Policy SS3 (Spatial Distribution)	The assessment of this Policy needs to consider each of the sites individually. Given the large number of sites in this Policy, the only general conclusion is that the effect will be uncertain – which does not assist the decision-making process.	Noted. Individual site assessments have been undertaken.
4	Spatial Strategy, Policy SS3 (Safeguarded Land)	The assessment of this Policy needs to consider each of the sites individually. Given the large number of sites in this Policy, the only general conclusion is that the effect will be uncertain – which does not assist the decision-making process.	Noted. Individual site assessments have been undertaken.
6	Spatial	The assessment of this Policy needs to consider each of the sites	Noted. Individual site assessments have

	Strategy, Policy EMP2 (Provision of employment land)	individually. Given the large number of sites in this Policy, the only general conclusion is that the effect will be uncertain – which does not assist the decision-making process.	been undertaken.
8	Spatial Strategy, Policy H3 (Housing land allocations)	The assessment of this Policy needs to consider each of the sites individually. Given the large number of sites in this Policy, the only general conclusion is that the effect will be uncertain – which does not assist the decision-making process.	Noted. Individual site assessments have been undertaken.

January 2014: Initial feedback on the methodology for sites analysis.

As part of ongoing dialogue with English Heritage, a number of comments were received in relation to the draft methodology shared to enable agreement of the way forward.

English Heritage suggestion:	CYC Comments:
<p>(a) <u>Identify those elements which contribute to the special character and setting of the historic City.</u></p> <p>Using the various Character Elements which contribute to the six Principal Characteristics as set out in <i>Heritage Topic Paper</i>. As well as two additional elements to the “Landscape and Setting in the City” characteristic:</p> <ul style="list-style-type: none"> • Relationship of the historic city of York to the surrounding villages • The open countryside surrounding York which contributes to the landscape setting of the historic City 	<p>Agreed. We have added these additional characteristics into the matrix for assessment.</p>

<p>(b) <u>Assess what contribution this area of land in its current form makes to the special character and setting of the historic City.</u> Given the location of most of the Strategic Sites, this is likely to concentrate mainly on the Character Elements identified in the <i>Heritage Topic Paper</i> under the Principal Characteristic “Landscape and Setting” (including the amendments suggested above) although there may be other Character Elements (such as “Compactness” which might need to be considered).</p>	<p>Noted. Whilst we agree that any analysis of the Strategic Sites is likely to focus on the certain characteristics, further discussion with the Design, Conservation and Sustainability team revealed that they were keen to have analysis for each of the principal characteristics to ensure consistency across the assessment and to capture all applicable issues.</p>
<p>(c) <u>Evaluate the likely impact which the loss of the currently-open area and its subsequent development might have upon the special character and setting of the historic City.</u> This should be made with reference to the latest proposals for the design and layout of these sites.</p>	<p>Agreed and implemented. We have included a two-stage approach in assessing sites. Stage 2 of the sites assessment will assess site masterplans where applicable.</p>
<p>(d) <u>Identify what mitigation measures might be used to remove or reduce any harm to the special character and setting of the historic City.</u> These might include:-</p> <ul style="list-style-type: none"> ○ Reducing its scale ○ Amending its location ○ Leaving certain parts of the site undeveloped ○ Limiting the scale of buildings or potential uses in certain areas. ○ Landscaping etc 	<p>Noted. These will be detailed in the individual assessments.</p>
<p>(e) <u>Consider what opportunities the development of this site might provide to enhance the special character and setting of the historic City.</u></p>	<p>Noted. These will be detailed in the individual assessments.</p>
<p>(f) <u>Assess what impact the development might be likely to have upon those elements which contribute to the special character and setting of the historic City with the mitigation measures in place.</u></p>	<p>Noted. A narrative explaining the mitigation suggested will be included in the individual assessments.</p>

May-August 2014: Feedback on Strategic Sites HIA.

Site/Characteristic	EH Analysis	CYC response
<p>ST1.1 & 1.2 British Sugar</p> <p>Comments on Rapid Appraisals (same for both)</p>	<p>Characteristic 4: The redevelopment of this former industrial site will not have any impact upon this Principal Characteristic unless the design of the scheme is of sufficient quality that it makes a positive contribution to the architectural legacy of the City. One would hope that the development of every site allocated in the plan would contribute to this Character Element although, judging by some recent examples around the City, one would suspect most will not. Consequently, it might be more appropriate not to make any reference to the potential that the site can make to this Principal Characteristic.</p>	<p>CYC believe that there is the potential to improve this currently derelict site. Generally all sites have been graded as having the potential to cause minor harm to this characteristic although we agree that this depends on the design schemes offered.</p>
<p>2.2 Flat terrain and views</p>	<p><u>Mitigation</u> Producing a views analysis is only the first stage in mitigating any harm on this element of York’s character. The next step is to ensure that, in any scheme for the site, important views are safeguarded and that the possibility of opening up new views of these assets is maximised.</p>	<p>Agree. The appraisals do not go into a lot of detail regarding mitigation. Assume that a views analysis would make suggestions regarding important views and opening up of views.</p>
<p>3.1 Buildings of high cultural significance</p>	<p><u>Impact</u> This Character Element is, essentially, about the City’s legacy of buildings of high cultural significance. Consequently, the redevelopment of this area seems unlikely to have much impact upon this particular aspect of York’s character. It would also seem somewhat improbable that this redevelopment of this area will contain buildings of high cultural significance</p>	<p>This may relate to 3.2, Agree although it is not impossible that buildings of significance may be built on this site.</p>
<p>4.1 Architectural legacy</p>	<p><u>Impact</u> The redevelopment this former industrial site will not have any</p>	<p>CYC believe that there is the potential to improve this currently derelict site by</p>

	<p>impact upon this Character Element unless the buildings are of sufficient quality that they make a positive contribution to the architectural legacy of the City. One would hope that the development of every site allocated in the plan would contribute to this Character Element although, judging by some recent examples around the City, one would suspect most will not. Consequently, it might be more appropriate not to make any reference to the potential that the site can make to Character Element 4.1.</p>	<p>contributing to the architecture of the area. Generally all sites have been graded as having the potential to cause minor harm to this characteristic although we agree that this depends on the design schemes offered.</p>
6.2 Strays	<p><u>Impact</u> It should also be noted that the site is visible from (and therefore, could impact upon the character of) Acomb and Clifton Ings and the River Ouse.</p> <p><u>Mitigation</u> Producing a views analysis is only the first stage in mitigating any harm on this element of York’s character. The next step is to ensure that, in any scheme for the site, important views towards the site from Acomb and Clifton Ings and the River Ouse are safeguarded and that the possibility of opening up or improving views from these areas is maximised.</p>	<p><u>Impact</u> CYC feel that we have covered this and that the character of Acomb would not be impacted upon.</p> <p><u>Mitigation</u> Agree. The appraisals do not go into a lot of detail regarding mitigation. Assume that a views analysis would make suggestions regarding important views and opening up of views.</p>
6.3 Rivers and Ings	<p><u>Mitigation</u> Producing a views analysis is only the first stage in mitigating any harm on this element of York’s character. The next step is to ensure that, in any scheme for the site, important views towards the site from the River Ouse are safeguarded and that the possibility of opening up or improving views from the river is maximised.</p>	<p><u>Mitigation</u> Agree. The appraisals do not go into a lot of detail regarding mitigation. Assume that a views analysis would make suggestions regarding important views and opening up of views.</p>
ST2.1 and 2.2 Former Civil Service Sports Ground	<p>Although Manor School lies to the north of this site, visually the School it is not perceived as lying within the built-up area of the City. As a result, extending housing up to the school site will, to some</p>	<p>CYC maintain that the impact of development on Characteristic 2 is neutral-minor harm given the sequential change to have occurred over</p>

<p>Comments on Rapid Appraisal</p>	<p>extent, extend the edge of the main part of the built-up area of York further away from the City Centre and, thereby, harm its compact nature. Consequently, this development would be likely to cause Minor Harm to Character Element 2.1</p> <p>Although the Millfield Road frontage this site lies between existing development to the north and south, the frontage alongside the A59 is undeveloped and this open area contributes to the setting and approach to the City from the north-west. The loss of this area could, therefore result in Minor Harm to the rural edge of the City (Character Element 6.1 (a))</p>	<p>the last few years.</p> <p>Since the draft version of ST2.1 and 2.2 was sent to English Heritage the impact of development on Characteristic 6 has been upgraded to minor harm.</p>
<p>2.1 Contained concentric form</p>	<p><u>Impact</u> Although Manor School lies to the north of this site, visually the School it is not perceived as lying within the built-up area of the City. As a result, extending housing up to the school site will, to some extent, extend the edge of the main part of the built-up area of York further away from the City Centre and, thereby, harm its compact nature. Consequently, this development would be likely to cause Minor Harm to this Character Element.</p> <p><u>Mitigation</u> The precise degree to which the impact upon this particular Character Element is reduced will be dependent upon the extent to which the north-western boundary of the site is moved away from the ring road.</p>	<p>The proposed site would have fairly strong relationship with existing development and is well connected both to the city centre and Poppleton.</p> <p>CYC maintain that the impact of development on characteristic 2 is neutral-minor harm given the changes that have occurred in the area.</p>
<p>6.1 Views in and out</p>	<p><u>Impact</u> Although the Millfield Road frontage this site lies between existing development to the north and south, the frontage alongside the A59 is undeveloped and this open area contributes to the setting and</p>	<p>Agree that minor harm may be caused to this character element – amendments made to HIA. Harm can be reduced by suitable mitigation</p>

