

# **HIA Appendix 5: Strategic Sites, Housing & Employment Alternatives Appraisal**

9 Land at corner of Common Road/Hascar Lane, Dunnington,  
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
9	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, the development of this site would have a minor impact on the compactness of Dunnington.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Dunnington and York in general.</p> <p>The site is located adjacent to Dunnington Conservation Area. Inappropriate development may have an impact on the historic character/setting of the conservation area.</p> <p><b>Characteristic 5:</b> No known archaeology on site. Internal field boundaries have been removed. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development on this site would affect the character of the southern boundary of the village. The original village has been surrounded by modern development. The southern entrance to the village remains relatively open.</p> <p>The site is currently vacant and prevents coalescence between the village and the nearby industrial estate. Development would result in a merger between the residential and</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

9 Land at corner of Common Road/Hascar Lane, Dunnington,  
Option 2, Further Sites Consultation, Rapid Appraisal



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

30 Land at Intake Lane, Dunnington,  
Option 2, Further Sites Consultation, Rapid Appraisal

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

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

61 Salisbury Road former bowling green,  
Option 2, Further Sites Consultation, Rapid Appraisal

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

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

81 Horticulture nursery site adjoining Bull Commercial Centre,  
Stockton on the Forest, Option 2, Further Sites Consultation, Rapid Appraisal

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

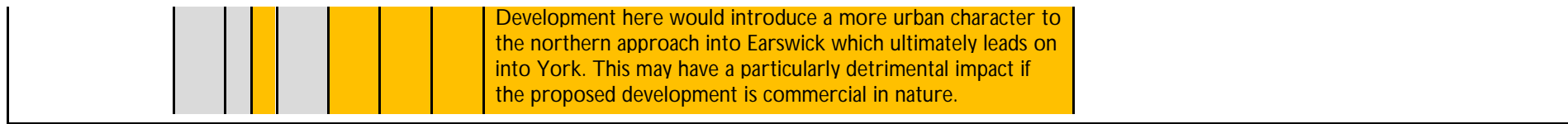
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
87	○	○	○	- ○	- ○	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site currently occupied by a garage. Re-development may improve the current site. The site is located within an area of a mixture of modern development and is located some way from the city centre. However, inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York.</p> <p><b>Characteristic 5:</b> Development will have a detrimental impact on any surviving archaeological deposits. Construction of the existing garage will have already had a damaging effect on any archaeology.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic. The proposed site is adjacent to a roundabout on the ring road. The site and immediate area surrounding the roundabout are already developed.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
101	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this site would have a negligible-minor impact on the original form of the village of Earswick. It would remove another part of the open countryside surrounding the settlement.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Earswick and York in general.</p> <p><b>Characteristic 5:</b> The proposed development site appears to have never been developed.</p> <p>Development site occupies part of a medieval strip field associated with the village of Earswick.</p> <p>Ridge and furrow has been identified on the site from historic aerial photographs.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the original village or historic landscape features.</p> <p><b>Characteristic 6:</b> This site contributes to the open countryside which partly surrounds Earswick.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



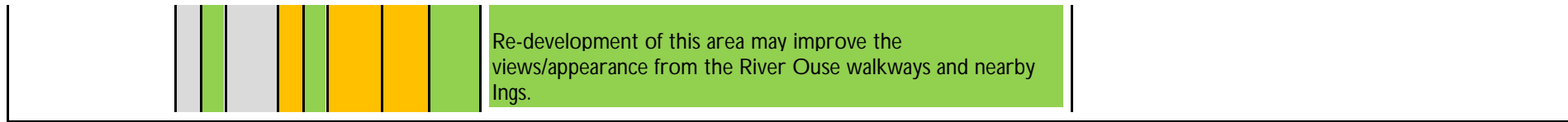


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
111	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site would have a detrimental impact upon the compactness of York.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York.</p> <p><b>Characteristic 5:</b> Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p>The western boundary and watercourse forming the southern boundary of the site are shown on the 1852 OS map.</p> <p><b>Characteristic 6:</b> This site contributes to the open countryside and rural setting of York. Its development will adversely affect the rural character of this area surrounding the ring road. It may also impact upon the character/setting of the few scattered farmsteads in this area.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

