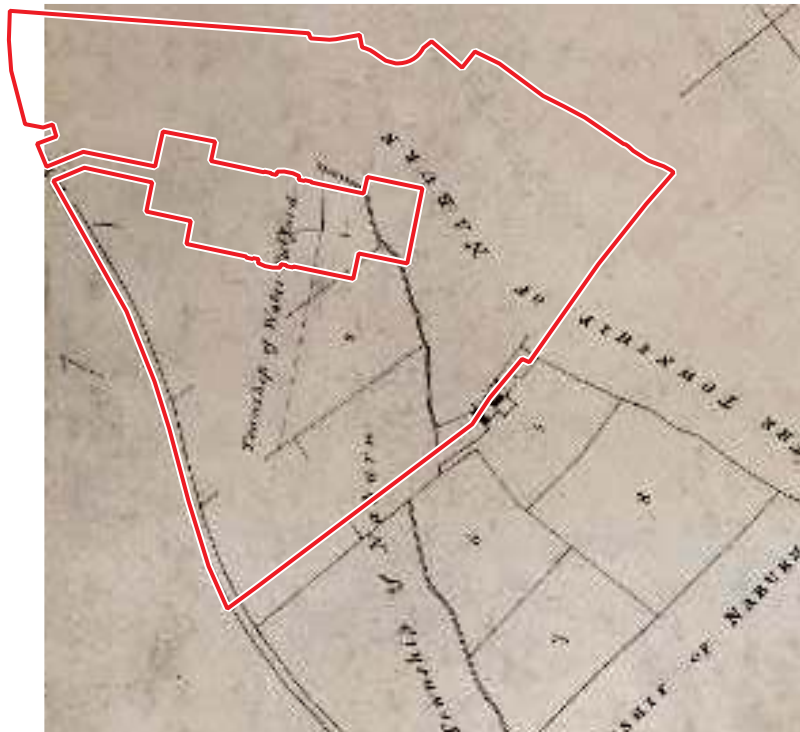




YORK DESIGNER OUTLET
PLANNING APPLICATION 2019

Historic Environment Assessment

MCARTHURGLEN
DESIGNER OUTLETS



YORK DESIGNER OUTLET

St Nicholas Avenue

York

County of Yorkshire

Historic environment assessment

July 2019



**YORK DESIGNER OUTLET
St Nicholas Avenue
York
YO19**

Historic environment assessment

NGR 460697 447735

Historic Environment Record search reference: CYO1325

Sign-off history

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tel 0207 410 2200 email: business@mola.org.uk
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Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



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Executive summary

The Designer Retail Outlet Centres (York) Limited Partnership has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at York Designer Outlet, St Nicholas Avenue, York in the City of York, National Grid Reference (NGR) 460697 447735). The scheme comprises the extension to the existing York Designer Outlet Centre and relocation of the existing Park & Ride facility, new retail car parking and landscaping. The area of actual impact is concentrated in the currently undeveloped southern 20% of the site.

A watching brief was undertaken on the site in 1998 which recorded an Iron Age or Romano British ditch, medieval ridge and furrow, a post-medieval ditch, a 3m undated gully and ground disturbances resulting from the construction and demolition of Naburn Hospital in the central-northern part of the site.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals comprise:

Possible buried Iron Age or Roman remains. There is high potential for remains associated with an extensive spread of archaeological 'cropmarks' denoting settlement enclosures, field systems and trackways immediately south and east of the site, visible on aerial photographs. The heritage significance of such remains would be medium to high depending on their nature and extent.

Possible medieval ridge and furrow cultivation. Although no 'corrugated' earthworks representing 'ridge and furrow' ploughing were noted on the MOLA site visit, these have previously been identified in the southern part of the site on aerial photographs. There is a moderate potential for buried evidence of medieval cultivation, of low heritage significance.

The site has a low potential for buried heritage assets of other periods. It was located in open fields at some distance from the known historic centres of settlement. The site was some way to the south of the speculated location of the battlefield of the Battle of Fulford, fought between English and Viking armies by a river crossing in AD 1066. The construction of the shopping centre would have removed any remains relating to the Naburn and Fulford Hospitals.

Archaeological survival potential is likely to be low across 80% of the site. The construction of Naburn and Fulford Hospitals and the modern shopping centre and associated roads, carparks and landscaped areas will have removed archaeological remains possibly with the exception of deep cut features. The southern part of the site has always been in open fields and so any archaeological remains would potentially be located just beneath the topsoil.

An attenuation basin would remove any archaeological remains in its footprint. Topsoil would be removed as part of the preliminary site works. Removal of topsoil is a potential impact as (in addition to the loss of any residual evidence it contains) it exposes any archaeological remains that may be present immediately beneath the topsoil. These may then be affected by overstripping and the movement of vehicles and plant involved in construction activities, for example through rutting and compaction. Levelling and the construction of the hardstanding areas, along with new foundations, are likely to cause ground disturbance up to 1.0–1.5m below the ground surface. Any archaeological remains present in these areas are likely to be entirely removed or severely truncated. It is possible that the bases of deep cut archaeological features such as pits, ditches, wells and building foundations would remain intact beneath these impact levels, but their context could be lost.

It is likely that the construction of the shopping centre would have removed any archaeological remains relating to the early 20th century Naburn and Fulford Hospitals. It is therefore recommended that no further work is required in this developed northern part of the site.

However, in view of the potential of the area of potential impact in the south of the site to contain remains associated with the nearby Iron Age/Roman and medieval ridge and furrow field systems, the City of York has recommended that a programme of post-determination archaeological work is secured as a condition of planning consent. The first stage would comprise a geophysical survey of this area, the results of which would be used to determine a strategy for trial trenching covering c 3% of the area. The trenches would be targeted on features identified by the geophysical survey and would aim to confirm the presence, nature and significance of any archaeological remains in the areas of proposed impact. If significant remains of regional or local features are found then a programme of excavation or mitigation by preservation in-situ will be required.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 The Designer Retail Outlet Centres (York) Limited Partnership has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at York Designer Outlet, St Nicholas Avenue, York, YO19, National Grid Reference (NGR) 460697 447735: Fig 1. The designer outlet was built in 1998 and the present scheme comprises the extension to the existing York Designer Outlet Centre and relocation of the existing Park & Ride facility, new retail car parking and landscaping as shown on the revised site plan (Fig 12).
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2018; see section 9 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, HE 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The List does not include any nationally designated heritage assets within the site.
- 1.2.2 The site does not lie in a conservation area or an archaeological priority area.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);

- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 1km-radius study area around it, as held by the primary repositories of such information within the City of York, the City of York's Historic Environment Record (HER). The HER is managed by the City council and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data – past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Borthwick Institute, University of York – historic tithe map;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day, and Goad insurance maps;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Historic England Archive, Swindon – vertical and specialist (oblique) air photographs;
 - First Point Surveys – Topographical Survey McArthur Glen Designer Outlet York, dwg no. 6084/01 (December 2017);
 - Leonard Design Architects – Pre-Application Design Pack (April 2018);
 - Holder Mathias Architects (development drawings, July 2019); and
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 An HEA was completed in 2014 which covered the southern third of the site.
- 2.1.5 A site visit was made on the 9th July 2013 as part of the original HEA which covered the southern 20% of the current site boundary, in order to determine the topography of the site and existing land use and to provide further information on areas of possible past ground disturbance and general historic environment potential. A further site visit was not considered necessary because the land use as information provided by the client showed that the landscape had not changed in the intervening period. The observations made on the first site visit have been incorporated into this report.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2,**

etc.), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m).

- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

3 The site: topography and geology

3.1 Site location

- 3.1.1 The site is located at the York Designer Outlet, St Nicholas Avenue, York, YO19 to the south of the city centre (NGR 460697 447735: Fig 1). The site area is 29ha and is bounded by fields to the east, Acres Farm to the south and Naburn Lane to the west. The planning application boundary excludes the existing shopping centre building in the centre of the site. The area of potential archaeological impact comprises the undeveloped southern 20% of the site.
- 3.1.2 The site falls within the historic parish of Naburn. The site is on the northern boundary of Naburn and a small part of the site in the north-western corner lies in the neighbouring parish of Water Fulford. The site lay within the East Riding of Yorkshire prior to being absorbed into the administration of the City of York.
- 3.1.3 The western boundary of the site is c 220m to the east of the River Ouse.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 A topographic survey was completed by First Point Surveys in December 2017. The survey shows that the undeveloped southern part of the site, c 20%, is generally level being on average at 10.2m Ordnance Datum (OD). In the centre of this area there is an area of slightly lower ground being on average at 9.2m OD. This runs from the south-west to the north-east. The line of this depression links up with a drainage ditch to the south, and probably represents the northern extension of a former stream bed which was later used as a drainage ditch.
- 3.2.3 The northern 80% has been landscaped and is on average at 11.2m OD. The 'eastern' and 'western' boundaries have also been landscaped as banks and are, on average at 12.5m OD.
- 3.2.4 The site visit which took place on 9th July 2013 noted that what is now the south-eastern corner of the site showed evidence of having being levelled for a football pitch in the 1960s.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 British Geological Survey digital data indicates that there are two types of superficial (drift) deposits of gravel underlying the site. In the north-eastern corner, north-western corner and running north-south through the centre of site are sands and gravels of the Crockey Hill Esker Member; while in the western and eastern part of the site are sands and gravels of the Naburn Sand Member. Both gravels date to the Devensian period which spans the period from c 70,000 years ago until the start of the Holocene, c 10,000 years ago.
- 3.3.3 Although the BGS records the geology as being gravel the proximity of the River Ouse, the relatively flat and low-lying topography, and the number of water management channels and drains across the area mean that there is the possibility of alluvial flood deposits being present on the site. Such deposits are likely to be encountered along the minor north-south channel across the western half of the site (see above). The Environment Agency Flood Risk Map (<http://maps.environment-agency.gov.uk>) shows flood risk from this channel and also from a second north-south channel just east of this, in the eastern part of the site. There are likely to be associated alluvial deposits from past flooding here also, of unknown depth.
- 3.3.4 No geotechnical investigation has taken place. There is one BGS historic borehole on the site (Ref: SE64NW3) which was dug at Naburn Hospital, in the centre of the site, in 1941. This recorded 0.3m of topsoil over the natural superficial (drift) sand deposits.
- 3.3.5 An archaeological investigation at Naburn Hospital in 1998, in the eastern part of the site, recorded 0.2–0.4m of topsoil, with a further 0.2m of subsoil overlying the natural. The natural