	<p>approach to the City from the north-west. The site is also partially visible from the ring road and is perceived as being part of the swathe of open land between the edge of the main built-up area of York and the A1237. The loss of this area could, therefore result in Minor Harm to the rural edge of the City</p> <p><u>Mitigation</u> In order to reduce the harm, the southern part of this site alongside the A59 should remain undeveloped and existing trees within the site should be retained.</p>	including design and landscaping.
ST 3 The Grain Stores	No comments supplied. Planning permission granted.	
ST4 Land adj to Hull Road	Development would result in Serious Harm to Characteristic 6	CYC maintain that the impact of development on Characteristic 6 is minor harm.
Comments on Rapid Appraisal		
6.1 Views in and out	<p><u>Impact</u> It might also be noted that development on this site may impact upon views from the south, especially on the higher areas of the site and thus impact upon the character of the rural edge of the City when viewed from the ring road.</p> <p><u>Mitigation</u> One of the ways in which the impact of the site could be mitigated is to ensure that all development occurs on the lower (i.e. northern) part of the site with a requirement that none of the development on this site be visible in views towards the site from the south.</p>	<p>CYC consider that development of site would not have impact on the setting of the city from the ring road. However, it is likely to be visible from the university campus hence impacting on the rural setting of the campus.</p> <p><u>Mitigation</u> Agree. This would reduce the impact on the campus setting. CYC maintain that harm can be reduced by suitable mitigation including design and landscaping.</p>
6.4 Open countryside and green belt	<p><u>Mitigation</u> Landscaping will not reduce the impact upon this Character Element</p>	<p><u>Mitigation</u> The site currently contributes to the apron of</p>

	since the development still involves the loss of a large area of open countryside. The only way to reduce the harm is to reduce the size of the site.	open fields surrounding the city – in this case as seen from Hull Road and Field Lane. Therefore, a loss of open space could not be avoided if this site comes forward but provision of open space and access to landscape could provide some mitigation.
ST5 York Central		
2.5 Identifiable compact districts	It should be noted that this site presents an opportunity to create an identifiable new district in the City.	Agreed– amendments made to HIA.
3.4 Monument Clustering	<u>Mitigation</u> Given the potential for the redevelopment of this site to impact upon important several key buildings of the City, one of the mitigation measures should be the development of a Development Brief and Masterplan for the area.	<u>Mitigation</u> A development brief for this site is ongoing. This isn't seen as a mitigation option rather as part of the emerging planning process.
3.5 Quantity of monuments	<u>Mitigation</u> Given the potential for the redevelopment of this site to impact upon important several key buildings of the City, one of the mitigation measures should be the development of a Development Brief and Masterplan for the area.	<u>Mitigation</u> A development brief for this site is ongoing. This isn't seen as a mitigation option rather as part of the emerging planning process.
4.1 Architectural legacy	<u>Mitigation</u> Given the potential for the redevelopment of this site to impact upon important several key buildings of the City, one of the mitigation measures should be the development of a Development Brief and Masterplan for the area.	<u>Mitigation</u> A development brief for this site is ongoing. This isn't seen as a mitigation option rather as part of the emerging planning process.
4.2 Variety	<u>Mitigation</u> Given the potential for the redevelopment of this site to impact	<u>Mitigation</u> A development brief for this site is ongoing.

	upon important several key buildings of the City, one of the mitigation measures should be the development of a Development Brief and Masterplan for the area.	This isn't seen as a mitigation option rather as part of the emerging planning process.
4.3 Human scale	<u>Mitigation</u> Given the potential for the redevelopment of this site to impact upon important several key buildings of the City, one of the mitigation measures should be the development of a Development Brief and Masterplan for the area.	<u>Mitigation</u> A development brief for this site is ongoing. This isn't seen as a mitigation option rather as part of the emerging planning process.
ST6 (Now SF 13) Land east of Grimston Bar Comments on Rapid Appraisal	Because of the harm that would be caused to Character Element 2.1, the development of this site would result in Serious Harm to Principal Characteristic 2. Because of the harm that would be caused to Character Elements 6.1 and 6.4, the development of this site would result in Serious Harm to Principal Characteristic 6.	Agree. Since the draft version of ST6 was sent to English Heritage the impact of development on Characteristic 2 has been upgraded to serious harm. Agree in part. Since the draft version of ST6 was sent to English Heritage the impact of development on Characteristic 6 has been upgraded to minor-serious harm.
2.1 Contained concentric form	<u>Impact</u> The development of this area would increase the distance between the city centre and the eastern edge of the built-up area, reducing its compactness and decreasing the walkable nature of the City. <u>Mitigation</u> The impact upon this particular Character Element is not capable of mitigation. Reducing the size of the site or, for example, limiting development to the south-west corner only, would be unlikely to significantly reduce the impact which the development of this area would have on the compact nature of York.	<u>Impact</u> Agree with statement – added into HIA. <u>Mitigation</u> Agree in part that mitigation measures will not significantly reduce impact on compactness. However, the site may be suitable for another use other than residential. A more industrial/employment based development may have less of an impact on compactness than a residential development.

<p>2.5 Identifiable compact districts</p>	<p>This site would result in a free-standing residential area poorly related to the form and character of the City.</p>	<p>Agree with statement – added into HIA.</p>
<p>6.1 Views in and out</p>	<p><u>Impact</u> Development of this site would bring the edge of the built up area of the City to within 250 metres of the ring road.</p> <p>The topography of the site means that any development would dominate views towards, and be particularly noticeable in views from, the ring road.</p> <p><u>Mitigation</u> The impact upon this particular Character Element is not capable of mitigation. Reducing the size of the site or limiting development to, for example, the south-west corner only, would still be likely to harm the rural edge of the City when viewed from the ring road because of the location of the site relative to the A64 and its topography.</p>	<p><u>Impact</u> Agree with statement on impacts. Upon review the impacts on element 6.1 have been upgraded to serious harm.</p> <p><u>Mitigation</u> CYC believe that the impacts can be mitigated to a degree by the measures given in the HIA.</p>

<p>6.4 Open country side and green belt</p>	<p><u>Impact</u></p> <ul style="list-style-type: none"> • Development of this site would bring the edge of the built up area of the City to within 250 metres of the ring road. • Because of the topography of this site, any development would dominate views towards, and be particularly noticeable in views from, the ring road. • It would erode the rural character of this part of the City • It would reduce the distance between the built-up edge of the City and the Livestock Centre from 1.03km to just 500 metres. Even from the edge of the electricity sub-station, it reduces the gap from 700 metres to 500 metres. This is a <u>substantial reduction</u> and would further lead to the urbanisation of the experience of travelling along this part of the ring road. <p><u>Mitigation</u></p> <p>The impact upon this particular Character Element is not capable of mitigation. Reducing the size of the site or limiting development to, for example, the south-west corner only, would still be likely to harm the rural edge of the City when viewed from the ring road because of the location of the site relative to the A64 and its topography.</p>	<p><u>Impact</u></p> <p>Agree with statement on impacts although we disagree on the degree of harm development may have upon this element. CYC maintain that the impact of development on character element 6.4 is minor harm.</p> <p><u>Mitigation</u></p> <p>CYC believe that the impacts can be mitigated to a degree by the measures given in the HIA.</p>
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<p>6.7 Relationship of the historic city of York to the surrounding villages.</p>	<p><u>Impact</u> Development of this site would be likely to result in minor harm-serious harm to the relationship of York to Murton:-</p> <ul style="list-style-type: none"> It would bring the edge of the built-up area of York to within 770 metres of the south-western part of village of Murton. In view of the topography of this area, this is likely to be a <u>noticeable reduction</u> and would be likely to affect the character of the village and its relationship with York <p><u>Mitigation</u> The impact upon this particular Character Element is capable of mitigation to some extent by reducing the size of the site and so increasing the distance between the village and any new development.</p>	<p><u>Impact</u> Whilst the development would reduce the physical distance between York and Murton, this would not cause serious harm to this relationship from the ring road. Furthermore the development is distant from Murton Lane. CYC maintain that the impact of development on character element 6.7 is minor harm.</p> <p><u>Mitigation</u> Agree with the statement on mitigation.</p>
<p>ST7.1 Land to the east of Metcalfe Lane</p> <p>Comments on Rapid Appraisal</p>	<p>Because of the harm that would be caused to Character Element 2.1, the development of this site would result in Serious Harm to Principal Characteristic 2.</p> <p>Because of the harm that would be caused to Character Elements 6.1 and 6.4, the development of this site would result in Serious Harm to Principal Characteristic 6.</p>	<p>Since the draft version of ST7.1 was sent to English Heritage the impact of development on Characteristic 2 has been downgraded to minor harm. It was agreed that although the site was located someway from the city centre it was a continuation of existing urban areas and was not as detrimental to this characteristic as other proposed sites.</p> <p>CYC maintain that the impact of development on Characteristic 6 is minor harm-serious harm.</p>

<p>2.1 Contained concentric form</p>	<p><u>Mitigation</u> The precise degree to which it is possible to reduce the impact upon this particular Character Element to Minor Harm will be dependent upon the extent to which the eastern boundary of the site is moved away from the ring road. To be of any assistance to those drawing up revised plans, the Assessment should give some indication of the extent to which the site should be reduced in size to bring the impact upon this Character Element to an acceptable level.</p>	<p><u>Mitigation</u> Whilst a pulling back of the eastern edge would make actual distances between development and the existing urban form walkable, access to facilities and green space could be incorporated into the design to reduce perceived distances to community centres.</p>
<p>2.5 Identifiable compact districts</p>	<p><u>Impact</u> Given that the original site boundary provides no indication whatsoever of what this development might look like if allocated, it is not possible to reach any conclusion about whether or not it might, either, create an identifiable compact district or, conversely, erode the character of those communities that exist on the eastern edge of the City. At present, therefore, it is almost impossible to state what impact this allocation might have upon this element of York's character.</p>	<p>The site potentially has strong association with existing communities. There is the potential to provide integrated extensions to the existing communities with additional facilities available to all. Landscape infrastructure could aid individual identification of adjacent communities. Ensuring the creation of compact districts and identifiable communities is dealt with more fully through planning policy.</p>

<p>6.1 Views in and out</p>	<p><u>Mitigation</u> (c) This site is prominent in views from the ring road and the development of this area would reduce the gap between the A64 and the edge of the built-up area from 1.3km at its narrowest point to just 575 metres. It would therefore, result in Serious Harm to the views towards the eastern edge of the City from the ring road. The only way to reduce this impact would be to reduce the size of the allocation in order to retain a significant swathe of open countryside between the new development and the ring road.</p>	<p><u>Mitigation</u> Agree development would be visible from ring road. The decrease in distance could therefore potentially harm the quality of view and setting of Minster/city because currently foreground buildings are distant with a substantial depth of open lowland in the foreground, typifying the setting of the minster and the city. There is scope for sensitive building design and some landscape mitigation by creating a suitable landscape setting for the development along its eastern edge. Deemed as causing minor harm to this characteristic element.</p>
<p>6.4 Open countryside and green belt</p>	<p><u>Impact</u> (a) Just because the site is not included in one of the areas specifically identified by the Council in its Green Belt Appraisal does not mean that it is, necessarily, of lesser importance in the contribution it makes to the special character or setting of the historic City. Indeed, this site is a key part of the swathe of open land to the east of the City that contributes to York’s special character. The second observation that you have made regarding the site falling specifically outside any specifically earmarked areas should be deleted.</p> <p><u>Mitigation</u> (a) Given that you have concluded that the loss of the open countryside to the east of the City is likely to result in Serious Harm to this Character Element, ensuring that development is no further</p>	<p><u>Impact</u> Agree that despite not being earmarked for setting of the city that the tract of land does contribute to York’s special character.</p> <p><u>Mitigation</u> (a) Agree development would be visible from ring road. The decrease in distance could therefore potentially harm the quality of view and setting of Minster/city because currently foreground buildings are distant with a substantial depth of open lowland in the foreground, typifying the setting of the minster and the city. There is scope for sensitive building design and some landscape</p>