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



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
136	0	0-	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have a significant impact upon this Principal Characteristic. However, the location of this site may have an impact on the compactness/contained concentric form of Dunnington.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Dunnington and York in general.</p> <p><b>Characteristic 5:</b> No known archaeology on site. Deposits may relate to the agricultural use of the site during the medieval period onwards. Field boundaries are likely to be post-medieval in date. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None.</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
137	○	○	○	-	--	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Proposed development is adjacent to Heworth Green/East Parade Conservation Area.</p> <p>Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of Heworth and York.</p> <p><b>Characteristic 5:</b> This site falls within Heworth Area of Archaeological Importance. There are known Roman burials on this site located during the construction of the railway in the 1870s. The Foss Islands Branch runs on the eastern boundary of the proposed development site. Development on this site would potentially disturb any remaining burials or other unknown archaeological deposits.</p> <p>There are also interesting garden landscape features on this site.</p> <p><b>Characteristic 6:</b> This site is part of the River Foss Corridor. The open nature of the area by the Foss remains despite the current sports pitch development.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further analysis/information and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

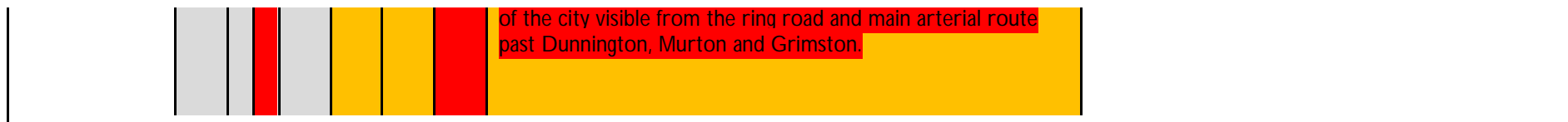
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
147	0	0-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here would impact upon the compactness of Wigginton/Haxby spreading westwards of Westfield Lane.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on Haxby and York in general.</p> <p><b>Characteristic 5:</b> Ridge and furrow shown on historic aerial photographs. Field boundaries forming and across the site are probably post-medieval/19<sup>th</sup> century in date. Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> Development within these fields will remove an element of open countryside immediately surrounding Wigginton and Haxby. This may have an impact on the rural setting/character of the area particularly impacting upon Plantation Farm and Villa Farm within the immediate vicinity. Several other scattered farmsteads are also located nearby.</p> <p>Development would slightly reduce the distance between Skelton and Wigginton/Haxby.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

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




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



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

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

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

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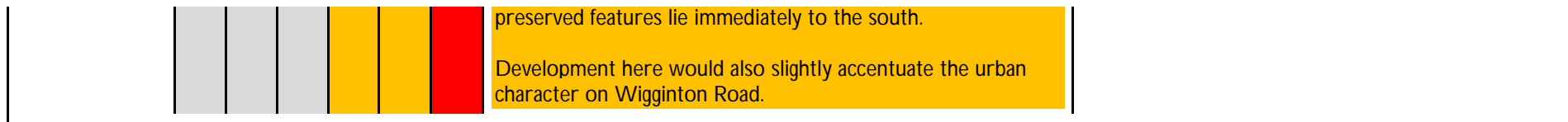
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Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
163	0	0	-	--	--	--	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>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



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
165	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Wigginton and York in general.</p> <p><b>Characteristic 5:</b> Historic hedgerows border the site shown on the First Edition OS plan 1852.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and existing landscape features.</p> <p><b>Characteristic 6:</b> Part of an extended Green Wedge area leading to city centre. Development would remove part of this green wedge which has been recently recognised as being important to the historic character and setting of the city.</p> <p>Site forms part of the open countryside and rural setting of Wigginton. Development will remove an element of this open countryside and rural setting.</p> <p>This site forms part of the historic strip fields forming part of the village setting to Wigginton. Development of the site would result in the partial loss of this setting although the best</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

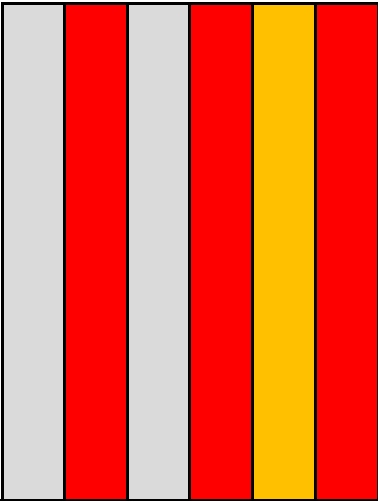
165 Land at Westfield Lane, Wigginton,  
Option 2, Further Sites Consultation, Rapid Appraisal