was described as varying from silty sand to mottled blue clay (OA 1998), possibly representing unmapped alluvial deposits.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been three archaeological investigations within the site study area, one of which was within the site. The investigation within the site was a watching brief carried out in 1998 (**HEA 1**) at the former Naburn Hospital during the construction of the existing shopping centre. This revealed an Iron Age or Romano-British ditch, along with evidence of medieval 'ridge and furrow' (the earthwork remains of arable cultivation which created a characteristic corrugated pattern), and post-medieval field ditches. The University of Bradford have been conducting archaeological surveys and excavations to the south-east of the site since the 1980s (**HEA 11**), investigating 'cropmarks' visible on aerial photographs. Cropmarks are the result of differential growth of crops over subsurface archaeological features due to moisture variations. The investigations to the south-east of the site confirmed a late Iron Age and Roman date for the cropmarks there.
- 4.1.2 Within the study area there have been a further two investigations: one auger survey (**HEA 3**) which found the 1066 layer lying approximately 2.3m below ground level; and one watching brief (**HEA 5**) which recorded modern drainage and three sherds of medieval pottery.
- 4.1.3 Aerial photographs of the region have been studied and translated into the York HER database as GIS shapefiles as part of the Vale of York National Mapping Programme (VoY NMP) carried out between January 1998 and December 2000 providing details on the location of historic ploughing and potential settlement sites of all periods across the study area and site (**HEAs 1b-1f** and **6-10**). There is evidence of medieval ridge and furrow within the site.
- 4.1.4 As a result of the relatively little amount of systematic investigation within the 1km study area, current understanding of the nature and extent of past human activity, in particular for the prehistoric and Roman periods for which there is no documentary evidence, is limited. The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.
- 4.2.4 During the Iron Age (600 BC–AD 43) the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land. Hillforts were established in lowland Britain, linked to tribal land ownership.

- 4.2.5 Within the study area extensive evidence of Iron Age and Roman occupation has been identified from cropmark evidence on aerial photographs mapped as part of the VoY NMP, with the date confirmed by an ongoing programme of fieldwalking and excavation undertaken by the University of Bradford since 1980. The NMP data was acquired as part of the current project and the transcriptions of the plotted cropmarks shown on Fig 2. The York HER has incorporated the NMP information and defined broad areas around these features, represented by polygons on Fig 2.
- 4.2.6 The largest of the cropmarks areas (**HEA 11** and **20**) extends across an area of 1.2km by 1.3km, 200-460m to the south east of the site. The cropmarks comprise parallel boundary ditches of an extensive field system with smaller associated rectilinear settlement enclosures and possible trackways. Some of these enclosures contained roundhouses. An investigation at Naburn Hospital (**HEA 1a**), within the site, found a ditch that was dated to the Iron Age or Roman period, which may have been related to this field system.
- 4.2.7 The second complex of cropmarks lies immediately to the south of the site (**HEA 13**), consisting of rectilinear settlement enclosures and roundhouses and field boundary ditches. Whilst there is little cropmark evidence of a continuation of this extensive area of activity into the site (the NMP features within the site are of later, medieval, features), in all likelihood occupation of the area did extend here.
- 4.2.8 There are no finds from the prehistoric period noted within the study area. A prehistoric field system has been recorded to the south of the site. It is therefore likely that the site lay beyond the extent of this.

Roman period (AD 43–410)

- 4.2.9 The site is located c 4.0km to the south of the major Roman settlement of York (Eboracum). The history of York is generally held to begin with a specific event, the foundation of the legionary fortress by Petilius Cerealis, the Roman governor of Britain in AD 71. The place chosen was an area of slightly raised ground in the angle between the two rivers of the Ouse and Foss, a little to the north of their confluence.
- 4.2.10 The city was important in the Roman period and visited by several Roman emperors, including Hadrian, Septimius Severus and Constantius Chlorus during their military campaigns. Constantius Chlorus died in the city and his son Constantine the Great was proclaimed emperor by the troops based in the fortress. During his stay, Septimius Severus proclaimed York the capital of the province of Britannia Inferior and it was probably Severus who granted York the privileges associated with the title of colonia.
- 4.2.11 The main civilian settlement of the city has traditionally been held to have been in the area south-west of the Ouse within the later medieval walls, which are at least partially built on Roman predecessors. There was further civilian settlement around the south-eastern edges of the fortress, however, in an area sometimes described as the “canabae”, meaning the civilian settlement directly associated with a military base.
- 4.2.12 The Roman Road from Tadcaster to York followed a north-easterly route before turning in a more northerly direction, along the modern-day route of Tadcaster Road (A1036) (Margary 1967, 416). At its closest, the line of this road passed c 2.5km to the west of the site.
- 4.2.13 Within the study area there is evidence of activity from the Roman period, in the hinterland around the main settlement. The previously mentioned settlement enclosures and field systems probably continued in use in the Roman period. A number of finds of Roman material (**HEA 24**), 390m to the north-west of the site, may indicate the presence of a Roman settlement in this area. A watching brief at the A19/A64 Interchange (**HEA 28**), 480m to the east of the site, found a Roman stone sarcophagus. A metal detecting survey along the route of Fulford Rising Main (**HEA 3**), 260m to north of the site, found an enamelled plate brooch. The chance find of a Roman coin is also recorded (**HEA 26**), 540m to the north-west of the site.
- 4.2.14 Within the study area extensive evidence of Roman occupation has been identified from cropmark evidence on aerial photographs mapped as part of the VoY NMP, with the date confirmed by an ongoing programme of fieldwalking and excavation undertaken by the University of Bradford since 1980.
- 4.2.15 There have been a number of Roman finds noted within the study area, suggesting a settlement to the north-west of the site. The site was likely to have been on the edge of this

settlement in open fields.

Anglo-Saxon period (AD 410–866)

Following the withdrawal of the Roman army from England in the early 5th century AD, Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.

- 4.2.16 York appears to have become a trading settlement in the 8th and 9th centuries, as is shown by the name Eoforwic appearing in documents of this date, with the suffix "wic" implying this activity.
- 4.2.17 There are no finds from the Anglo-Saxon period noted with the study area. The site was likely to have been in fields some distance from known historic settlements.

Anglo-Scandinavian period (AD 866–1066)

- 4.2.18 The next period in the history of the city of York is defined by nationally significant historical events at its beginning and end. In 866 the Danish "heathen great army" attacked and took the Anglian city of Eoforwic and it was to remain under Danish control subsequently until 954. Danish rule is conventionally said to have ended with the expulsion and death of Erik Bloodaxe in 954, after which the kings of Wessex established earls in the city to rule it for them, such as Siward, the penultimate earl, who founded St Olave's church in the city. This view is an over-simplification as the constantly shifting ethnic origins, allegiances and alliances of the local and national rulers meant that the population of York may reasonably be called Anglo-Scandinavian during the whole period from 866 to 1066.
- 4.2.19 The last of the earls was Tostig the brother of Harold Godwinson, the King of Wessex, who was deposed by the local populace and replaced by Morcar, the brother of Edwin, Earl of Mercia. Tostig formed an alliance with Harald Hardrada, king of Norway and they invaded via the Humber in September 1066 sailing up the Ouse to Riccall south of York. Edwin and Morcar raised an army which was defeated by Hardrada and Tostig at Fulford on the 20th of September 1066. A few days later Harold Godwinson's army surprised Hardrada and Tostig at Stamford Bridge to the east of the city, where they were defeated and killed. The battle of Stamford Bridge is usually held to mark the end of the Anglo-Scandinavian period, although sometimes large Scandinavian forces put in appearances in the area from time to time afterwards.
- 4.2.20 The site lies to the south of the area where the Battle of Fulford is thought to have taken place. The Viking and English armies are believed to have faced each other across Germany Beck, c 1.25km to the north of the site. The Battlefield Trust map of the maximum extents of the battlefield places the southernmost limit c 400m north of the site's northern boundary (Battlefield Trust website). Charles Jones's study (2011) of landscape evidence concluded that Germany Beck was the likely location of the battle (**HEA 3**), although the physical/archaeological evidence was thought to be buried beneath later alluvial deposits. No evidence attributable to the battle is noted in the study area.
- 4.2.21 There are no finds from the Anglo-Scandinavian period noted with the study area. The site was likely to have been in fields some distance from known historic settlements.

Later medieval period (AD 1066–1485)

- 4.2.22 Following the defeat and death of Harold Godwinson at the battle of Hastings in 1066, Edwin and Morcar made submission to William the Conqueror but the Norman army remained in the south of England and the first of many revolts and conspiracies broke out in late 1068 in the York area. After William had duly suppressed these uprisings he established two motte-and-bailey castles in the city on the east and west banks of the Ouse.
- 4.2.23 According to Domesday Book there were two estates at Naburn in 1086; the larger belonging

to Robert de Toden and the other to the king. Naburn Hall was located 2.1km to the south of the site. The other manor house, later called Bell Hall, was located c 3.5km to the south of the site (VCH York East Riding iii, 74–82).

- 4.2.24 The site was probably in open fields during this period, some distance from the main settlement centres. The NMP survey identified several areas of medieval ridge and furrow on the site from aerial photographs (HEA 1b–1f). During the MOLA site visit in 2013 clear evidence of ridge and furrow earthworks was impossible to discern, even though the site is currently under pasture. Such remains are typically removed by modern ploughing, although there is no evidence of such within the site and it is more likely that levelling of the site for sports fields in the 1960s is a more likely explanation. It is possible that truncated remains of these features lie below the topsoil (e.g. the bases of furrows). The Tithe apportionment of 1849 (see below) notes that the fields within the site were under ownership of the Naburn township and confirms the peripheral location of the site and its use as communal open fields; this would have been the case for much or all of the site in the medieval period, and as such it is unlikely to have been built on.