	<p>east than the currently-proposed eastern boundary will not reduce the harm in any way whatsoever. By bringing development to within 575 metres of the ring road, it will result in serious harm to the character of the open countryside on the eastern side of the city. The only way to reduce this impact would be to reduce the size of the allocation in order to retain a significant swathe of open countryside between the new development and the ring road.</p> <p>(d) This development would be just 155 metres from the northern edge of the Osbaldwick Conservation Area. A large residential development this close to the village would impact upon the rural setting of the Conservation Area and result in harm to its setting. The only way to retain this rural setting is to increase the distance between any new housing development and the Conservation Area. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. Consequently, before allocating this area for development there will need to be some evaluation of the contribution which this currently-open 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>mitigation by creating a suitable landscape setting for the development along its eastern edge. Deemed as causing minor harm to this characteristic element.</p> <p>(d) CYC agree that a more detailed evaluation is required. Added to HIA.</p>
<p>6.7 Relationship of the historic city of York to the surrounding villages.</p>	<p><u>Impact</u></p> <p>(a) The development of this area would reduce the gap between the existing edge of the built-up area of the City from 1.6 km to 720 meters, which is quite a marked reduction - i.e. it could not be described as leaving a “reasonable gap” between Murton and the new eastern edge of the City.</p>	<p><u>Impact</u></p> <p>(a) CYC maintain that the development is located some distance from Murton and that the impact of development on this character element is minor as Murton and York will be separated by a strip of fields and the ring road</p>

	<p>This Character Element deals with York’s relationship with the free-standing settlements in the Green Belt. Therefore, it does not include Osbaldwick, Tang Hall or any other areas on the edge of the built up area.</p> <p><u>Mitigation</u> (a) In order to retain the relationship of the main built-up area of York with Murton, a substantial area of open countryside should be retained between any new housing and the village.</p>	<p>and can be mitigated against though landscaping.</p> <p><u>Mitigation</u> (a) Site offers potential to incorporate suitable mitigation to mitigate negative effects through development on the eastern edge of the city. Principally this will include sensitive, high quality design and landscaping.</p>
<p>ST7.2 Land to the east of Metcalfe Lane</p>	<p>Because of the harm that would be caused to Character Element 2.1, the development of this site would result in Serious Harm to Principal Characteristic 2.</p> <p>Because of the harm that would be caused to Character Elements 6.1 and 6.4, the development of this site would result in Serious Harm to Principal Characteristic 6.</p>	<p>Since the draft version of ST7.2 was sent to English Heritage the impact of development on Characteristic 2 has been downgraded to minor harm. It was agreed that although the site was located someway from the city centre it was a continuation of existing urban areas and was not as detrimental to this characteristic as other proposed sites.</p> <p>CYC maintain that the impact of development on Characteristic 6 is minor harm-serious harm.</p>
<p>2.1 Contained concentric form</p>	<p><u>Mitigation</u> The precise degree to which it is possible to reduce the impact upon this particular Character Element to Minor Harm will be dependent upon the extent to which the eastern boundary of the site is moved away from the ring road. To be of any assistance to those drawing up revised plans, the Assessment should give some indication of the extent to which the site should be reduced in size to bring the</p>	<p><u>Mitigation</u> Whilst a pulling back of the eastern edge would make actual distances between development and the existing urban form walkable, access to facilities and green space could be incorporated into the design to reduce perceived distances to community</p>

	impact upon this Character Element to an acceptable level.	centres.
2.5 Identifiable compact districts	<p><u>Impact</u> Given that the Indicative Block Plans provide little more than general areas where housing might be developed, it is not possible to reach any real conclusions about whether or not the development of this area might, either, create an identifiable compact district or, conversely, erode the character of those communities that exist on the eastern edge of the City.</p>	<p><u>Impact</u> The site potentially has strong association with existing communities. There is the potential to provide integrated extensions to the existing communities with additional facilities available to all. Landscape infrastructure could aid individual identification of adjacent communities.</p>
4.3 Human scale	<p><u>Impact</u> It is not clear why you have made any reference to high-rise buildings in this Assessment when it has not been identified as an issue in the evaluation of the Original ST7 (or indeed any of the other sites). Given that this is a detailed design issue, it would be better not to include it at all.</p>	<p>This was an error and has been corrected. We think it is worth mentioning that good design which takes into account scale and architectural style is required in any new development.</p>
6.1 Views in and out	<p><u>Mitigation</u> (c) This site is prominent in views from the ring road and the development of this area would reduce the gap between the A64 and the edge of the built-up area from 1.3km at its narrowest point to just 575 metres. It would therefore, result in Serious Harm to views towards the eastern edge of the City from the ring road. The only way to reduce this impact would be to reduce the size of the allocation in order to retain a significant swathe of open countryside between the new development and the ring road.</p>	<p><u>Mitigation</u> Agree development would be visible from ring road. The decrease in distance could therefore potentially harm the quality of view and setting of Minster/city because currently foreground buildings are distant with a substantial depth of open lowland in the foreground, typifying the setting of the minster and the city. There is scope for sensitive building design and some landscape mitigation by creating a suitable landscape setting for the development along its eastern</p>

		edge. CYC maintain that the impact of development on character element 6.1 is minor harm.
6.2 Strays	<p>The proposed additional land up which now extends the site up to Stockton Lane would involve the loss of part of the Green Wedge linked to Heworth Stray.</p> <p><u>Impact</u> The incursion of development into the Green Wedge would harm a key element which contributes to the special character of York. This would result in Serious Harm to this Character Element.</p> <p><u>Mitigation</u> The only way in which this harm can be mitigated is to remove any development from the area identified as being part of the Green Wedge.</p>	<p>Agree that the site occupies part of the Green Wedge linked to Heworth Stray. Added to HIA.</p> <p><u>Impact</u> Land is required for access. CYC maintain that the impact of development on character element 6.2 is minor harm.</p> <p><u>Mitigation</u> CYC maintain that there is the potential to reduce degree of harm through the use of landscaping/providing green space in the area of the Stray.</p>
6.4 Open countryside and green belt	<p><u>Mitigation</u> (a) Given that you have concluded that the loss of the open countryside to the east of the City is likely to result in Serious Harm to this Character Element, ensuring that development is no further east than the currently-proposed eastern boundary will not reduce the harm in any way whatsoever. By bringing development to within 575 metres of the ring road, it will result in serious harm to the character of the open countryside on the eastern side of the city. The only way to reduce this impact would be to reduce the size of the allocation in order to retain a significant swathe of open countryside between the new development and the ring road.</p> <p>(d) This development would be just 155 metres from the northern</p>	<p><u>Impact</u> Agree that despite not being earmarked for setting of the city that the tract of land does contribute to York’s special character.</p> <p><u>Mitigation</u> (a) Agree development would be visible from ring road. The decrease in distance could therefore potentially harm the quality of view and setting of Minster/city because currently foreground buildings are distant with a substantial depth of open lowland in the foreground, typifying the setting of the</p>

	<p>edge of the Osbaldwick Conservation Area. A large residential development this close to the village would impact upon the rural setting of the Conservation Area and result in harm to its setting. The only way to retain this rural setting is to increase the distance between any new housing development and the Conservation Area. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. Consequently, before allocating this area for development there will need to be some evaluation of the contribution which this currently-open 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>minster and the city. There is scope for sensitive building design and some landscape mitigation by creating a suitable landscape setting for the development along its eastern edge. Deemed as causing minor harm to this characteristic element.</p> <p>(d) CYC agree that a more detailed evaluation is required. Added to the HIA.</p>
<p>6.7 Relationship of the historic city of York to the surrounding villages.</p>	<p><u>Impact</u> (a) The development of this area would reduce the gap between the existing edge of the built-up area of the City from 1.6 km to 720 meters, which is quite a marked reduction - i.e. it could not be described as a “reasonable gap.</p> <p>This Character Element deals with York’s relationship with the free-standing settlements in the Green Belt. Therefore, it does not include Osbaldwick, Tang Hall or any other areas on the edge of the built up area.</p> <p><u>Mitigation</u> (a) In order to retain the relationship of the main built-up area of York with Murton, a substantial area of open countryside should be retained between any new housing and the village.</p>	<p><u>Impact</u> (a) CYC maintain that the development is located some distance from Murton and that the impact of development on this character element is minor as Murton and York will be separated by a strip of fields and the ring road and can be mitigated against through landscaping.</p> <p><u>Mitigation</u> (a) Site offers potential to incorporate suitable mitigation to mitigate negative effects through development on the eastern edge of the city. Principally this will include sensitive, high quality design and landscaping.</p>

<p>ST8 Land north of Monks Cross</p> <p>Comments on Rapid Appraisal</p>	<p>This allocation would be likely to result in Serious Harm to Principal Characteristic 2 since the development of this area would increase the distance between the city centre and the north-eastern edge of the built-up area, reducing the compactness of York and decreasing the walkable nature of the City (Character element 2.1). Whilst it is true that development to the north of Huntington extends as far as the ring road, the development of this site would substantially increase the extent of the City in a north-easterly direction.</p> <p>This allocation would be likely to result in Serious Harm to Principal Characteristic 6.</p> <ul style="list-style-type: none"> • Development of this site would bring the edge of the built up area of the City right up to the northern the ring road. This would result in Serious Harm to the rural edge of York (Character Element 6.1(a)). • This site would represent a huge expansion of the City into the open countryside to the north of York resulting in Serious Harm to the City’s landscape setting (Character Element 6.4(a)). 	<p>CYC acknowledge harm but maintain that the impact of development on Characteristic 2 and 6 is minor harm-serious harm.</p>
<p>2.1 Contained concentric form</p>	<p><u>Impact</u> This allocation would be likely to result in Serious Harm to this Character element since the development of this area would increase the distance between the city centre and the north-eastern edge of the built-up area, reducing the compactness of York and decreasing the walkable nature of the City. Whilst it is true that development to the north of Huntington extends as far as the ring road, the development of this site would substantially increase the extent of the City in a north-easterly direction.</p> <p><u>Mitigation</u></p>	<p><u>Impact</u> CYC maintain that the impact of development on character element 2.1 is minor harm. The impact on compactness is limited since Huntington centre is within a reasonable distance. Furthermore, the size of development would accommodate additional readily accessible facilities which would also be available to existing residents.</p>