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

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



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
191	0	-	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The location of this proposed site will have a negative impact on the compactness of the city due to its location on the very fringes of the urban area of York.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Huntington and York in general.</p> <p><b>Characteristic 5:</b> No known archaeology on site but area has remained undeveloped and may have some archaeological potential.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or visible landscape features such as any remains of ridge and furrow.</p> <p><b>Characteristic 6:</b> This site would bring development to the edge of the ring road. It doesn't appear to be large enough to include a sufficient buffer to the road. This would have a detrimental effect on the open character of the ring road.</p> <p>Development of this site would also bring the edges of Earswick and Huntington/York closer together removing part of the free-standing element of Earswick.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further analysis/information and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

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

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
216	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site will have a detrimental impact on the compactness of Skelton.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Skelton and York in general.</p> <p><b>Characteristic 5:</b> There is a significant historic medieval field pattern/very early enclosure landscape on the site which is important for understanding the context of Skelton village.</p> <p>Ridge and furrow identified on the site – condition unknown.</p> <p>Mid 19<sup>th</sup> century listed milepost falls within the site on Shipton Road. Development may affect its setting.</p> <p>Development here would have a destructive impact on any surviving archaeological deposits or visible landscape features.</p> <p><b>Characteristic 6:</b> This area forms part of the area preventing coalescence between Skelton and York. It also, to a lesser extent, prevents coalescence between Skelton and Nether Poppleton.</p> <p>The area contains historic landscape features associated with Skelton. The loss of these would have a detrimental impact</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further analysis/information and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

216 Land at Shipton Road, Skelton,  
Option 2, Further Sites Consultation, Rapid Appraisal



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

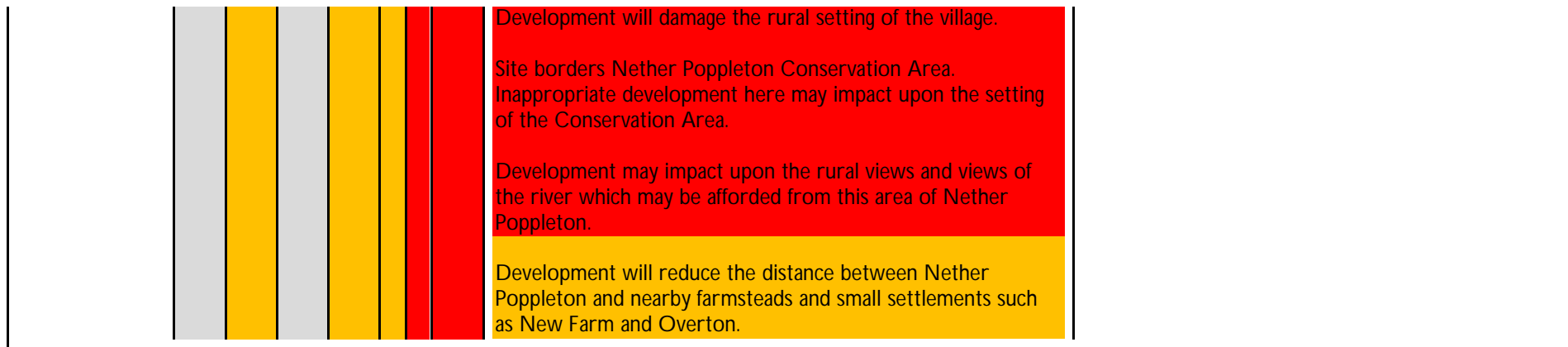
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
220	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site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

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

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



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



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

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



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



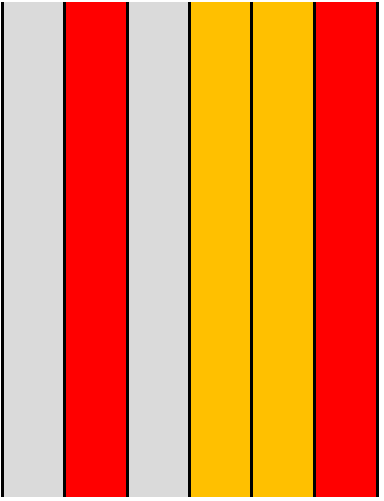
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
271	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this proposed site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

						between the city and neighbouring village.
						The rural edge setting of the city may be negatively affected by development in this area. This approach to the city, although a short distance from the urban area of Copmanthorpe and truncated by the ring road, is relatively rural in character.