Post-medieval period (AD 1485–present)

- 4.2.25 Being common land and some distance from the main settlements, it is likely that the site remained open fields throughout most of this period.
- 4.2.26 Acres Farm adjacent to the southern boundary of the site was originally ‘Acres House’ and was built in 1774 (VCH York East Riding iii: 74–82). However, the existing buildings appear to date to mid to late 19th century.
- 4.2.27 The earliest map consulted was the Tithe map of Naburn of 1849 (Fig 3) which shows the site in fields to the north of Acres Farm. A small north-south watercourse, no longer extant, crosses the site just west of the farm. The eastern and western parts of the site were in the ownership of the Township of Water Fulford. The apportionment describes fields 1 and 2 (belonging to Charles Morine, Elizabeth Morine and others) as “Parts of Hurns Fields” and as being arable. Fields 3, 4 and 5 to the south of the site (belonging to Edward Dickinson) are described as follows: Field 3 “a House, Homestead and Gardens”; Field 4 “Orchard”; and field 5 as “Akers Close”.
- 4.2.28 The Ordnance Survey 1st edition 25” mile map of 1851-3 (Fig 4) and 2nd edition 25” mile map of 1892–3 (Fig 5) show the site unchanged from the Tithe map.
- 4.2.29 The first major development within the site was the construction of the Naburn Hospital (the York City Asylum) which was opened in 1906 to provide additional accommodation for the paupers of York. Situated on land purchased from Acres House Farm (to the south of the site) the operational capacity varied between 350 and 450 and were housed in separate male and female wards in the main building for single patients and six cottages for married patients. To the east of the main building was a maintenance yard, boiler house, workshops and mortuary and to the west was the laundry, sewing room and drying grounds and beyond, a chapel. The Asylum can be seen in the centre of the site surrounded by open fields on the Ordnance Survey 3rd edition 25” mile map of 1906–8 (Fig 6).
- 4.2.30 The Ordnance Survey 25” mile map of 1958 (Fig 7) shows major change within the site. A complex of ‘hatted’ buildings is shown to the east of the main hospital. These formed a temporary hospital unit being used to accommodate prisoners of war following the Second World War. These were handed over to the Ministry of Health in 1948. The expansion of the hospital has resulted in the removal of field boundaries. In the 1960s the northern area of the site was then used for sports facilities for the hospital.
- 4.2.31 Beyond the site boundary to the north, Fulford Hospital is shown.
- 4.2.32 The Ordnance Survey 25” mile map of 1968-9 (Fig 8) shows further change. The hatted buildings in the north-east of the site were redeveloped and renamed The Maternity Hospital and become one of the largest of its kind. Fulford Hospital was a general hospital. Being located adjacent to each other certain functions and structures were located in the area occupied by the other. A miniature golf course and football ground is shown on the site, in the southern part and east/central parts respectively.
- 4.2.33 Fulford Hospital closed in 1983 and the Naburn Hospital five years later in 1988 due to other mental hospitals in the area having spare capacity. The Fulford Hospital and Naburn Hospital were demolished shortly afterwards. It is not known when the golf course and football ground

ceased to be used.

- 4.2.34 In 1998 the York Designer Outlet shopping centre was built and its area is shown on the Ordnance Survey 1:10,000 map of 2002 (Fig 9). There has only been minor change within the site since its construction, i.e. the building of a rectangular building in the northern tip of the site.

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Current ground level varies from c 9.2m to 13.4m OD, across the site, although in general is at 10.2m OD on average in the southern 20% and 12.5m OD on average across the shopping centre. There is no geotechnical data for the site. Based on the information from archaeological investigations in the southern part of the site, the predicted level of natural geology within the site is as follows:
- The top of the Gravel is between 0.4m and 0.6mbgl, which, given the developments across the site may have been higher.
- 5.2.2 Between the top of the natural and the current ground level is topsoil and subsoil, the latter potentially containing remains of archaeological interest.

Past impacts

- 5.2.3 Historic mapping shows that the area of the site has been open fields until the early 20th century when Naburn Hospital was built in the centre of the site. The type and extent of the foundations and basements (if any) of this hospital are not known, however, given the shallow depth of the underlying natural all foundations will have severely truncated or removed completely any archaeological remains within their extent. Successive redevelopments and expansion of the hospital into the northern parts of the site will have had a similar impact.
- 5.2.4 Ground levelling and landscaping for the former football field and miniature golf course is likely to have disturbed any archaeological remains present, although the bases of deep cut features (pits and ditches) may potentially have survived intact. No evidence of landscaping for the former golf course was apparent during the site visit.
- 5.2.5 Structures and hard-standing associated with the existing shopping centre cover most of the northern part of the site, but the type and extent of ground intrusions are not known, however, they are within the area of the earlier hospitals and thus their impact will depend on their depth. The ground forming the car parks appears to be at least 0.5m higher than general ground level, suggesting that some levelling up has taken place. The creation of the car parks is also over areas previously used for the hospitals and thus are likely to have had only limited impact, potentially removing only the top 0.5m, which is potentially made ground produced by the demolition of the hospitals.

Likely depth/thickness of archaeological remains

- 5.2.6 Archaeological remains, if present on the site, are likely to be found immediately below the topsoil, hardstanding and under and between foundations with any cut features extending into the natural to an unknown depth.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of

later disturbance and truncation discussed above.

- 5.3.2 *The site has a high potential to contain prehistoric remains in the southern undeveloped 20% of the site and a low potential in the northern developed part of the site.* The site's location on well drained gravel terrace close to predictable resources of the River Ouse would have made it an attractive area for settlement and farming. The area around the site does appear to have been used for farming and occupation from the Iron Age onwards with three extensive field systems, with associated round houses, noted from cropmarks to the south and west of the site, with an Iron Age/Roman date confirmed by ongoing investigations by the University of Bradford. Any remains of settlement activity and field systems within the current site would be of **medium** or **high** significance, depending on the nature and extent of the remains, derived from their evidential value.
- 5.3.3 *The site has a high potential to contain Roman remains in the southern undeveloped 20% of the site and a low potential in the northern developed part of the site.* The aforementioned occupation and field systems appear to have continued in use in the Roman period. Any such remains would be of **medium** or **high** significance, derived from the evidential value.
- 5.3.4 *The site has a low potential for Anglo-Saxon remains.* The site was located away from known Anglo-Saxon settlements and no finds from this period are recorded in the study area.
- 5.3.5 *The site has a low potential for Anglo-Scandinavian remains.* The site remained away from known Anglo-Scandinavian settlements. During this period the Battle of Fulford was fought in an area to the north of the site. However there are no finds from the battle recorded in the study area.
- 5.3.6 *The site has a moderate potential for later medieval remains.* The site was in open fields located away from later medieval settlements. Areas of medieval ridge and furrow agriculture are recorded on the site but appear to have been removed by later activity. It is possible however, that the bases of plough furrows survive beneath the topsoil. Such remains would be of **low** heritage significance, derived from the limited evidential and historical value.
- 5.3.7 *The site has a low potential for post-medieval remains.* The site continued to be used for agriculture before Naburn and Fulford Hospitals were built in the early and middle 20th century. The main potential is for buried remains associated with these hospitals and would include foundations of buildings and other features not shown on historic maps. Such remains would be of **low** significance, derived from their historical and evidential value. Former field boundaries shown on historic maps may be present and are of negligible significance.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The proposals comprise: the extension to the existing York Designer Outlet Centre and relocation of the existing Park & Ride facility, new retail car parking and landscaping (Holder Mathias Architects, 19.07.2019). The area of archaeological impact will be concentrated in the undeveloped southern 20% of the site as assessed (Fig 11).

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 The main potential for archaeological survival is the foundations of the early 20th century Naburn and Fulford Hospitals which are of low heritage significance. There is likely to be a moderate to high survival for the prehistoric and Roman periods (remains of medium or high significance), along with possible later medieval agricultural remains (low significance).

Topsoil removal

- 6.2.4 It is assumed for the purposes of this assessment that topsoil would be removed across the entire site as part of the preliminary site works. Removal of topsoil is a potential impact as (in addition to the loss of any residual evidence it contains) it exposes any archaeological remains that may be present immediately beneath the topsoil. These may then be affected by movement of vehicles and plant involved in construction activities, for example through rutting and compaction. In addition, it is possible that topsoil removal without archaeological supervision may result in overstripping, which would have an impact upon archaeological remains located beneath the topsoil, or understripping, where archaeological features are concealed beneath a thin layer of topsoil but are then exposed and unprotected from subsequent construction activities.

Attenuation basin

- 6.2.5 Excavation for a proposed attenuation basin to be constructed in the south-east of the site would remove any archaeological remains within its footprint.

Hardstanding construction

- 6.2.6 Excavations for the construction for the hardstanding areas for the parking are likely to cause ground disturbance up to 1.0m below the ground surface, and deeper where there is levelling. Shallow archaeological remains within these areas would be severely truncated or removed completely but the bases of deep cut features, such as boundary ditches etc. would survive although their context would be lost.

Building foundations

- 6.2.7 The detail of the foundations for the proposed park and ride stand is not known. Excavation for standard strip and pad foundations would remove archaeological remains within the footprint of the foundation to a typical depth of 1.0–1.5mbgl as assumed for the purposes of this assessment. It is possible that the bases of deep cut archaeological features such as pits, ditches, wells would remain intact beneath these impact levels, but their context would be lost.

Piling for larger buildings would entirely remove any archaeological remains from within the footprint of each pile. Pile caps and ground beams would have a similar impact as standard strip and pad foundations.

Service / utilities trenches/ drains and planting

- 6.2.8 The excavation of any new service trenches and drains would extend to a depth of 1.0–1.5mbgl as assumed for the purposes of this assessment. Ground intrusion from any tree planting and subsequent root action would potentially reach a similar depth. This would entirely remove any archaeological remains within the trench footprint or tree-root extent.