	<p>The precise degree to which it is possible to reduce the impact upon this particular Character Element to Minor Harm will be dependent upon the extent to which the north-eastern boundary of the site is moved away from the ring road. To be of any assistance to those drawing up revised plans, the Assessment should give some indication of the extent to which the site should be reduced in size to bring the impact upon this Character Element to an acceptable level.</p>	
<p>6.1 Views in and out</p>	<p>The Key features column notes that there are few views of the rural edge of York from the northern ring road. In this particular site, this Character Element is unlikely to be affected by this development.</p>	<p>Disagree. See CYC HIA.</p>
<p>6.4 Open countryside and green belt</p>	<p><u>Impact</u> Development of this site would cause Serious Harm to the Open Countryside in this part of the City:-</p> <ul style="list-style-type: none"> • Development of this site would bring the edge of the built up area of the City right up to the northern the ring road. This would result in Serious Harm to the rural edge of York and, therefore, to Character Element 6.1(a). • This site would represent a huge expansion of the City into the open countryside to the north of York resulting in Serious Harm to the City’s landscape setting and, therefore, to Character Element 6.4(a). <p><u>Mitigation</u> Reducing the extent of this site “slightly” will have little impact in reducing the harm which the site in its current configuration would be likely to have upon this Character Element. The only way to make any real reduction to the degree of harm would be to reduce the size of the development substantially and move its north-eastern edge</p>	<p>Agree that there would be a degree of harm to the setting of the city by way of loss of open space as viewed from the ring road. However, CYC maintain that the impact of development on character element 6.4 is minor harm.</p> <p><u>Mitigation</u> Agree. Some wording has been changed on HIA.</p>

	away from the ring-road in order to create a substantial gap between the development and the A1237.	
6.7 Relationship of the historic city of York to the surrounding villages.	<u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character element (Galtres Farm is not a “surrounding village” nor is it a sizeable development in the open countryside (such as Askham Bryan College)).	Agree that farms are not sizeable settlements but are components of a rural community which may be impacted upon by development.
ST9.1 North of Haxby Comments on Rapid Appraisal	<ul style="list-style-type: none"> • The development of this site is unlikely to have any impact upon Character Element 6.1 (views in and out) • The development of this area will have no impact upon Character Element 6.7(a) since it does not reduce the distance between Haxby and other settlement. • It will have an impact upon Character Element 6.7 (b) inasmuch as it will increase the size of the settlement. However, Haxby/Wiggington is, already, the largest free-standing settlement in the York Green Belt and this allocation would increase its size by about 10%. • This development would have no impact upon Character Element 6.7(c) since Haxby would still be a free-standing, clearly definable settlement. 	Agree. CYC HIA generally reflects these comments.
6.1 Views in and out	The development of this area will have no impact upon Character Element 6.1(c) which deals with views of the rural edge of the main built-up area of the City from, primarily, the ring road.	Agree. Although CYC maintain that local rural views may be affected by residential growth.
6.7 Relationship of York to the surrounding villages	The development of this area will have no impact upon Character Element 6.7(a) since it does not reduce the distance between Haxby and other settlement. It will have a slight impact upon Character Element 6.7 (b) inasmuch as it increases the size of the settlement. However, Haxby/Wiggington is, already, the largest free-standing settlement in	Agree settlement will grow while not reducing distance between Haxby and elsewhere. CYC HIA has been amended to further recognise this.

	the York Green Belt and this allocation would increase the size by about 10%.	
ST9.2 North of Haxby Comments on Rapid Appraisal	<ul style="list-style-type: none"> • The development of this site is unlikely to have any impact upon Character Element 6.1 (views in and out) • It will have no impact upon Character Element 6.7(a) since it does not reduce the distance between Haxby and other settlement. • It will have a slight impact upon Character Element 6.7 (b) insomuch as it increases the size of the settlement. However, Haxby/Wiggington is, already, the largest free-standing settlement in the York Green Belt and this allocation would increase the size by about 12%. • This development would have no impact upon Character Element 6.7(c) since Haxby would still be a free-standing, clearly definable settlement. 	Agree. CYC HIA generally reflects these comments.
6.1 Views in and out	The development of this area will have no impact upon Character Element 6.1(c) which deals with views of the rural edge of the main built-up are of the City from, primarily, the ring road.	Agree. Although CYC maintain that local rural views may be affected by residential growth.
6.7 Relationship of York to the surrounding villages	The development of this area will have no impact upon Character Element 6.7(a) since it does not reduce the distance between Haxby and other settlements It will have a slight impact upon Character Element 6.7 (b) insomuch as it increases the size of the settlement. However, Haxby/Wiggington is, already, the largest free-standing settlement in the York Green Belt and this allocation would increase the size by about 12%.	Agree settlement will grow while not reducing distance between Haxby and elsewhere. CYC HIA has been amended to further recognise this.
ST10.1 (Now SF 12) Land at Moor Lane, Woodthorpe	This allocation would be likely to result in Minor/Serious Harm to this element since the development of this area would increase the distance between the city centre and the south-western edge of the	CYC maintain that the impact of development on Characteristic 2 is neutral-minor harm and on 6 is minor harm.

<p>Comments on Rapid Appraisal</p>	<p>built-up area, reducing the compactness of York and decreasing the walkable nature of the City.</p> <p>What you have noted down here would be likely to result in Serious Harm to Principal Characteristic 6:-</p> <ul style="list-style-type: none"> • By reducing the distance between the edge of the built-up area of the City and the ring-road, it would result in would harm one of the Key Views of the Minster (Character Element 6.1(a)). • It would result in Serious Harm to the rural edge of the City when viewed from the ring road (Character Element 6.1(c)). <p>This site would represent a large expansion of the City into the open countryside to the south of York resulting in Serious Harm to the City's landscape setting (Character Element 6.4(a)).</p>	
<p>2.1 Contained concentric form</p>	<p><u>Impact</u> This allocation would be likely to result in Minor/Serious Harm to this Character element since the development of this area would increase the distance between the city centre and the south-western edge of the built-up area, reducing the compactness of York and decreasing the walkable nature of the City.</p> <p><u>Mitigation</u> The precise degree to which it is possible to reduce the impact upon this particular Character Element will be dependent upon the extent to which the south-western boundary of the site is moved away from the ring road. To be of any assistance to those drawing up revised plans, the Assessment should give some indication of the extent to which the site should be reduced in size to bring the impact upon this Character Element to an acceptable level.</p>	<p><u>Impact</u> CYC maintain that the impact of development on character element 2.1 as neutral as the proposed development relates closely to the existing community and is a fairly limited extension into a large tract of open fields.</p> <p><u>Mitigation</u> Agree that reducing the size of the site would reduce the impact on characteristic 2.</p>
<p>6.1 Views in and out</p>	<p><u>Impact</u></p>	<p><u>Impact</u></p>

	<p>Development of this site would cause Serious Harm to the rural setting of the City:-</p> <ul style="list-style-type: none"> • It would result in a reduction in the gap between the edge of the built-up area of the City and the ring-road, affecting appreciation of the views of the Minster and the City when seen across open countryside. This view is one of the Key Views of the Minster. This would result in Minor/Serious Harm to Character Element 6.1(a) • It would result in Serious Harm to views of the rural edge of the City from the ring road (Character Element 6.1(c)). <p><u>Mitigation</u> In his Report to the York Green Belt Local Plan in 1994, the Inspector considered that :- <i>“Moor Lane provides a clear and satisfactory edge to the developed area of York”</i>. He felt that this land helped:- <i>“... to separate York and Copmanthorpe and to prevent further sprawl of the built-up area”</i> In his opinion development south of Moor Lane would:- <i>“... be very harmful to the underlying objectives of the Green Belt”</i> [Inspector’s Report, page 95, Paragraph C78.4].</p> <p>In view of these comments, the only way to reduce this impact would be a substantial reduction in the size of the allocation in order to retain a significant swathe of open countryside between the new development and the ring road.</p>	<p>Agree that the development may be visible within the key view. CYC maintain that the impact of development on character element 6.1 is minor harm. Development would represent a degree of encroachment into open country side as viewed from ring road – again degree of harm is considered minor.</p> <p><u>Mitigation</u> Development can be mitigated by way of landscape structure, architectural style and building mass.</p>
6.4 Open countryside and green belt	<p><u>Impact</u> (a) Just because the site is not included in one of the areas</p>	<p><u>Impact</u> Agree that development will impact upon the</p>

	<p>specifically identified by the Council in its Green Belt Appraisal does not mean that it is, necessarily, of lesser importance in the contribution it makes to the special character or setting of the historic City. Indeed, this site is a key part of the swathe of open land to the south of the City that contributes to York’s special character. In view of the comments of the York Green Belt Local Plan Inspector, the incursion into the open countryside to the south of the City would be likely to result in Serious harm to Character Element 6.4(a).</p> <p><u>Mitigation</u> The precise degree to which it is possible to reduce the impact upon this particular Character Element will be dependent upon the extent to which the southern and western boundaries of the site are moved away from the ring road. To be of any assistance to those drawing up revised plans, the Assessment should give some indication of the extent to which the site should be reduced in size to bring the impact upon this Character Element to an acceptable level.</p>	<p>open countryside especially as experienced from Moor Lane – see CYC HIA. However, CYC maintain that the impact of development on character element 6.4 is minor harm-serious harm.</p> <p><u>Mitigation</u> Agree that reducing size of site would reduce the impact of development (although this may also affect viability).</p>
<p>ST10.2 Land at Moor Lane, Woodthorpe</p> <p>Comments on Rapid Appraisal</p>	<p>This allocation would be likely to result in Serious Harm to Character Element 2.1(a) since the development of this area would increase the distance (by a further half mile or so) between the city centre and the south-western edge of the built-up area, reducing the compactness of York and decreasing the walkable nature of the City.</p>	<p>On reflection CYC agree that the development may cause serious harm to Characteristic 2. HIA amended.</p>
<p>2.1 Contained concentric form</p>	<p><u>Impact</u> This allocation would be likely to result in Serious Harm to Character Element 2.1(a) since the development of this area would increase the distance between the city centre and the south-western edge of the built-up area, reducing the compactness of York and decreasing</p>	<p><u>Impact</u> Agree. CYC have amended HIA to show serious harm to this character element.</p> <p><u>Mitigation</u></p>

	<p>the walkable nature of the City.</p> <p><u>Mitigation</u> The precise degree to which it is possible to reduce the impact upon this particular Character Element will be dependent upon the extent to which the south-western boundary of the site is moved away from both the southern and western sections of the ring road. To be of any assistance to those drawing up revised plans, the Assessment should give some indication of the extent to which the site should be reduced in size to bring the impact upon this Character Element to an acceptable level.</p>	<p>CYC recommended that the development area be reduced so it was located closer to Moor Lane and existing developed areas (i.e the Option 1 boundary).</p>
<p>6.1 Views in and out</p>	<p><u>Mitigation</u> In his Report to the York Green Belt Local Plan in 1994, the Inspector considered that :- <i>“Moor Lane provides a clear and satisfactory edge to the developed area of York”</i>. He felt that this land helped:- <i>“... to separate York and Copmanthorpe and to prevent further sprawl of the built-up area”</i> In his opinion development south of Moor Lane would:- <i>“... be very harmful to the underlying objectives of the Green Belt”</i> [Inspector’s Report, page 95, Paragraph C78.4].</p> <p>In view of these comments, the only way to reduce this impact would be a <u>substantial reduction</u> in the size of the allocation in order to retain a <u>significant swathe of open countryside</u> between the new development and the ring road.</p>	<p><u>Mitigation</u> Agree that a substantial reduction would be required to reduce the impact on 6.1. CYC recommend that the development area be reduced so it was located closer to Moor Lane and existing developed areas (i.e the Option 1 boundary).</p>
<p>6.4 Open countryside and</p>	<p><u>Mitigation</u> (a) The precise degree to which it is possible to reduce the impact</p>	<p><u>Mitigation</u> Agree that a substantial reduction would be</p>