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



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
296	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development of this site would have a detrimental impact on the compactness and original form of the village of Earswick. It would remove part of the open countryside which surrounds the settlement and the city.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Earswick and York in general.</p> <p><b>Characteristic 5:</b> The proposed development site appears to have never been developed. Ridge and furrow has been identified on parts of the site from historic aerial photographs.</p> <p>The area retains a legible field pattern which includes, strip fields and medieval and post-medieval field boundaries related to the village of Earswick.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the original village or historic landscape features.</p> <p><b>Characteristic 6:</b> This site contributes to the open countryside/rural setting of Earswick and York. Development would have a detrimental impact on the setting of the city and the village.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

	<p>Development here would enhance the urban character of the northern approach into York and views from this part of the ring road. This may have a particularly detrimental impact if the proposed development is commercial in nature.</p> <p>Development would remove the field margin between the fringes of the city and Earswick impacting upon its independent, free-standing status. The size of the village itself may also impact upon this element of the landscape and setting characteristic.</p> <p>Elements of the original village settings are present across the proposed development site such as strip fields and historic field boundaries. These would be removed or impacted upon by development in this area.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

303 Amalgamated sites off Stockton Lane, Rapid Appraisal

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

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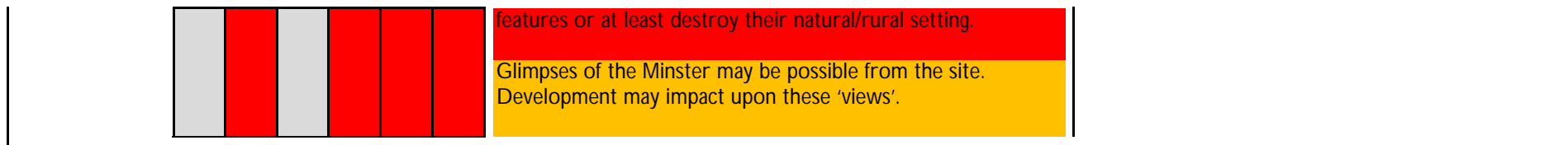
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

311 Amalgamated sites south of Heslington, Rapid Appraisal

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



311 Amalgamated sites south of Heslington, Rapid Appraisal



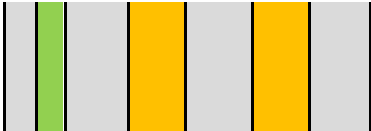
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

318 Amalgamated sites at Layerthorpe, Rapid Appraisal

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



318 Amalgamated sites at Layerthorpe, Rapid Appraisal

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

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

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
569	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Earswick.</p> <p><b>Characteristic 5:</b> The northern boundary of the site dates to at least the mid 19<sup>th</sup> century. Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village.</p> <p><b>Characteristic 6:</b> This site is unlikely to have a significant impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

581 Land at Pansy Field west of Station Road Upper Poppleton, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
581	0	-	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site would have a detrimental impact upon the compactness of Upper Poppleton and to a certain extent, York. Development is almost continuous from Boroughbridge Road and Upper Poppleton, new development may reinforce the urban continuation from the city to the village.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Upper Poppleton and York generally.</p> <p><b>Characteristic 5:</b> No known archaeological or historic landscape features. However, development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development here may have a minor impact upon the open countryside surrounding Upper Poppleton. Ribbon development on Station Road sprawling from the village towards York and nearby North Minster Business Park has already created a semi-urban environment in this area.</p> <p>Development will also contribute to the element of sprawl mentioned above which is reducing the free-standing/definable character of the village.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

581 Land at Pansy Field west of Station Road Upper Poppleton, Rapid Appraisal

						Development will have a minor impact on the setting of the village and what remains of its readable original form. The site is visible from the A59 and the railway line with Poppleton in the background.
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