7 Conclusion and recommendations

- 7.1.1 The site is located at the York Designer Outlet, St Nicholas Avenue, York, YO19 in the City of York. The site does not contain any designated heritage assets and is not located in an APA.
- 7.1.2 The site lies in an area of low-lying land. Due to the proximity of the River Ouse, the relatively flat and low-lying topography, and the number of water management channels and drains across the area there is the possibility of alluvial flood deposits being present on the site. Such deposits are likely to be encountered along the minor north-south channel across the western half of the site, although their depth is unknown.
- 7.1.3 Archaeological survival across the site is likely to be mixed reflecting the presence of existing and possible past basements associated with Naburn Hospital. Prior to the construction of the hospital in the early 20th century the site was open fields, being used for agriculture.
- 7.1.4 The scheme includes extending the shopping centre to the south-east, which due to the previous development of this area, is very unlikely to have an archaeological impact. Ground disturbance in the currently undeveloped southern part of the site arising from the provision of additional car parking and landscape enhancement would, however, have an impact. Topsoil removal, tree-planting, construction of hardstanding for the car park area and excavation for foundation construction would severely truncate or remove completely archaeological remains present within the impact area. Remains could include evidence of Iron Age/Roman occupation and field systems, evidence of later medieval arable cultivation and foundations and footings of the early and mid-20th century Naburn and Fulford Hospitals.
- 7.1.5 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Possible Iron Age or Roman remains associated with the nearby field system. (High potential)	Medium or high (depending on nature and extent)	Attenuation basin, topsoil removal, tree-planting, construction of hardstanding area and foundation construction. Significance of asset reduced to negligible
Later medieval agricultural activity (moderate potential)	Low	
Buried remains associated with the early and mid 20th century Naburn and Fulford Hospitals (moderate potential)	Low	

- 7.1.6 In the light of the potential of the undeveloped southern 20% of the site to contain remains associated with the nearby Iron Age/Roman and medieval ridge and furrow field systems the City of York has recommended that a programme of post-determination archaeological work is secured as a condition of planning consent. As a first stage this would comprise a geophysical survey of the whole area, the results of which would be used to determine a strategy for trial trenching covering c 3% of the site. The trenches would be targeted to features identified by the geophysical survey and would aim to confirm the presence, nature and significance of any archaeological remains in the areas of proposed impact. If significant remains of regional or local features are found then a programme of excavation or mitigation by preservation *in-situ* will be required.
- 7.1.7 It is likely that the construction of the shopping centre would have removed any archaeological remains relating to the early 20th century Naburn and Fulford Hospitals. It is therefore recommended that no further work is required in this developed northern part of the site.
- 7.1.8 The results of the evaluation would enable an informed decision in respect of an appropriate mitigation strategy for any significant archaeological assets. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI).

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 1km-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The HER data contained within this gazetteer was obtained from the City of York Council on 19/12/18 and is their copyright (2018).
- 8.1.3 Historic England statutory designations data © Historic England 2018. Contains Ordnance Survey data © Crown copyright and database right 2019. The Historic England GIS Data contained in this material was obtained in September 2018. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

FBS – Fulford Battlefield Society

NAL – Northern Archaeological Associates Ltd

NHL – National Heritage List for England (Historic England)

NMP – National Mapping Programme

OAU – Oxford Archaeological Unit

YAT – York Archaeological Trust

HEA No.	Description	Site code/ HER/NHL No.
1a	Naburn Hospital, Fulford <i>Watching brief. OAU, 1998</i> The site was divided into two zones. Zone 1 took in most of the site, and was to have been investigated by a series of 5m wide trenches. However, after discussion on-site some of the proposed trenches were not excavated because of flooding. Zone 2 consisted of the line of the perimeter road. The earliest feature on the site was an Iron-Age or Romano-British ditch. This may be related to an extensive area of enclosures and fields to the southeast, known from cropmarks. A post-medieval ditch and a short length of undated gully were also located. Regularly spaced ridge and furrow extended over the south of the site. In the north of the site there was evidence of ground disturbance resulting from the construction and demolition of the former hospital. Two ditches were identified in this area, but could not be dated.	EYO112
1b	Ridge and furrow, Fulford Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs identified by the NMP.	EYO4569 EYO4650 MYO3635
1c	Ridge and Furrow, Fulford Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs identified by the NMP.	EYO4440 MYO2555
1d	Ridge and Furrow, Fulford Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs identified by the NMP.	EYO4562 EYO4570 MYO3634
1e	Ridge and Furrow, Fulford An area of broad ridge and furrow identified by the NMP	EYO992 MYO2100
1f	Ridge and Furrow, Fulford An area of broad ridge and furrow identified by the NMP	MYO2552
2	Naburn Waste Water Treatment Works <i>Evaluation. NAL, 1998</i> No details provided.	EYO5817
3	Germany Beck Transect Across Fulford Ings <i>Auger survey. FBS, n.d.</i> The purpose of the survey was to understand the historic course of the Ouse. It was meant to reaffirm results from earlier work conducted by Manchester University. This study, headed by Susannah Gill, found that the 1066 layer lies approximately 2.35m below the present surface. Cores extracted were used to assess the suitability of the land for metal detection. Land proved to be generally waterlogged below the seemingly firm surface layer. Data collected perceived by surveyors as not being 'meaningful'.	EYO5026
4	Naburn Hospital, Fulford <i>Excavation. 1997</i> No details provided.	EYO80

HEA No.	Description	Site code/ HER/NHL No.
5	5 Ferry Lane, Bishopthorpe <i>Watching brief. Past Search Archaeology, 2016</i> A watching brief undertaken at 5 Ferry Lane, on the 1st July 2016. The machine excavation of the foundation trenches for two storey and single storey extensions were monitored. No archaeological features were encountered, only modern drainage, although three sherds of medieval pottery were retrieved from the subsoil layer, which may relate to activity in the area from that period.	EYO6252
6	Ridge and furrow, Fulford An area of broad ridge and furrow identified by the NMP.	MYO2558
7	Ridge and furrow, Fulford An area of broad ridge and furrow identified by the NMP.	MYO2556
8	Ridge and furrow, Fulford Ridge and furrow that formed part of a medieval field system in the parish of Fulford. Most of the ridge and furrow has been levelled. Identified by the NMP	MYO2557
9	Ridge and furrow, Fulford An area of broad ridge and furrow identified by the NMP.	MYO2559
10	Ridge and Furrow, Fulford Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs identified by the NMP.	MYO2337
11	Field system, Naburn An extensive Iron Age or Roman field system is visible as cropmarks on air photographs, extending north-south for 1.2km and west-east for 1.3km. It comprises parallel boundary ditches and rectilinear enclosures. Some enclosures are double-ditched and a few contain roundhouses. Where substantial lengths of boundary are double-ditched it is uncertain if they are also functioning as trackways. This area around Lingcroft Farm is part of a programme of study of fieldwalking and excavation, undertaken by Bradford University Archaeological Sciences Department, from 1980 and is ongoing. Dating evidence has confirmed a late Iron Age and Roman date for the field system and roundhouses.	MYO3519
12	Ridge and Furrow, Fulford Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs identified by the NMP.	MYO2335
13	Field system, Naburn Iron Age or Roman rectilinear ditched enclosures, which are probably part of a field system, are visible as cropmarks on air photographs. One enclosure contains a roundhouse and two other incomplete curvilinear enclosures are possibly also round houses. There is a field system to the south (recorded in SE 64 NW 29) and a extensive one to the east (recorded in SE 64 NW 32), but it is uncertain if they are all part of the same system.	MYO3524 MYO3469
14	Ridge and Furrow, Fulford An area of broad ridge and furrow identified by the NMP.	MYO3378
15	Ridge and Furrow, Fulford An area of broad ridge and furrow identified by the NMP.	MYO2551
16	Field system, Naburn Iron Age or Roman rectilinear ditched enclosures, which are probably part of a field system, are visible as cropmarks on air photographs. One enclosure contains a roundhouse and two other incomplete curvilinear enclosures are possibly also round houses. There is a field system to the south (recorded in SE 64 NW 29) and a extensive one to the east (recorded in SE 64 NW 32), but it is uncertain if they are all part of the same system.	MYO3524 MYO3469
17	Post-medieval findspots, Fulford The findspots were: a single unidentified findspot (MYO221); a clay pipe (MYO222); and a jug (MYO223).	MYO221 MYO222 MTO223
18	Fulford Hall Early-mid 18th century with reputed 11th century origins and later additions and alterations including wings to rear of mid-late 18th – 19th centuries extension to left and porch of 1902. For the Keys family. Pinkish-orange brick with red brick and sandstone dressings and partly-exposed 11th century core of magnesian limestone and red plain tile roof. 2 storeys, 10 bays, of which 2 rightmost are 19th century. Other findspots associated with Fulford Hall are: the stables (MYO577); cart shed (MYO479); gates and piers (MYO578); and dovecote (MYO1921).	MYO1973 MYO577 MYO479 MYO578 MYO1921

HEA No.	Description	Site code/ HER/NHL No.
19	Manor site, Fulford The site of medieval Fulford Manor.	MYO87
20	Prehistoric settlement site, Naburn Possible prehistoric site. No further details recorded.	MY071
21	Mill, Naburn Post-medieval mill recorded.	MYO73
22	The Chantry House, Naburn Early-mid 18th century with 19th century extension to rear. Colour-washed brick with ashlar dressings and Welsh slate roof. 2 storeys, 5 bays. 3-course plinth. Former central entrance now with 20th century casement window, otherwise sashes with glazing bars throughout with ashlar cills, moulded to first floor, and with flat arches of gauged brick and ashlar keystones. End stacks. 19th century entrance now in right gable end: 6-panel door under oblong fanlight with glazing bars beneath gable-ended hood. Tumbled-in brickwork to gable ends. Extension has mainly sashes with glazing bars, some with moulded bargeboards. Interior: shutters to most windows. 19th century acanthus frieze to left rear ground floor room.	MYO1984
23	Chantry, Naburn Post-medieval chantry.	MYO12 MYO331
24	Post-medieval church and ruins of St Andrew's, Naburn 1768. Attributed to Atkinson for Archbishop Drummond. Pinkish-orange brick with magnesian limestone ashlar facade. Gothick style. West wall, foundations of nave, transepts and chancel walls and traceried head of one window now remain. West end: full-height angle buttresses with off-sets surmounted by crocketed pinnacles. Badly weathered, Tudor-arched central doorway under hood-mould, quatrefoils in the spandrels. To either side, an ogee-headed niche with head stops ornamented it crockets and finial, that to left containing fluted columnar pedestal with capital and traces of Gothick decoration in flutes. To first floor: 3-light, pointed window under hood-mould with head stops and little remaining tracery. Above: bell turret crocketed to left and with cross at apex.	MYO11 MYO330 MYO568
25	Bishopthorpe Palace and chapel, Naburn 13th century palace for Archbishop Walter de Grey, with alterations and additions of 14th, 15th, 17th, 18th, 19th and 20th centuries, and re-modelling of 1766-9 by Thomas Atkinson for Archbishop Drummond. Magnesian limestone, pinkish red and brown brick with Atkinson's re-modelling in Gothick style. L-shaped on plan. Other findspots associated with Bishopthorpe Palace are: a sundial (MYO431); wall and archway (MYO432); moat (MYO10); and a manor house (MYO328 & MYO329).	MYO429 MYO431 MYO432 MYO10 MYO328 MYO329
26	Single find, late-Roman coin, Naburn Roman coin dating to the 4th century.	MYO224
27	Fulford Rising Main, Naburn <i>Metal detecting survey and watching brief, NAL, 2010</i> Archaeological observations on the line of the Fulford Rising Main (EYO4582) were carried out by NAL in 2010 in advance of, and during, construction of a c 2km long waste water pipeline. It indicated that the area of Roman activity extends at least as far as SE60504800 to the east. RLR Field nos SE60483904 and SE60485619 will contain further evidence relating to this Roman rural settlement. The Roman stone coffin observed during the road widening works at the A19/ A64 road junction (HEA 28)) indicate that Roman occupation extends across a wide area and that MYO68 sits within a well-developed RB landscape. The precise location of the finds (MYO216-MYO220) which have been used to identify this probable settlement is unknown. It is however probable that they came to light when the ponds centred at SE60314810 were excavated. The ponds do not appear on the 1st Edition OS Plan of 1852, but they are visible on an aerial photograph of 1936. Other finds associated with the Roman settlement are: an urn (MYO216); a patera (MYO217); an unidentified findspot (MYO218); a needle (MYO219); and human skeletal material (MYO220).	EYO4582 MYO68 MYO216 MYO217 MYO218 MYO219 MYO220
28	A19/A64 interchange, Naburn <i>Watching brief. YAT, 1997</i> The only reported find was a Roman stone sarcophagus.	EYO635 MYO3619

HEA No.	Description	Site code/ HER/NHL No.
29	Site 1 ROC Bunker, Fulford This facility was opened in October 1961 and closed in December 1973. DEMOLISHED The post was re-sited in 1973 to allow for the realignment of the A64 around York. The site of the post would appear to be under the off slip road from the A64.	MYO4305

9 Planning framework

9.1 National Planning Policy Framework

- 9.1.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). The 2012 NPPF was revised and a new NPPF published in July 2018, with minor revisions in February 2019 (MHCLG 2019).