<p>green belt</p>	<p>upon this particular Character Element will be dependent upon the extent to which the southern and western boundaries of the site are moved away from the ring road. To be of any assistance to those drawing up revised plans, the assessment should give some indication of the extent to which the site should be reduced in size to bring the impact upon this character element to an acceptable level. Given the previous Local Plan Inspector’s comments, one would suspect that only a substantial reduction in the size of this area would be appropriate.</p>	<p>required to reduce the impact on 6.4. CYC recommend that the development area be reduced so it was located closer to Moor Lane and existing developed areas (i.e the Option 1 boundary).</p>
<p>ST11 Land at New Lane, Huntington</p> <p>Comments on Rapid Appraisal</p>	<p>It should also be noted that this development could harm the setting of the grade II Listed Huntington Grange.</p>	<p>This has been highlighted within both rapid and full appraisals. It has now been made clearer in the rapid version.</p>
<p>ST12 Land at Manor Heath Road, Copmanthorpe</p> <p>Comments on Rapid Appraisal</p>	<p>This development is likely to result in Minor Harm to this Principal Characteristic:-</p> <ul style="list-style-type: none"> • The loss of almost 15 hectares of land will impact upon Character Element 6.4 <p>Although Askham Bryan College is not a “village”, as such, nonetheless, it is a sizeable development in the open countryside to the west of the City and the development of this site would substantially reduce the current gap between Copmanthorpe and the large assortment of buildings to its north-west around the College. As such it will harm Character Element 6.7</p>	<p>CYC maintain that the impact of development on Characteristic 6 is neutral (see below).</p>
<p>6.4 Open countryside and green belt</p>	<p><u>Impact</u> The loss of almost 15 hectares of land will impact upon Character Element 6.4. Given the location of the site, the amount of tree screening, and its degree of visibility from the A64, this harm is likely</p>	<p><u>Impact</u> Agree that development would result in the loss of open countryside, the impact of which would be relatively local. However, CYC</p>

	<p>to be Minor Harm</p> <p><u>Mitigation</u> The impact upon this particular Character Element could be mitigated though reducing the size of the proposed allocation</p>	<p>maintain this will result in neutral level of harm.</p> <p><u>Mitigation</u> Agree that reducing size of proposed allocation will reduce impact on characteristic.</p>
<p>6.7 Relationship of the historic city of York to the surrounding villages.</p>	<p><u>Impact</u> Although Askham Bryan College is not a “village”, as such, nonetheless, it is a sizeable development in the open countryside to the west of the City and the development of this site would substantially reduce the current gap between Copmanthorpe and the large assortment of buildings to its north-west around the College. Because this would, theoretically, threaten the free-standing character of Copmanthorpe, this is likely to result in Minor Harm to this Character Element.</p> <p><u>Mitigation</u> The impact upon this particular Character Element could be reduced by increasing the gap between the northern edge of the allocated area and Askham Bryan College.</p>	<p><u>Impact and mitigation</u> The ring road and junction contributes a major mitigating factor to a reduction in gap between Askham Bryan and Copmanthorpe.</p> <p>Site has potential to contribute to overall tree cover that is read in the landscape in association with Askham Bryan College.</p> <p>CYC maintain that the impact of development is likely to be neutral.</p>
<p>ST 13 Land at Moor Lane Copmanthorpe</p>	<p>No comments supplied</p>	
<p>ST14.1 Land to the north of Monks Cross</p> <p>Comments on Rapid Appraisal</p>	<p>What you have noted down here would be likely to result in Serious Harm to Principal Characteristic 6.</p>	<p>CYC maintain that site 14.1 will result in minor-serious harm being caused to Characteristic 6 as stated in the HIA.</p>
<p>6.4 Open countryside</p>	<p><u>Impact</u></p>	<p><u>Impact</u></p>

<p>and green belt</p>	<p>(a) The development of this site would fundamentally affect the impression that one has of the rural setting of this part of the City when travelling along the ring road since there would be development on both sides of the 1237.</p> <p>(d) Development of this area would bring development to within 620 metres of the village of Skelton. This would have a significant impact upon the rural setting of this settlement and would constitute Serious Harm to this aspect of this Character Element.</p> <p><u>Mitigation</u></p> <p>(a) Landscaping of the site’s outer edges will not reduce the impact upon this Character Element since the development still involves the loss of a large area of open countryside to the north of the city. Moving development further north away from the ring road, again, will not lessen the harm to this Character Element. The only way to reduce the harm is to reduce the size of the site.</p> <p>(d) Moving the western edge of the development back to the drain would not result in much appreciable defence to the rural setting of Skelton. The only way to make any real reduction in the degree of harm would be to reduce the size of the development substantially or, alternatively, move it further north in order to create a substantial gap between the village and any new housing.</p> <p>The development of housing in this area would be unlikely to have any positive effects on the setting of Skelton.</p>	<p>(a) Agree, but there are varying degrees of sensitivity and existing influences along the full length of the ring road which contributes to the overall impression of York.</p> <p>(d) Agree there is potential harm. See CYC HIA comments.</p> <p><u>Mitigation</u></p> <p>(a) Agree reducing size of site would reduce the degree of harm, but CYC maintain that there are other measures available as well – See CYC HIA comments.</p> <p>(d) There are consequences relating to the sensitivity of Moor Lane and its relationship with Skelton by potentially moving the site further north. See also point (a) above.</p>
<p>6.7 Relationship of the historic city of</p>	<p><u>Impact</u> The development of this area impacts upon two aspects of this</p>	<p><u>Impact</u> The allocation has to be of a certain size for it</p>

<p>York to the surrounding villages.</p>	<p>Character Element. Firstly is the effect it has on the setting of the settlements of Haxby and Skelton and their relationship with one another. The second is how this new development, itself, relates to York. With the exception of Earswick which is considerably smaller in size, the settlements beyond the ring road are all free-standing. This development would simply be an extension to Clifton Moor and would therefore not reflect the way in which settlements have developed around York.</p> <p><u>Mitigation</u> “Slightly” reducing the size of the development would not have a great impact upon the harm that this scale of development in this location would be likely to have upon this Character Element. Any development in this location would compromise the separation between, and distinct individual identity of, Haxby and Skelton. The only way in which the harm could be reduced to any great extent would be for a substantial reduction in the size of this development and/or it being located further away from the edge of the built-up area of the City.</p> <p>The development of housing in this area would be unlikely to have any positive effects on this Character Element.</p>	<p>to operate as a free-standing community rather than an extension to development on the inside of the ring road. CYC have already recognized this as having the potential for significant harm. Agree separation from the ring road would assist in this.</p> <p><u>Mitigation</u> CYC maintain that, although an element of harm will still be caused to this character element a partial site reduction and well designed/landscaped development will mitigate against the amount of harm caused. The existing woodland blocks in the area also provide significant mitigation dividing Haxby, the ring road and the proposed development.</p>
<p>ST14.2 Land to the north of Monks Cross</p> <p>Comments on Rapid Appraisal</p>	<p>What you have noted down here would be likely to result in Serious Harm to Principal Characteristic 6.</p> <p>It should also be noted that:- The proposed Park and Ride site intrudes into the area identified as being an Extension of the Green Wedge centred on Bootham Stray.</p>	<p>CYC maintain that site 14.2 will result in minor-serious harm being caused to Characteristic 6 as stated in the HIA.</p> <p>The proposed park and ride site does not fall within the site boundary (option 2) as put forward by CYC.</p>

	<p>N.B English Heritage have analysed the developers proposed outline and not the CYC option 2 boundary- this has been stated where appropriate.</p>	
<p>6.4 Open countryside and green belt</p>	<p><u>Impact</u> (a) The development of this site would fundamentally affect the impression that one has of the rural setting of this part of the City when travelling along the ring road since there would be development on both sides of the 1237.</p> <p>The proposed Park and Ride Site would be a clear incursion into the Extension of the Green Wedge which is centred on Bootham Stray and would have Serious Harm upon this aspect of the Character Element.</p> <p>(d) Development of this area would bring development to within 620 metres of the village of Skelton. This would have a significant impact upon the rural setting of this settlement and would constitute Serious Harm to this aspect of this Character Element.</p> <p><u>Mitigation</u> (a) Landscaping of the site’s outer edges will not reduce the impact upon this Character Element since the development still involves the loss of a large area of open countryside to the north of the city. Moving development further north away from the ring road, again, will not lessen the harm to this Character Element. The only way to reduce the harm is to reduce the size of the site.</p> <p>The harm that would be caused to the Extension of the Green Wedge which is centred on Bootham Stray can be mitigated</p>	<p><u>Impact</u> (a) Agree, but there are varying degrees of sensitivity and existing influences along the full length of the ring road which contribute to the overall impression of York.</p> <p>Proposed Park and Ride was put forward by developer and is not part of CYC option 2.</p> <p>(d) Agree there is potential harm. See CYC HIA comments which identifies minor-serious harm on this character element.</p> <p><u>Mitigation</u> (b) Agree reducing size of site would reduce the degree of harm, but there are other measures available as well – See CYC HIA comments.</p> <p>(d) Agree that reducing the size of the development would reduce the potential harm. The suggested green infrastructure would also reduce visual impact. Moving development further north has implications for Moor Lane and setting/approach to Skelton. See also comments to (a) above.</p>

	<p>completely by the deletion of this aspect of the Scheme.</p> <p>(d) Development of this area would result in Serious Harm to the setting of the village of Skelton. Ensuring that no development occurs further west of the current site boundary would not reduce the harm that this scale of development in this location would be likely to have upon this Character Element. The only way to make any real reduction in the degree of harm would be to reduce the size of the development substantially or, alternatively, move it further north in order to create a substantial gap between the village and any new housing.</p> <p>The development of housing in this area would be unlikely to have any positive effects on the setting of Skelton.</p>	
<p>6.7 Relationship of the historic city of York to the surrounding villages.</p>	<p><u>Impact</u> The development of this area impacts upon two aspects of this Character Element. Firstly is the effect it has on the setting of the settlements of Haxby and Skelton and their relationship with one another. The second is how this new development, itself, relates to York. With the exception of Earswick which is considerably smaller in size, the settlements beyond the ring road are all free-standing. This development would simply be an extension to Clifton Moor and would therefore not reflect the way in which settlements have developed around York.</p> <p><u>Mitigation</u> Ensuring that no development occurs beyond the current site boundaries would not reduce the harm that this scale of development in this location would be likely to have upon this</p>	<p><u>Impact</u> The allocation has to be of a certain size for it to operate as a free-standing community rather than an extension to development on the inside of the ring road. Agree separation from the ring road would assist in this.</p> <p><u>Mitigation</u> CYC maintain that, although an element of harm will still be caused to this character element a partial site reduction and well designed/landscaped development will mitigate against the amount of harm caused. The existing woodland blocks in the area also provide significant mitigation dividing Haxby,</p>