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

598 South of Moor Lane, Rapid Appraisal

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

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



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

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

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

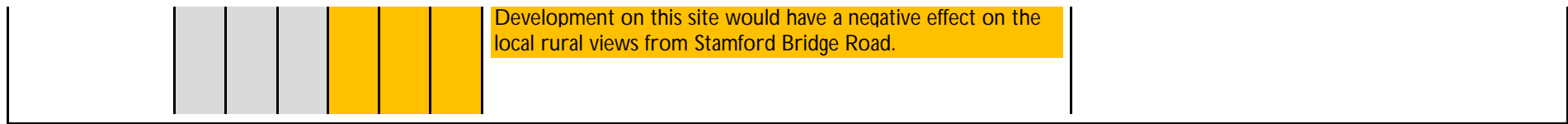
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
604	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have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

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

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

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
620	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Murton/Dunnington and York generally.</p> <p><b>Characteristic 5:</b> Ridge and furrow is shown on historic aerial photographs- current condition unknown. Historic field boundaries (shown on the 1852 OS map) exist on and form the boundaries of this site.</p> <p>The former Derwent Valley Light Railway forms part of the southern boundary of this site.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p><b>Characteristic 6:</b> Development on this site would reduce the distance between the villages of Murton and Dunnington.</p> <p>Area forms part of the open countryside surrounding York and the nearby villages. This area is far less developed than the Murton Industrial Estate south of the former rail line.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
621	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Proposed development site is within the confinements of the medieval croft line although it located further south than the original village core.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Murton.</p> <p>Site borders Murton Village Conservation Area. Inappropriate development may affect the character/setting of Murton.</p> <p><b>Characteristic 5:</b> The boundary to the east side of the development site probably dates to the medieval period.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

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

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



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

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

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

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

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

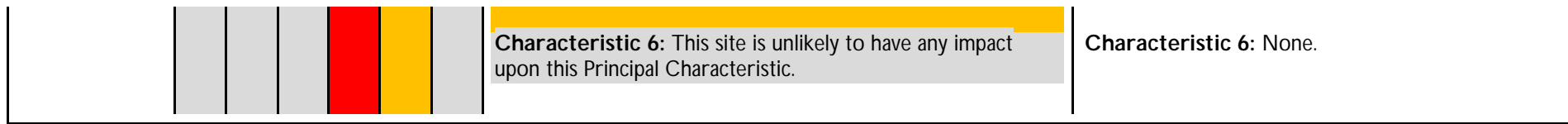
	<p>of this site.</p> <p>Development will have a detrimental impact on any archaeological features.</p> <p><b>Characteristic 6:</b> The development of this site would potentially remove an open space which currently separates the inter-war social housing on Heslington Road and Garrow Hill House (GII listed).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

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

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

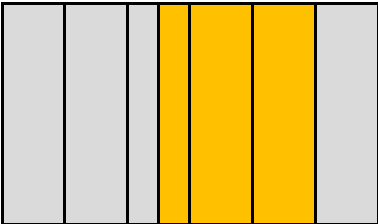
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
648	0	0	0	--	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic. View of The Minster visible from Haxby Road, however, proposed development site shouldn't have any impact upon this. Perhaps a possibility to create views of the Minster from elevated positions on the site.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental impact on the architectural legacy/character of York.</p> <p>Proposed site is located adjacent to and impinges upon the Rowntree/Nestle Conservation Area. The part of the site which would front onto Haxby Road falls within the Conservation Area – careful architectural design would be needed if new builds are to extend to road edge. The frontage to Haxby Road at the car park is currently screened by trees.</p> <p><b>Characteristic 5:</b> The proposed development site has never been disturbed by construction. However, archaeological works during the construction of Minster Grange Care Home revealed at least eleven WWII air raid shelters. Archaeological deposits may remain on site relating and/or pre-dating the shelters. Development will have a detrimental impact on any surviving archaeological deposits.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
649	0	0	0	-	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, buildings fronting Lord Mayor's Walk which back onto High Newbiggin Street and the development site are Grade II listed. Inappropriate development may impact upon the setting of these buildings.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>The site seems more suited to residential development rather than employment. The linear nature of the site lends itself to terraced housing.</p> <p>The proposed site borders the Central Historic Core Conservation Area. Inappropriate development in this area may impact upon the character of the Conservation Area.</p> <p><b>Characteristic 5:</b> The proposed development site is situated on the line of a supposed Roman road (forming the eastern border). A possible medieval burial ground may also exist in the vicinity associated with St. Michael-le-Belfrey's. The car park site was covered in terraced housing from the mid 19<sup>th</sup> century until the 1950s. The construction and subsequent demolition of these buildings will have had a negative impact</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