Conserving and enhancing the historic environment

- 9.1.2 The NPPF section concerning “Conserving and enhancing the historic environment” (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16 (unchanged in February 2019), reproduced in full below:

Para 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

Para 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary

expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

Para 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.2 Local planning policy

- 9.2.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans (UDPs), Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies have been either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.
- 9.2.2 City of York Council are currently preparing a new Local Plan that will shape future development up to 2030 and beyond. The City of York Draft Local Plan Incorporating the 4th set of changes, Development Control Local Plan, was approved in April 2005. The policy relevant to archaeology is:

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Planning applications for development that involves disturbance of existing ground levels on sites within York City Centre Area of Archaeological Importance will be granted provided:

- a) applicants permit a field evaluation, approved by the Council, to assess the extent and importance of any archaeological remains; and
- b) applicants can demonstrate that less than 5% of any archaeological deposits will be disturbed or destroyed.

Outside York City Centre Area of Archaeological Importance, archaeological deposits of national importance must be preserved in situ.

Where physical preservation of the deposits in situ is not possible, applicants must make provision for the professional excavation and recording of the archaeology, in accordance with a detailed scheme approved prior to development commencing.

4.30 The City of York possesses a wide range of archaeological deposits, some of which are of outstanding importance. This is reflected in the fact that York is one of only 5 historic centres that have been designated as Areas of Archaeological Importance (AAI) under the Ancient Monuments and Archaeological Areas Act 1979 - the others being Canterbury, Chester, Exeter and Hereford.

4.31 AAIs are not the archaeological equivalent of conservation areas. Instead they are based on the assumption that development will often be acceptable, but that there is archaeological data, which should first be recorded. The designation - which covers 7 individual areas within the City of York (see detailed plans in Appendix D) - affords statutory access to the statutory investigating authority (in the City of York this is York Archaeological Trust) to either observe and record (a watching brief) or claim a period of up to 4 months and 2 weeks to undertake an archaeological excavation of archaeological remains that could be destroyed during the development of particular sites.

4.32 The highest quality archaeological deposits will invariably underlie the historic core of the City. Ironically, this is also the area where, during the Plan period, redevelopment is most likely to occur. The York Development and Archaeology Study (1992), undertaken by Ove Arup and York University, demonstrated that, in a city such as York, it is possible to construct a new building and destroy less than 5% of the archaeological deposits below that building. This preservation target will therefore apply to all redevelopment proposals within the York City Centre AAI.

4.33 Outside York City Centre AAI it will also be a standard requirement for developers to undertake an archaeological survey of proposed development sites in order to assess their archaeological value. In most cases the objective will be to retain any valuable deposits in their present position by taking account of this during the proposed layout design. Where this is

recognised as being impossible due, for example, to site constraints developers will be obliged to carry out a professional excavation of known deposits prior to development of the site.

9.2.3 City of York Council is currently preparing a new Local Plan that will shape future development up to 2030 and beyond. The City of York Heritage Topic Paper Update (June 2013) is set out as part of the evidence base for the Local Plan. The section on Archaeological Complexity notes:

6.27 Archaeological features and deposits are finite and fragile. Sub-surface deposits cannot be repaired or replaced. Whilst the fabric of above ground buildings and structures can be repaired or restored, this inevitably entails the loss of original material, the fragile and finite archaeology.

6.28 Archaeological deposits can be found throughout the City of York area. All areas within the City of York have the potential to preserve archaeological features and deposits.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC–AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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13.2 Other Sources

- British Geological Survey online historic geology borehole data and digital drift and solid geology data
City of York Historic Environment Record
Internet – web-published sources:
Battlefield Trust website (Online at <http://www.battlefieldstrust.com/resource-centre/viking/battleview.asp?BattleFieldId=52>, Accessed 08/07/14)
Naburn Hospital Fulford – County Asylums (Online at <https://www.countyasylums.co.uk/naburn-fulford-york/>, Accessed 31/01/19)
Groundsure historic Ordnance Survey mapping
National Monuments Record, Swindon
National Air Photograph Library, Swindon
Borthwick Institute. University of York

13.3 Cartographic sources

- Tithe Map of Naburn of 1849 (Reproduced from an original in the Borthwick Institute, University of York)
Note: Permission to reproduce this document was granted by the Borthwick Institute on 14/07/14.

Ordnance Survey maps

Ordnance Survey 1st edition 25" map (1851-3)
Ordnance Survey 2nd edition 25" map (1891-3)
Ordnance Survey 3rd edition 25" map (1906-8)
Ordnance Survey 25" maps (1958),(1968-9)
Ordnance Survey 1:10,000 scale maps (2002)

Geology map

British Geological Survey digital data

Engineering/Architects drawings

Leonard Design Architects 2018 *Masterplan: York Designer Outlet Centre* (April 2018 a)
Leonard Design Architects 2018 *York Designer Outlet Centre Pre Application* (April 2018 b)
Holder Mathias Architects 2019 *York Designer Outlet Village Proposed Site Plan* (July 2019)

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	not known	-	N
Levelled site survey as existing (ground and buildings)	not known	-	N
Contamination survey data ground and buildings (inc. asbestos)	not known	-	N
Geotechnical report	not known	-	N
Envirocheck report	not known	-	N
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Partial (2013)	N	