	<p>Character Element. Any development in this location would compromise the separation between, and distinct individual identity of, Haxby and Skelton (and, indeed, Option 2 would result in greater harm than Option 1 because its northern boundary is now closer to the edge of Wiggington). The only way in which the harm could be reduced to any great extent would be for a substantial reduction in the size of this development and/or it being located further away from the edge of the built-up area of the City.</p> <p>The development of housing in this area would be unlikely to have any positive effects on this Character Element.</p>	<p>the ring road and the proposed development.</p> <p>Note the north boundary of Option1is the same as Option 2 (the developer’s proposal takes it further north).</p>
<p>ST15.1 Whinthorpe</p> <p>Comments on Rapid Appraisal</p>	<p>It should also be noted that the development of this site would also be likely to harm the enjoyment of those using the Minster Way which runs along the western boundary of this area (Character Element 6.4)</p> <p>A development of this size and in this location would not reinforce the pattern of settlements around York.</p>	<p>Agree with comments on Minster Way – added to CYC HIA.</p> <p>Although larger in size, CYC maintain that this site would be similar to those settlements surrounding York.</p>
<p>6.4 Open countryside and green belt</p>	<p><u>Impact</u></p> <p>(a) In evaluating the impact which a development in this location would have upon one’s appreciation of the rural setting of the historic City, one also needs to bear in mind the fact that the University has expanded significantly towards the ring road and that the character of the land lying to the north of the A64 is now quite urban in character – i.e. it is now playing fields, sports buildings rather than farmland. Developing right up to the southern edge of the ring road in conjunction with what is happening at the University, would fundamentally change the rural setting of this quadrant of the City.</p>	<p><u>Impact</u></p> <p>(a) Agree that development will impact on the rural setting of the city and have identified this as minor-serious harm. CYC assessment does not concur that the character of the area has become urban due to university developments.</p> <p>(b) The land falls outside of the green wedge area but we agree that it informs the rural context extending beyond the ring road.</p>

	<p>Just because the site is not included in one of the areas specifically identified by the Council in its Green Belt Appraisal does not mean that it is, necessarily, of lesser importance in the contribution it makes to the special character or setting of the historic City. Indeed, this site is a key part of the swathe of open land to the south of the City that contributes to York’s special character. The second observation that you have made regarding the site falling specifically outside any specifically earmarked areas should be deleted.</p> <p>An additional consideration is the adverse impact which a new access off the A64 (with, potentially, a grade-separated junction and lighting) would be likely to have upon the rural setting of the City.</p> <p>It should also be noted that the development of this area would also be likely to harm the enjoyment of those using the Minster Way which runs along the western and southern boundaries of this area</p> <p><u>Mitigation</u> (a) The most way to ensure that this Character element is safeguarded is to:-</p> <ul style="list-style-type: none"> • Reduce the size of the development and/or locate it considerably further away from the ring road and • Ensure that any access to the development does not come from a new junction on the A64. <p>Locate the development away from the route of the Minster Way</p>	<p>However, this area is not located within/does not contain any of the key views of the city.</p> <p>Agree that consideration is needed of the impact of creating new access off A64 as land take here may be substantial. Added to CYC HIA.</p> <p>Agree with comments on Minster Way – added to CYC HIA.</p> <p><u>Mitigation</u> See CYC HIA original comments.</p> <p>Suggested Minster Way mitigation added to HIA.</p>
<p>ST15.2 Whinthorpe 6.4 Open countryside and green belt</p>	<p>As above</p>	<p>As above</p>

<p>ST16, 17 and 18</p>	<p>No comments received. ST 16 and 17 are existing commitments. For ST18 see ST8.</p>	
<p>ST19.1 Northminster Business Park</p> <p>Comments on Rapid Appraisal</p>	<p>What you have noted down here would be likely to result in Serious Harm to Principal Characteristic 6.</p> <ul style="list-style-type: none"> • The proposed Allocation would increase the size of the Business Park from 10 hectares to over 25 hectares. The consolidation of development at this location, therefore, would represent a large incursion into the open countryside to the north-west of the City which forms part of the rural setting of York (Character Element 6.4). • It will threaten the separation of Northminster Business Park from the village of Knapton which will be just 250 metres from the southern boundary of this area (Character Element 6.7) 	<p>CYC maintain that minor harm could be caused to characteristic 6 although several amendments have been made to CYC HIA in relation to 6.4.</p>
<p>4.1 Architectural legacy</p>	<p><u>Impact</u> Given the quality of design on most of the business parks and industrial estates on the northern edge of the City, one would be hard-pressed to describe their design as having a “<i>generally high quality of buildings and craftsmanship</i>”. It is unlikely that this development of this site will actually have any impact upon this particular Character element.</p> <p>However, it is appropriate to try to seek a high quality design given the site’s location in the open countryside.</p> <p><u>Mitigation</u> It is unclear how the amalgamation of the sites will have any noticeable impact upon this character element.</p>	<p>Agree. CYC HIA has been amended to reflect this and impact on characteristic 4 has been downgraded to neutral-minor harm.</p> <p>Type of development doesn’t lend itself to contribute to the architectural legacy of the city. However, building types could be innovative and sympathetic to the landscape context.</p> <p><u>Mitigation</u></p> <p>Amalgamation of the sites could enable a more significant landscape structure and associated amenity open space. This is reflected in CYCs assessment.</p>

4.2 Variety	<p><u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character element.</p>	Agree but there are opportunities for innovative building design.
4.3 Human scale	<p><u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character element. This is, after all, a business park.</p>	The development should respect the human scale of the existing properties on Moor Lane.
4.4 Craftsmanship	<p><u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character element. This is, after all, a business park.</p>	Agree that lack of craftsmanship would not be detrimental to characteristic 4. Business Park use does not necessarily preclude the opportunity for incorporating the use of craftsmanship.
6.1 Views in and out	<p><u>Impact</u> It is unlikely that this development of this site will actually have any impact upon the Key Features identified under this particular Character element.</p>	Disagree - see CYC HIA.
6.4 Open countryside and green belt	<p><u>Impact</u> Development of this site would cause Serious Harm to the Open Countryside in this part of the City:-</p> <ul style="list-style-type: none"> The proposed Allocation would increase the size of the Business Park from 10 hectares to over 25 hectares. The consolidation of development at this location, therefore, would represent a large incursion into the open countryside to the north-west of the City which forms part of the rural setting of York. <p><u>Mitigation</u></p> <ul style="list-style-type: none"> The impact upon this particular Character Element could be mitigated though reducing the size of the proposed allocation 	<p>Since EH were sent a draft version of ST19.1 several additions have been made to 6.4 including reference to the rural setting of Moor Lane and setting of the city. However, CYC maintain that the impact of development on character element 6.4 is minor harm.</p> <p>The expansion of the business park would bring development closer to the ring road. The degree of harm is somewhat mitigated by existing vegetation and development.</p>

	<ul style="list-style-type: none"> • Its impact could also be reduced by having a more compact form – as opposed to the random extensions from the existing business park. 	<p><u>Mitigation</u></p> <p>Agree. However, CYC maintain that other methods of mitigation such as landscaping and design could be used to mitigate against this character element rather than a simple reduction in size.</p>
<p>6.7 Relationship of the historic city of York to the surrounding villages.</p>	<p><u>Impact</u></p> <p>Development of this site in its current form would be likely to result in Serious Harm to this character Element since it will threaten the separation of Northminster Business Park from the village of Knapton which will be just 250 metres from the southern boundary of this area</p> <p><u>Mitigation</u></p> <p>The impact upon this particular Character Element is capable of mitigation by deleting the south-eastern block and reducing the southern most extent of the south-western block</p>	<p>See CYC HIA. The degree of harm is dependent on master plan.</p> <p><u>Mitigation</u></p> <p>Agree. This option has now been added into the HIA.</p>
<p>ST19.2 Northminster Business Park</p> <p>Comments on Rapid Appraisal</p>	<p>What you have noted down here would be likely to result in Serious Harm to Principal Characteristic 6.</p> <ul style="list-style-type: none"> • The proposed Allocation would increase the size of the Business Park from 10 hectares to over 40 hectares. The consolidation of development at this location, therefore, would represent a large incursion into the open countryside to the north-west of the City which forms part of the rural setting of York (Character Element 6.4). • It will threaten the separation of Northminster Business Park from the village of Knapton which will be just 250 metres from the southern boundary of this area (Character Element 6.7) 	<p>CYC maintain that minor harm could be caused to characteristic 6 although several amendments have been made to CYC HIA in relation to 6.4.</p>

<p>4.1 Architectural legacy</p>	<p><u>Impact</u> Given the quality of design on most of the business parks and industrial estates on the northern edge of the City, one would be hard-pressed to describe their design as having a “<i>generally high quality of buildings and craftsmanship</i>”. It is unlikely that this development of this site will actually have any impact upon this particular Character element.</p> <p>However, it is appropriate to try to seek a high quality design given the site’s location in the open countryside.</p> <p><u>Mitigation</u> It is unclear how the amalgamation of the sites will have any noticeable impact upon this character element.</p>	<p>Agree. CYC HIA has been amended to reflect this and impact on characteristic 4 has been downgraded to neutral-minor harm.</p> <p>Type of development doesn’t lend itself to contribute to the architectural legacy of the city. However, building types could be innovative and sympathetic to the landscape context.</p>
<p>4.2 Variety</p>	<p><u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character element.</p>	<p>Agree but there are opportunities for innovative building design.</p>
<p>4.3 Human scale</p>	<p><u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character element. This is, after all, a business park.</p>	<p>The development should respect the human scale of the existing properties on Moor Lane.</p>
<p>4.4 Craftsmanship</p>	<p><u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character element. This is, after all, a business park.</p>	<p>Agree that lack of craftsmanship would not be detrimental to characteristic 4. Business Park use does not necessarily preclude the opportunity for incorporating the use of craftsmanship.</p>
<p>6.1 Views in and out</p>	<p><u>Impact</u> It is unlikely that this development of this site will actually have any</p>	<p>Disagree – see CYC HIA.</p>