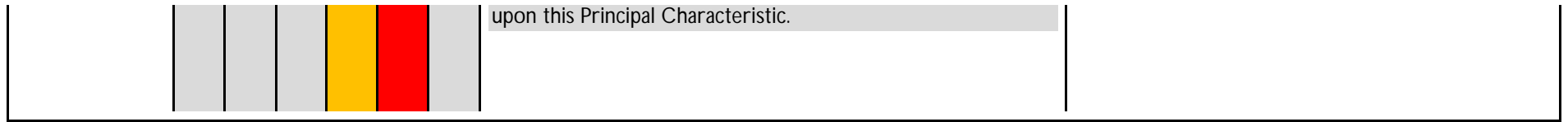


	<p>on any archaeological deposits.</p> <p>Re-development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 6:</b> None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
653	0	0	0	-	--	0	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p>Area generally does have a strong urban form with long rows of terraced houses running from main roads. This site is close to an area of 1960s and early 21<sup>st</sup> century housing which has replaced the terraces behind this section of Bishopthorpe Road.</p> <p><b>Characteristic 2:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p>Bishopthorpe Road and its surrounding terraces is a distinct area of the city. Development of the car park will not have any significant impact on this as this particular area has already been re-developed in the 1960s and 2010s.</p> <p><b>Characteristic 3:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York.</p> <p>Particular care will be needed for any buildings which may front Bishopthorpe Road.</p> <p><b>Characteristic 5:</b> Site is within City Centre Area of Archaeological Importance. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to a significant impact</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

653 Car Park at Bishopthorpe Road, Rapid Appraisal



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

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

657 Peel Street/Margaret Street, Rapid Appraisal

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
660	0	0	-	--	--	--	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Museum Garden area is identifiable area defined on two sides by City and Precinct Walls.</p> <p>Development within this area may potentially mean the loss of its identity as part of the Museum Gardens/former St. Mary's Precinct.</p> <p><b>Characteristic 3:</b> High number of listed and scheduled buildings and monuments. The area borders three Grade I listed structures - St. Mary's Abbey Precinct Wall, St. Mary's Tower and City Wall. Several other Grade I (King's Manor and St. Mary's Abbey remains) and Grade II listed buildings (40 Bootham, Headmasters House and City Art Gallery) are situated in close proximity. The Precinct Wall and Abbey remains are also Scheduled Ancient Monuments. Development here may impact upon the setting/significance of these buildings.</p> <p>Inappropriate development may obscure views of city landmarks such as the Minster or significant heritage assets from within the site and Museum Garden such as the City Wall and St. Mary's Precinct Walls.</p> <p><b>Characteristic 4:</b> The proposed development site is located within the Central Historic Core Conservation Area. Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of the historic core of York.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p>

	<p><b>Characteristic 5:</b> Proposed site is within the City Centre Area of Archaeological Importance. The site is believed to be part of a fortified Roman annexe to Eboracum fortress. Evidence of occupation is known in the vicinity. It may also be the site of the Anglian palace of Earlsborough. During the medieval period the proposed development site fell within St. Mary's Abbey Precinct.</p> <p>Development will have a detrimental impact on any surviving archaeological features.</p> <p><b>Characteristic 6:</b> Views of the Minster may be possible from the site. Development may impact upon these views.</p> <p>The development of this part of the Museum Gardens will remove an element of public open space from within the city centre.</p>	<p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
661	0	0	0	--	--	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> The proposed development site is located within the Central Historic Core Conservation Area. Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of the historic core of York.</p> <p><b>Characteristic 5:</b> Proposed site is within the City Centre Area of Archaeological Importance. Roman cemeteries lie in close proximity to proposed site. Tannery shown on 1852 OS map impinging on the site.</p> <p>Terraced housing on the site from the mid 19<sup>th</sup> century until the 1970s/80s may have had a negative impact on any earlier archaeological deposits. Further development will have a detrimental impact on any surviving archaeological features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
669	0	0	0	-	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Layerthorpe generally has an industrial character/identity perhaps better suited to employment opportunities rather than residential development.</p> <p><b>Characteristic 3:</b> Views of the Grade II listed destructor chimney may be obscured by development here from James Street and Hazel Court. This impact may be negligible as the chimney is generally glimpsed against industrial/commercial landscape.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the city in general.</p> <p><b>Characteristic 5:</b> The proposed development site is located within the presumed extent of the medieval King's Fishpool. A 19<sup>th</sup> century brick and tile works impinged on the eastern half of the site. Development will have a detrimental impact on any surviving archaeological features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