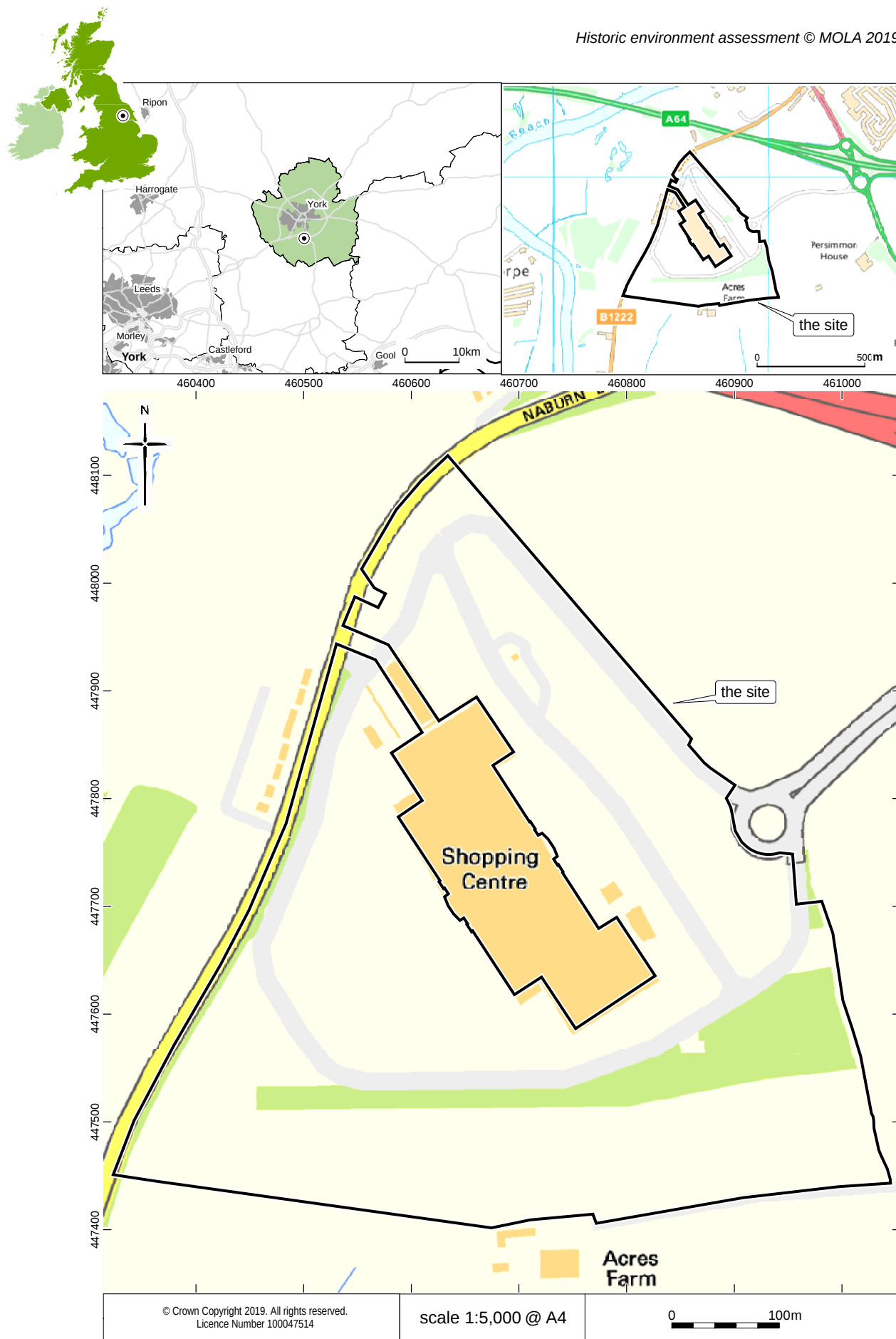


Fig 1 Site location

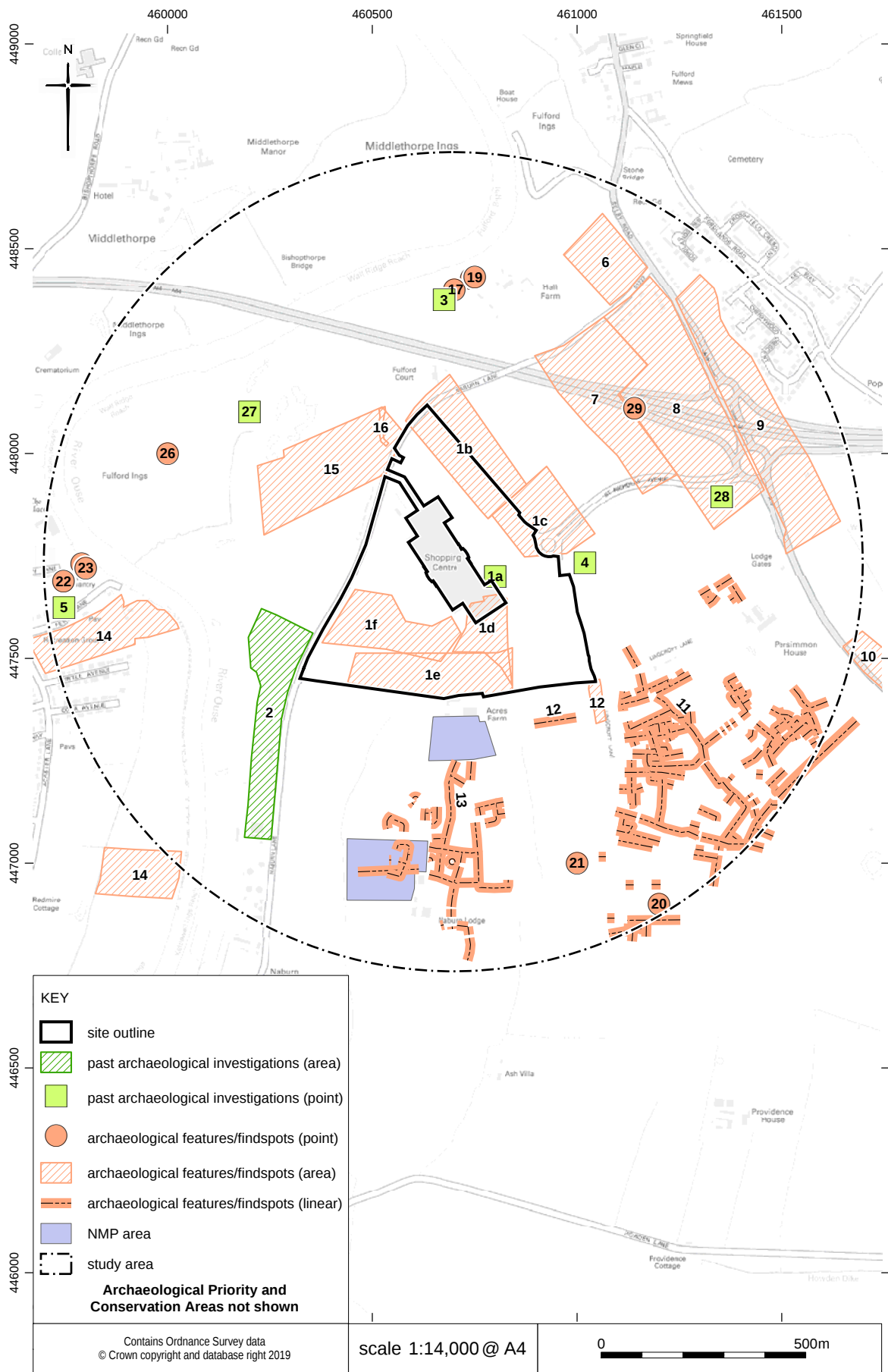


Fig 2 Historic environment features map

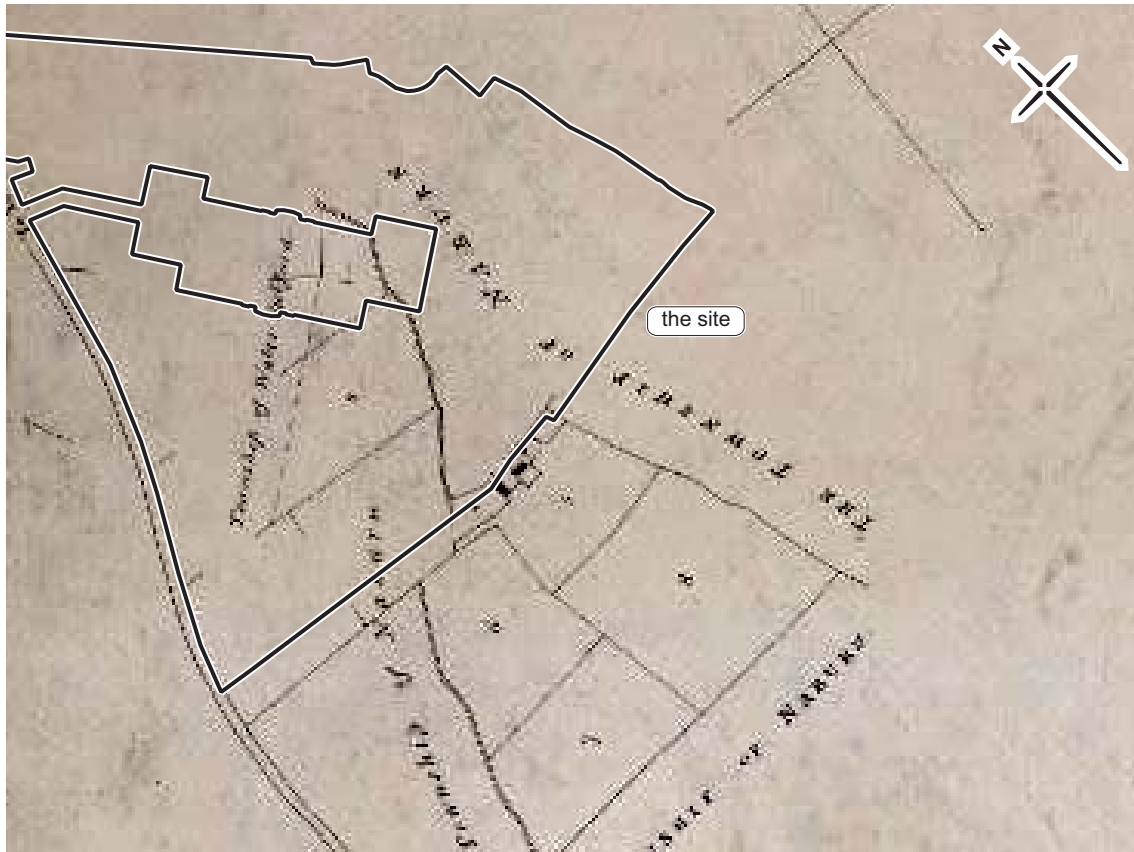


Fig 3 Tithe Map of Naburn, 1849 (Reproduced from an original in the Borthwick Institute, University of York)

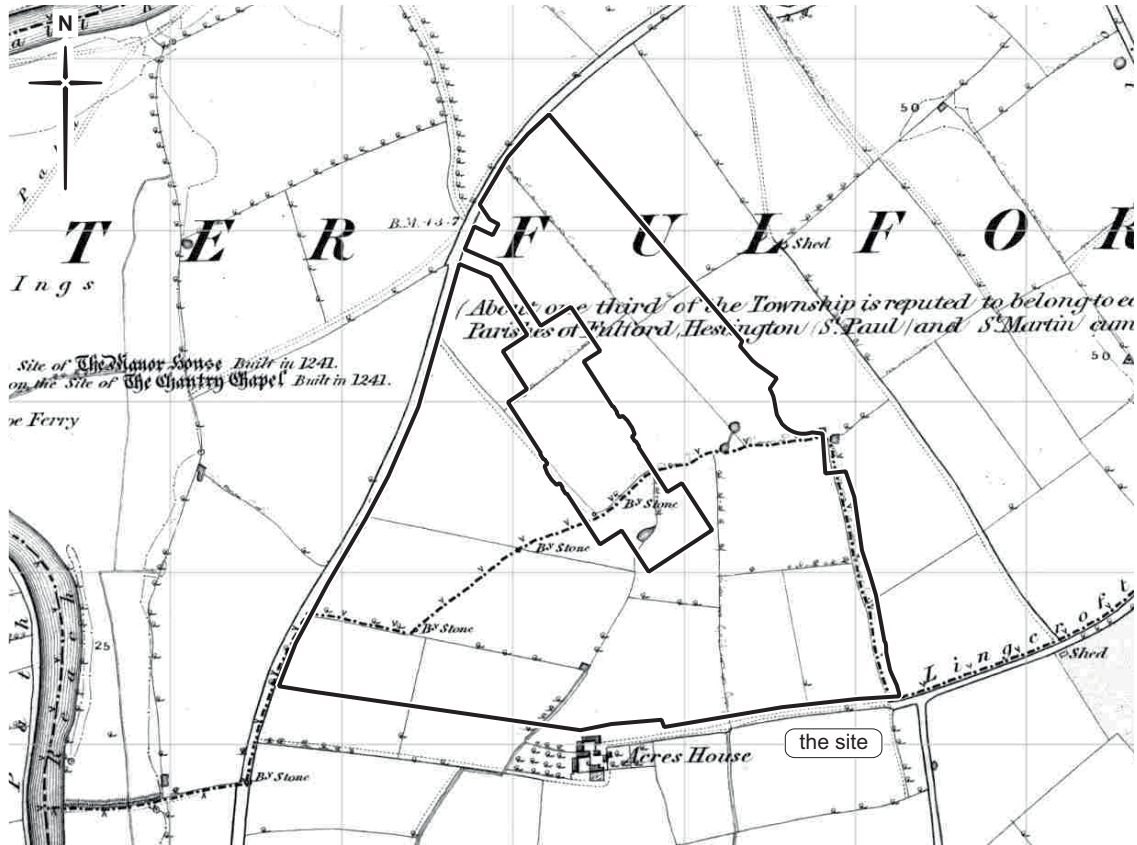


Fig 4 Ordnance Survey 1st edition 25":mile map of 1851-3 (not to scale)