	impact upon the Key Features identified under this particular Character element.	
6.4 Open countryside and green belt	<p><u>Impact</u> Development of this site would cause Serious Harm to the Open Countryside in this part of the City:-</p> <ul style="list-style-type: none"> The proposed Allocation would increase the size of the Business Park from 10 hectares to over 40 hectares. The consolidation of development at this location, therefore, would represent a large incursion into the open countryside to the north-west of the City which forms part of the rural setting of York. <p><u>Mitigation</u></p> <ul style="list-style-type: none"> The impact upon this particular Character Element could be mitigated though reducing the size of the proposed allocation 	<p>Since EH were sent a draft version of ST19.2 several additions have been made to 6.4 including reference to the rural setting of Moor Lane and setting of the city. However, CYC maintain that the impact of development on character element 6.4 is minor harm.</p> <p>The expansion of the business park would bring development closer to the ring road. The degree of harm is somewhat mitigated by existing vegetation and development.</p> <p><u>Mitigation</u></p> <p>Agree. However, CYC maintain that other methods of mitigation such as landscaping and design could be used to mitigate against this character element rather than a simple reduction in size.</p>
6.7 Relationship of the historic city of York to the surrounding villages.	<p><u>Impact</u> Development of this site in its current form would be likely to result in Serious Harm to this character Element since it will threaten the separation of Northminster Business Park from the village of Knapton which will be just 250 metres from the southern boundary of this area</p> <p><u>Mitigation</u> The impact upon this particular Character Element could be reduced</p>	<p>See CYC HIA. The degree of harm is dependent on master plan.</p> <p><u>Mitigation</u></p> <p>Agree. This option has now been added into the HIA.</p>

	by increasing the gap between the business park and Knapton.	
ST20	No comments. City centre site.	
ST21 Naburn Designer Outlet	No comments received.	
ST22, 23 and 24	No comments. ST 22 and 23 are existing permissions.	
ST25 Land south of designer outlet Comments on Rapid Appraisal	<p>This allocation would be likely to result in Serious Harm to Principal Characteristic 6.</p> <ul style="list-style-type: none"> • The proposed Allocation would increase the area covered by the Designer Outlet from some 20 Hectares to over 35 hectares. The consolidation of development at this location, therefore, would represent a huge incursion into the open countryside to the south-west of the City which forms part of the rural setting of York (Character Element 6.4(a)). • It will bring development to within 270 metres of the boundary of Bishopthorpe Conservation Area potentially harming its setting (Character Element 6.4(d)). <p>It will threaten the separation of the Designer Centre from the village of Bishopthorpe which will be just 440 metres from the southern boundary of this area (Character Element 6.7). .</p>	Agree. HIA assessment of Characteristic 6 has been upgraded to a serious from minor-serious harm.
4.1 Architectural legacy	<p><u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character Element. The impact upon the nearby Conservation Area is something which would be addressed under Character Element 6.4(d)</p>	Agree. Downgraded to neutral. Overall the rating for this characteristic has been downgraded from neutral-minor to neutral.
4.2 Variety	<p><u>Impact</u> It is unlikely that this development of this site will actually have any</p>	CYC already assessed the threat to this element as neutral. Overall the rating for this

	impact upon this particular Character element.	characteristic has been downgraded from neutral-minor to neutral.
4.3 Human Scale	<u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character element. This is, after all, a large out-of-town retail development.	Disagree. CYC maintain that an element of minor harm may occur to the human scale element of this characteristic if inappropriately scaled buildings were constructed in this location. Despite this, the rating for this characteristic has been downgraded from neutral-minor to neutral.
4.4 Craftsmanship	<u>Impact</u> It is unlikely that this development of this site will actually have any impact upon this particular Character Element. This is, after all, a large out-of-town retail development.	CYC already assessed the threat to this element as neutral. Overall the rating for this characteristic has been downgraded from neutral-minor to neutral.
6.4 Open Countryside and Green Belt	<u>Impact</u> This development will impact upon a number of the individual elements identified under this Character element:- <ul style="list-style-type: none"> • The proposed Allocation would increase the area covered by the Designer Outlet from some 20 Hectares to over 35 hectares. The consolidation of development at this location, therefore, would represent a huge incursion into the open countryside to the south-west of the City which forms part of the rural setting of York. Therefore, it is likely to result in Serious Harm to Character Element 6.4(a). • It will bring development to within 270 metres of the boundary of Bishopthorpe Conservation Area, potentially harming its setting. This would be likely to have Minor/Serious Harm to Character Element 6.4(d). 	<u>Impact</u> Agree with comments. CYC have also graded 6.4 (a) as serious harm. (c) Agree with comments. CYC have upgraded the HIA to minor-serious harm for this element. <u>Mitigation</u> (a) Agree with comments. This suggestion of mitigation has been added to the HIA. (d) A mention to the setting of the

	<p><u>Mitigation</u></p> <ul style="list-style-type: none"> • The harm to Character Element 6.4(a) could be mitigated by reducing the extent of this allocation. • The way to reduce the harm to Character Element 6.4(d) is to ensure that the rural setting of the Conservation Area is not harmed. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. Consequently, before allocating this area for development there will need to be some evaluation of the contribution which this currently-open 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>Conservation Area has been added to the landscape appraisal mitigation measure suggested in the HIA.</p>
<p>6.7 Relationship of York to surrounding villages</p>	<p><u>Impact</u> Development of this site in its current form would be likely to result in Minor Harm to this character Element since it will reduce the distance between the Designer Outlet and the village of Bishopthorpe.</p> <p><u>Mitigation</u> The impact upon this particular Character Element could be reduced by increasing the gap between the Designer Outlet and Bishopthorpe.</p>	<p>CYC HIA already reflected comments on both impact and mitigation.</p>
<p>ST26-30</p>	<p>Site comments received as part of FSC.</p>	

September 2016 – Feedback on Preferred Sites Consultation

Site/Characteristic	EH Analysis	CYC response
H1	No objection to principle of this allocation, but given its proximity to conservation area and listed building, proposals would need to ensure that those important historic elements are not harmed.	Noted. Site's historic context should inform emerging development proposals.
H10	No objection to principle of this application, but given its proximity to city walls (scheduled ancient monument) and central conservation area, proposals would need to ensure that those important historic elements are not harmed.	Noted. Site's historic context should inform emerging development proposals.
H43	No objection in principle however the plan should make clear that any development proposals would need to ensure that those elements which contribute to the significance of the nearby Conservation Area and Listed Building are not harmed.	Site deleted due to lack of confirmation of a willing landowner.
H46	No objection in principle to allocation but plan should make it clear that any development would need to ensure that those elements which contribute to the significance of the New Earswick Conservation Area are not harmed.	Noted. Site's historic context should inform emerging development proposals.
H52	No objection to principle of this allocation, but given its proximity to city walls (scheduled ancient monument) and central conservation area, policy would need to ensure that development proposals safeguard those elements which contribute to the significance of the conservation area and city walls.	Noted. Site's historic context should inform emerging development proposals.
H57	It is likely that this allocation would cause harm to a number of elements identified as contributors to the historic character and setting of York - reducing the gap between Northminster Business Park and the perceived southern boundary of Poppleton. Mitigation measures should include reducing the scale of the site to remove land to the south of the existing buildings. Historic England have no	The site has been reconsidered as a 2.8ha employment allocation, providing land for B1c/B2/B8 uses. The boundary reflects that previously consulted on at Preferred Sites stage (H57).

	objection to redevelopment of the part of the site currently occupied by existing buildings.	
ST2: Civil Service Sports Ground	Development of the southern part of the site would harm elements which contribute to the character and setting of the City - we therefore support planning principles that development should be set back from A59 frontage to preserve the perception of openness.	HIA reflects comments on both impact and mitigation.
ST4: Land adj Hull Road	No objection in principle to the site's allocation. Site on terminal moraine so could be visible from Hull Road and University campus. The site's proposed use should be considered in the context of future needs of University. Would be preferable if ST4 were allocated to meet future needs of University and the southern extent of campus moved further back from A64. This would enable a reduction in ST27, to a scale less likely to harm the special character and setting of the city.	HIA reflects comments on both impact and mitigation.
ST5: York Central	Support principle of redevelopment of this large brownfield site. Unconvinced that the quantum of development proposed is deliverable in a manner that will safeguard the numerous heritage assets in its vicinity but also not have significant knock-on effects upon historic core of York. Uncertain impacts on SA objective 14. Much of the LP proposed development predicted on delivering high numbers on ST5. Unconvinced that the proposed quanta can be achieved without harm to nearby historic assets and wider knock on effects on York historic core.	Noted
ST6: Land north of Grimston Bar	Allocation would harm number of elements identified as contributing to special character and setting of York. Due to topography of site, it would be particularly noticeable in views from ring road. Reduce gap between ring road and edge of built up area. Damage relationship between York and villages. Serious harm to SA objective 14. Not possible to mitigate this harm so site should be	Site deleted

	<p>deleted. Topography of site means it would be highly visible from ring road. It would reduce gap between urban edge and A64 and would also reduce gap between urban edge and villages. This would harm character and setting of York. The noted 'serious harm' could not be mitigated against; site should be deleted.</p>	
<p>ST7: Land East of Metcalfe Lane</p>	<p>Some potential for development to east of York and the extent of this site is a big improvement on last draft. However, this site is prominent in views from ring road, it would reduce gap between ring road and edge of York (from 1.3km to 575m), encroach into countryside, this swathe of countryside recognised as important to setting of city. Relationship between York and villages very important to special character and setting of York. Prominent views of site from ring road. Important swathe of countryside for setting of York. This free-standing settlement within the ring road is not in keeping with current pattern of development in York. 'Serious harm' to SA objective 14 has been identified - suggested amendment could mitigate against this, notably by moving the eastern edge away from ring road/limiting scale of development.</p>	<p>HIA reflects comments on both impact and mitigation.</p>
<p>ST8: Land north of Monks Cross</p>	<p>This allocation is likely to harm several elements which contribute to special character and setting of York. Would reduce gap between ring road and built up area, enclose western edge of green wedge that is centred on Monk Stray, open area either side on Monks Cross link road contributes to character of area. Would result in significant harm to SA Objective 14. To mitigate impact, development needs to be pulled away from northern ring road and Monks Cross Link Road.</p>	<p>HIA reflects comments on both impact and mitigation.</p>
<p>ST14: Land to the west of Wigginton Road</p>	<p>Recommend that there is considerable merit in continuing to explore the potential offered by this new settlement - the degree of harm caused to York's special character and setting could be much less than that caused were a similar scale of development located on</p>	<p>HIA reflects comments on both impact and mitigation.</p>