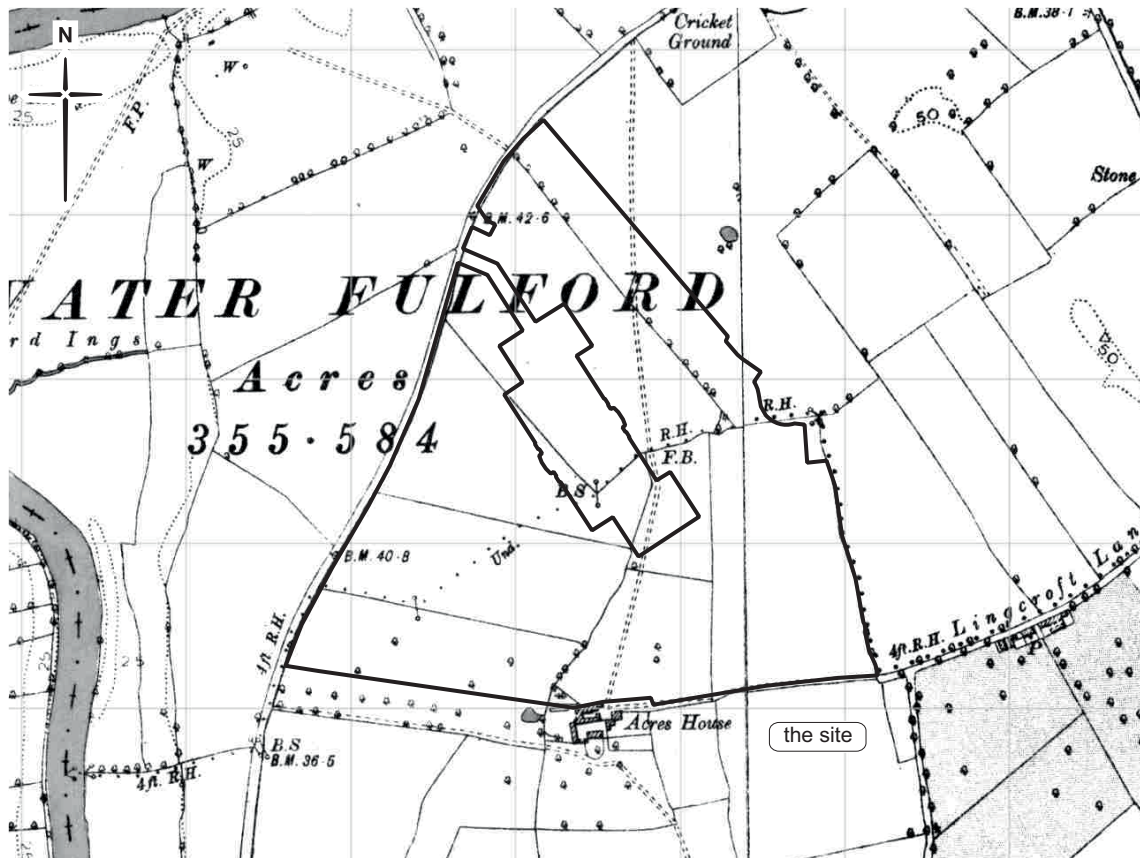


Fig 5 Ordnance Survey 2nd edition 25":mile map of 1891-3 (not to scale)

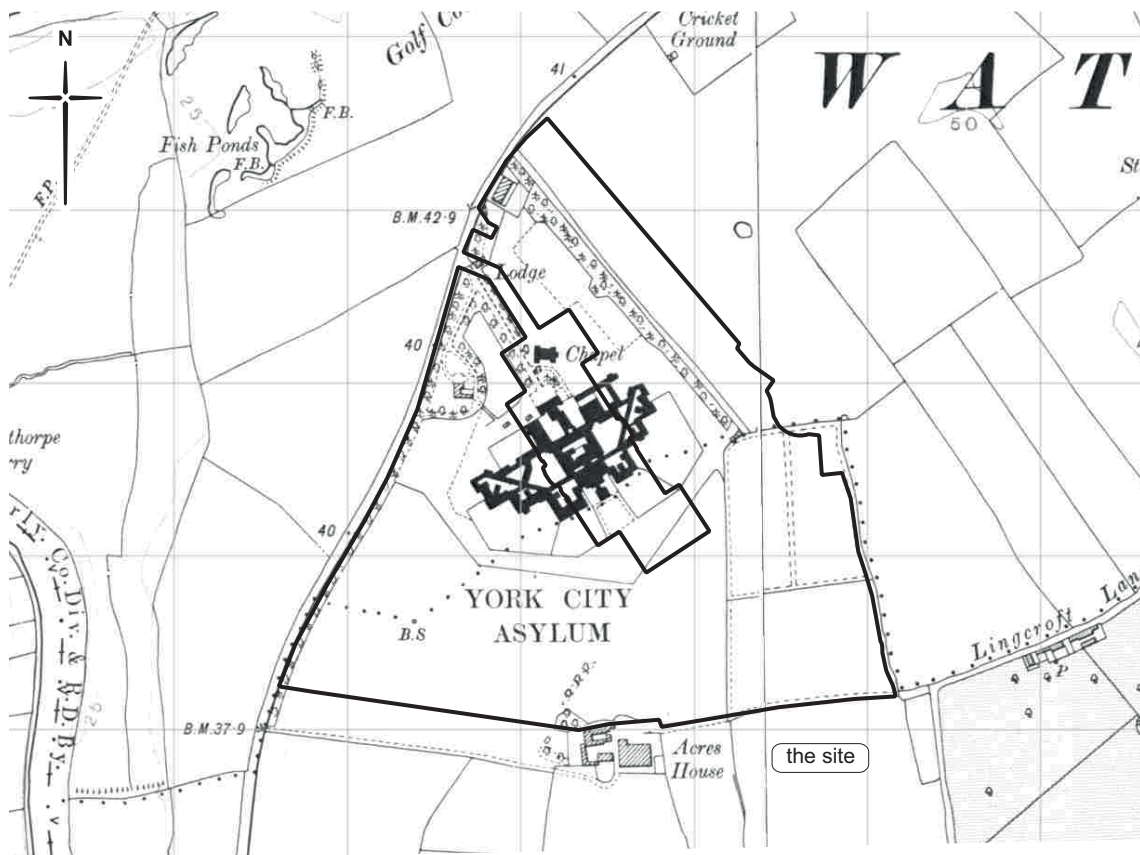


Fig 6 Ordnance Survey 3rd edition 25":mile map of 1906-8 (not to scale)

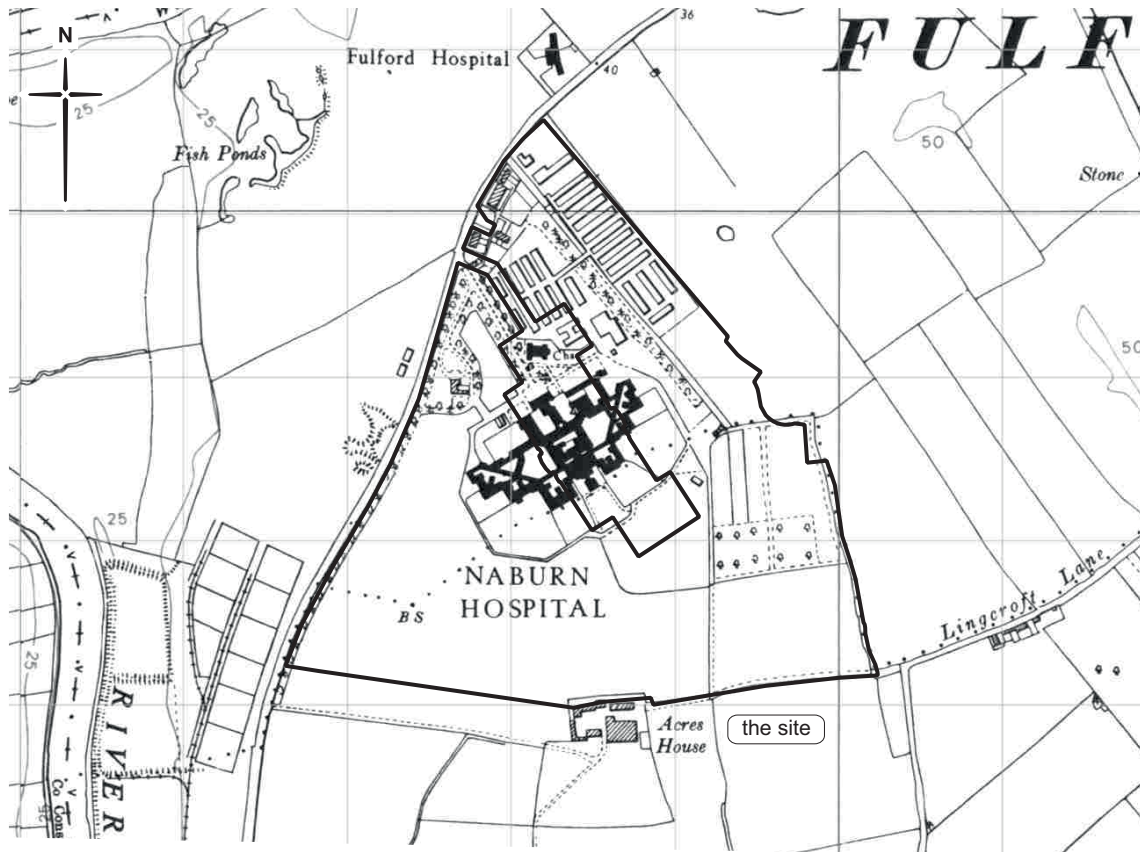


Fig 7 Ordnance Survey 25":mile map of 1958 (not to scale)



Fig 8 Ordnance Survey 25":mile map of 1968–9 (not to scale)