	<p>the edge of the built up area of York, or within existing surrounding villages.</p> <p>An incursion of this size in the open countryside around the historic city is likely to harm the special character and setting of York. At this stage it has not yet been made clear what impact the infrastructure necessary to facilitate this development may have on the elements which contribute to the special character and setting of the City - without this, this allocation has the potential to result in serious harm to SA obj 14. Note that site size and location has been amended since last draft which is an improvement in terms of impact on relationship on York and villages. It also considers the setting of Skelton village.</p>	
<p>ST15: Land to the west of Elvington Lane</p>	<p>Support for the principle of development of a new settlement, which is likely to have a far less harmful impact on the special character and significances of York than would be felt by a similar scale of development on the urban edge or within surrounding villages. A strategy in which part of York’s development needs are met in new freestanding settlements beyond the ring road might help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements. At this stage, any support for this settlement is given solely on the basis:- (a) that it can be demonstrated that they are a key component of a wider strategy designed to achieve the protection of the other key elements which contribute to the special historic character and setting of York and (b) that they are capable of being delivered in a manner which will minimise harm to the rural setting of the City in this location to other key elements which</p>	<p>HIA reflects comments on both impact and mitigation.</p>

	<p>contribute to the special character and setting of the historic City. Allocation has improved since last LP draft - it is reduced in size and located further from A64. A stand alone settlement is likely to cause less harm on the setting on York than an extension on the urban edge. However, it is by no means clear what impact the infrastructure necessary to deliver this new settlement will have upon York's special character and setting. As we made clear in our response to the last consultation, this aspect is of paramount importance. The Plan will need to demonstrate that this area can deliver the scale of growth anticipated in a manner commensurate with safeguarding those elements which make York such a special place. In the absence of this information, this allocation has potential to result in serious harm to SA Objective 14.</p>	
<p>ST16_1: Terry's extension site - Former Car Park</p>	<p>Extension site 1 - Support requirement that any development should adhere to the design principles of the wider Terry's site, should have strong architectural merit given its location at the entry point to the City. Support the intention to limit the height of any new buildings to the permitted height of the single-decked car park.</p>	<p>Noted</p>
<p>ST16_2: Terry's extension site - South of Fmr Terry's factory</p>	<p>Extension site 2 - Support requirement that any development should adhere to the design principles of the wider Terry's site, should have strong architectural merit, and that should maintain and enhance the formal gardens adjacent to this site. These measures will help to ensure that the development of this site takes place in a manner which reflects its sensitive location.</p>	<p>Noted</p>
<p>ST17: Nestle South</p>	<p>Site in conservation area and close to listed buildings. Buildings on eastern site of the site lie within the Nestle/Rowntree Factory Conservation Area. The Joseph Rowntree Memorial Library is Grade II listed. Endorse planning principles identified for this site and</p>	<p>HIA reflects comments on both impact and mitigation.</p>

	expect much of the commentary regarding the need for a masterplan to be prepared and the retention of those buildings considered to be of importance to be incorporated into the Plan's policy for this allocation.	
ST19: Northminster Business Park	Welcome reduction in scale of this employment allocation which has lessened impact on openness of green belt. Likely that allocation would result in serious harm to SA objective 14 - to mitigate this, retain separation between northminster and nearby villages by extending the southern extent of area no further than the existing car park to south of Redwood House.	HIA reflects comments on both impact and mitigation.
ST27: University of York	Proposal could harm two elements which contribute to special character of the historic city. Prominent views of site from A64 very close to ring road and expansion would change relationship between York and countryside to south. Landscape buffer could be damaging if it adds 'alien' features to flat landscape. Site could damage relationship between York and its villages, reducing the gap. Could result in serious harm to SA objective 14	HIA reflects comments on both impact and mitigation.
ST31: Land south of Tadcsater Road, Copmanthorpe	Site is perceived as being open countryside to south of ring road. Relationship between York and surrounding villages contributes to special character of York. New Askham Bar P&R narrowed gap between urban area and Copmanthorpe. This allocation would reduce it further (to less than 1 km), harming a key element of the special character and setting of the City identified in the Heritage Topic Paper. Site would have serious harm to SA obj 14. Site should be deleted as it is not possible to mitigate.	HIA reflects comments on impact, particular significant negative impact of development on landscape and setting.
Heritage Topic Paper	Given the importance of the Heritage Impact Appraisal as a tool to evaluating the degree to which the proposed allocations might impact upon SA Objective 14 (historic environment), it would seem essential to publish the latest iteration of that document alongside	Noted

	<p>this current consultation (it is, after all, referred to within the footnote on page 12). Without it, it is impossible to ascertain how the Council has arrived at its assessment regarding the impact which the development of each site might have upon SA Objective 14 and, more importantly, whether or not that evaluation is likely to be correct. Moreover, without that document it is not possible to identify what changes might be needed to each of the sites to ensure that they are developed in a manner consistent with the protection of the special character and setting of the historic City. Consequently, comments regarding the evaluation of the degree to which each of the Allocations is likely to be compliant with SA Objective 14 can only be of a general nature.</p>	
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Annex 2 Previously considered sites

A2.1 The Grain Stores, Water Lane (ST3)

A2.1.1 Only one option was considered for ST3. Overall the assessment of this site identified that development in this location would not cause any serious harm to the principal characteristics of York. The site has planning consent and is currently under construction; it has therefore been removed as a potential allocation.

A2.2 Land east of Grimston Bar (Formerly ST6)

A2.2.1 This site formed part of Safeguarded Land (SF13) at Further Sites consultation stage. It was subsequently reallocated as an employment site at Preferred Sites stage (ST6). Further analysis has confirmed that access to the site could be a showstopper. It would be difficult to introduce a new signalised junction given the distance to Grimston Bar roundabout. The site would therefore require a new access off A64 which may make development of this scale unviable. It is not considered that the site could be made larger to potentially increase the viability of the site due to the significant landscape/heritage concerns given prominence of views from A64 and the topography of the site. The site has therefore been removed as a potential allocation.

A2.3 Land at Moor Lane, Woodthorpe (formerly ST10)

A2.3.1 The site formed part of Safeguarded Land (SF12), but was subsequently deleted along with all Safeguarded Land, prior to Preferred Sites stage. Option 1 had the potential to cause harm to several principal characteristics of York to characteristic 6 (landscape and setting).

A2.4 Land at New Lane, Huntington (ST11)

A2.4.1 ST11 was previously considered at preferred options stage. Following further consideration of the site it was considered that the site performed a significant role in preserving the character and setting of Huntington, keeping an important gap between the existing residential area of Huntington and the commercial area of Monks Cross. Further, the area has a lack of green space, and the site has local amenity value as well as providing a green wedge into the City. The site also contains a Scheduled Ancient Monument (Roman Camp) which should be preserved along with Huntington Grange and the cemetery which would need room for future expansion. ST11 was therefore deleted at Preferred Sites stage and removed as a potential allocation.

A2.5 Land at Manor Heath Road, Copmanthorpe (ST12)

A2.5.1 ST12 was considered at preferred options and submission stages. Following further assessment, it was considered that the site would be a significant intrusion into open countryside and impact on the open and rural edge to Copmanthorpe. There is access to open countryside from the lane running through the site. It is therefore considered that the site serves green belt purposes and that Manor Heath Road should provide the boundary to the greenbelt to the west of Copmanthorpe. ST12 was therefore deleted at Preferred Sites stage and removed as a potential allocation.

A2.6 Land at Moor Lane, Copmanthorpe (ST13)

A2.6.1 Only one option was considered for ST13. A summary of the impact of development in this area on the principal characteristics of York is set out below. Following further assessment it was considered that, whilst the site is partially contained by residential properties, the development of the site would extend the built edge of Copmanthorpe to the west and into open countryside. ST13 was therefore deleted at Preferred Sites stage and removed as a potential allocation.

A2.7 Monks Cross North (ST18)

A2.7.1 ST18 was previously considered at preferred options stage. A summary of the impact of development in this area on the principal characteristics of York is set out below. ST18 was previously included as an employment allocation (ST18) within the Publication Draft Local Plan for up to 60,000sqm office space (B1a). Following further consideration of employment land demand/market attractiveness, it is considered that the York Central site will meet demand for B1a over the Plan period. ST18 was therefore re-assessed and is now included as part of ST8 residential site North of Monks Cross.

A2.8 Naburn Designer Outlet (ST21)

A2.8.1 Only one option was considered for ST21. A summary of the impact of development in this area on the principal characteristics of York is set out below. The site was previously identified for 12,000sqm leisure development subject to detailed impact assessment. Given that D2 uses tend to be located in City Centres or other sustainable locations, policies in the Plan will seek to guide future D2 development but will not specifically allocate sites for this purpose. ST21 was therefore deleted at Preferred Sites stage and removed as a potential allocation.

A2.9 Germany Beck (ST22)

- A2.9.1 Only one option was considered for ST22 (preferred options stage). A summary of the impact of development in this area on the principal characteristics of York is set out below. As the site has planning consent
- A2.10 Derwenthorpe (ST23)**
- A2.10.1 Only one option was considered for ST23 (preferred options stage). A summary of the impact of development in this area on the principal characteristics of York is set out below.
- A2.11 York College (ST24)**
- A2.11.1 This site was not assessed for development as the majority of development has been completed.
- A2.12 Land south of Designer Outlet (ST25)**
- A2.12.1 Two options were considered for ST25 resulting in the same outcome after a HIA. A summary of the impact of development in this area on the principal characteristics of York is set out below. Following further consideration of the site in relation to green belt purposes confirmed that the existing boundary treatment to the south of the existing Designer Outlet site, which consists of a mature tree belt boundary, helps to screen the site from the surrounding open countryside. Therefore, development of the site was considered contrary to green belt purposes. ST25 was deleted and removed as a potential allocation.
- A2.13 Land Adj to & R/O Windy Ridge & Brecks Lane Huntington (ST28)**
- A2.13.1 Only one option was considered for ST28 at submission stage. A summary of the impact of development in this area on the principal characteristics of York is set out below. The site was subsequently recorded as a Site of Importance for Nature Conservation (SINC). ST28 has been deleted and removed as a potential housing allocation.
- A2.14 Land at Boroughbridge Road, Millfield Lane (ST29)**
- A2.14.1 Only one option was considered for ST29 at Further Sites Consultation. A summary of the impact of development in this area on the principal characteristics of York is set out below. Following further appraisal, the site is considered to perform an important role in relation to the setting of York. This site forms part of the rural edge setting of the city when viewed from the ring road and provides division between the urban fringes of York (Chapel Fields) and Poppleton. Development of the site would remove part of the field margin between the urban fringes of the city and the ring road. The site was subsequently deleted and removed as a potential allocation.

A2.15 Land to the north of Stockton Lane (ST30)

A2.15.1 Only one option was considered for ST30 identified at the Preferred Options stage. A summary of the impact of development in this area on the principal characteristics of York is set out below. Following further appraisal, the site is considered to perform an important role in maintaining the green wedge into York from Monk Stray, which itself contributes to the setting of the historic city. ST30 was subsequently deleted and removed as a potential housing allocation.