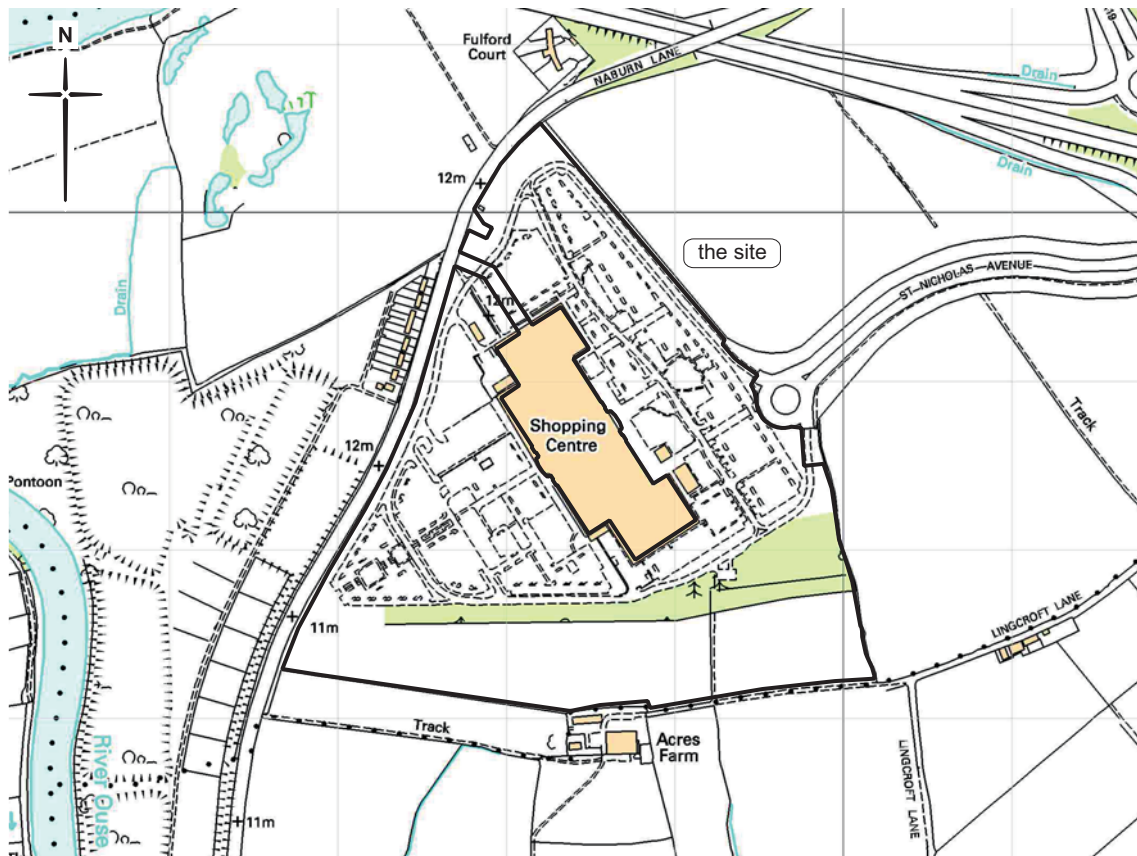


Fig 9 Ordnance Survey 1:10,000 map of 2002 (not to scale)

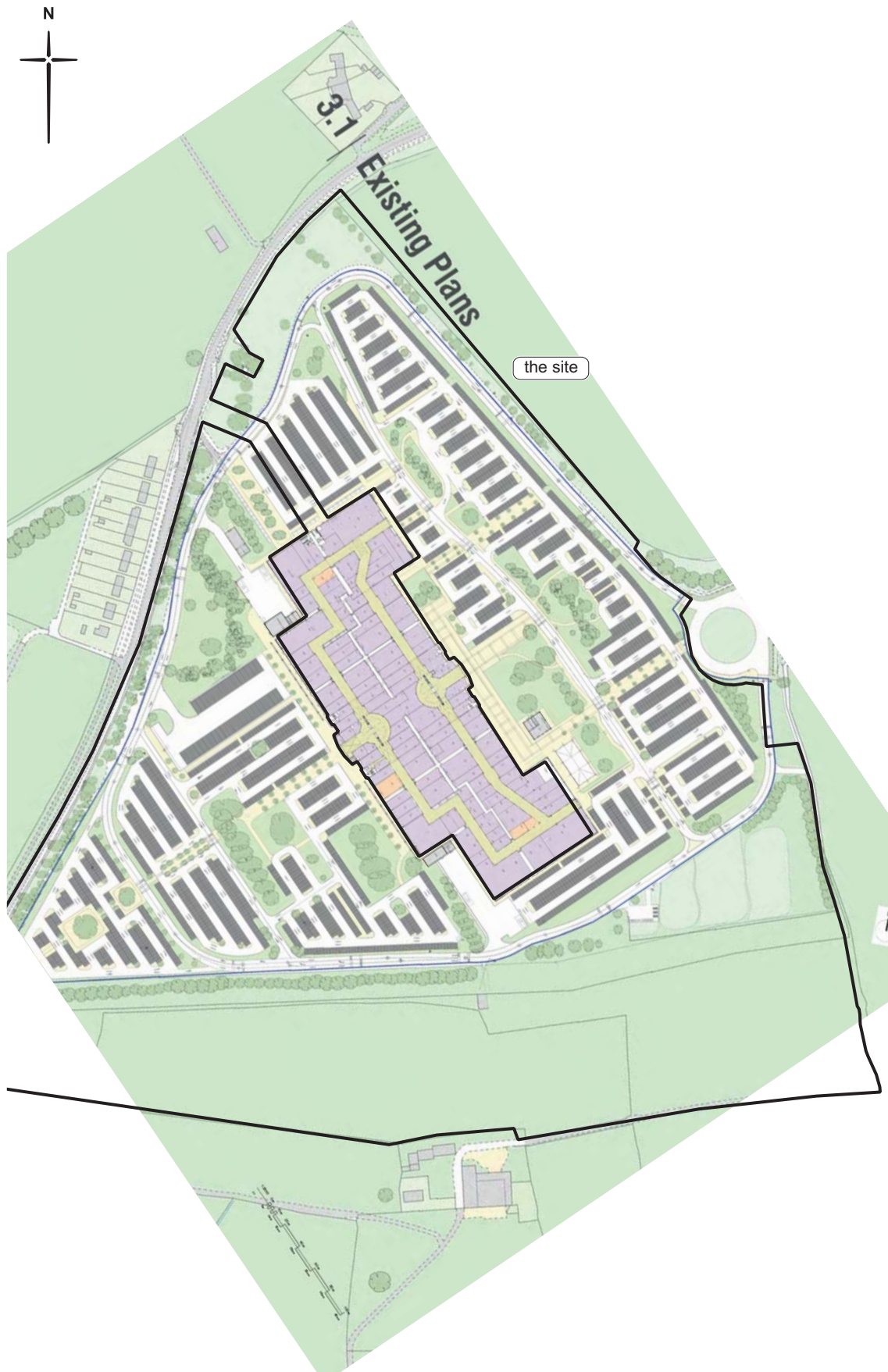


Fig 10 Existing site plan (Leonard Design Architects, Pre-App, April 2018)

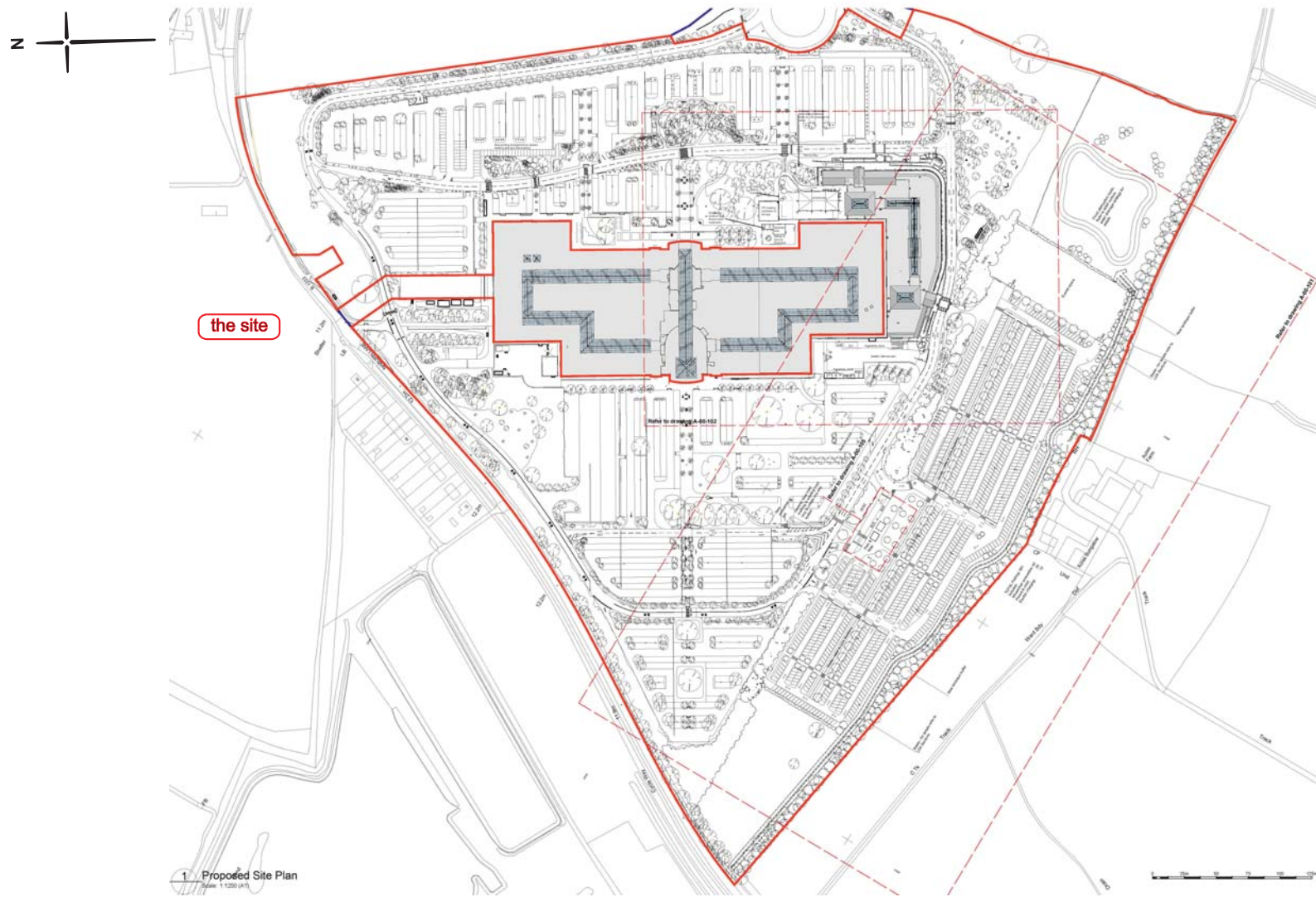


Fig 11 Proposed site plan (Holder Mathias Architects, dwg 4418 A-00-100, 19.07.2019)