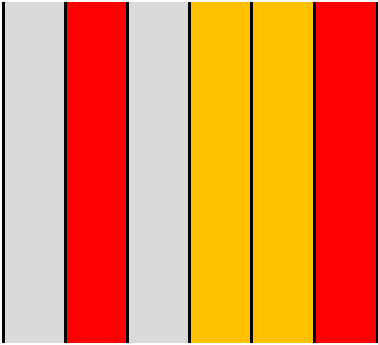
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
676	0	-	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site would have a minor impact upon the rural village form by infilling a small area of the former outgang.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Rufforth.</p> <p><b>Characteristic 5:</b> The proposed development site impinges upon Rufforth airfield dating to the Second World War which will have high historical and communal value.</p> <p>The site may contain archaeological deposits related to the medieval village. Development will have a detrimental impact on any surviving archaeological deposits or historic landscape features.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic. However, the proposed development site slightly impinges upon Rufforth airfield which may have habitat value.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
687	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York generally.</p> <p><b>Characteristic 5:</b> Site possibly located alongside a roman road. Ridge and furrow identified on historic photographs at this location. Further development here will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic. Buildings already exist within this site.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

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

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

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

694 Amalgamated sites adjacent to Designer Outlet, Rapid Appraisal

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

700 Amalgamated sites east of Monks Cross, Rapid Appraisal

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

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



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
726	0	0	0	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York generally.</p> <p><b>Characteristic 5:</b> Site possibly located alongside a roman road. Further development here will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development here will reduce the distance between Knapton and Northminster Business Park weakening the independent/identifiable character of the village. The distance between York and Northminster Business Park will also be reduced.</p> <p>Further development on the east side of Northfields Lane will diminish the remaining semi-rural view westwards between Knapton and the A59. However, the rural character of this area has already been substantially diminished.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
733	○	○	○	-	-	○	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> There is the potential for archaeological deposits to exist on this site particularly due to its favourable topography. However, investigations in the adjacent field ahead of the recently constructed Manor School suggested that the site has low archaeological potential. Evaluation trenching revealed traces of ridge and furrow and late medieval/post-medieval artefacts. Re-development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> The site may be visible from surrounding areas due to its topography. Development may have an impact on views from the hill towards the historic core and outwards across the rural landscape.</p> <p>Re-development here will have a minimal impact on York's rural setting.</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Archaeological investigation and mitigation required.</p> <p><b>Characteristic 6:</b> Views analysis and mitigation required.</p>

733 The Old Vinery, Cinder Lane,  
Option 2, Further Sites Consultation, Rapid Appraisal

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

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

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
738	0	0	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Dunnington and York in general.</p> <p>The site is located adjacent to Dunnington Conservation Area. Inappropriate development may have an impact on the historic character/setting of the conservation area.</p> <p><b>Characteristic 5:</b> No known archaeology on site. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> Development on this site would affect the character of the south eastern boundary of the village. Intake Lane currently forms a sensible containment to the village, this small addition on the other side of the lane would not create a defensible boundary.</p> <p>This site forms part of the rural/greenbelt setting of the village. Its development would remove a segment of the immediate rural landscape.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

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

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

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

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

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

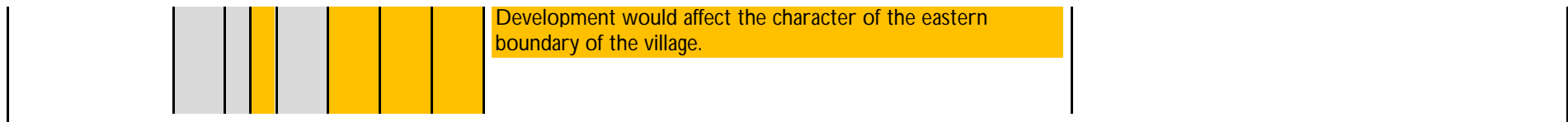


Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
748	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have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

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

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

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



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
752	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Wheldrake.</p> <p><b>Characteristic 5:</b> Historic field boundaries form the edges of the site. Internal boundaries have been removed. Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p><b>Characteristic 6:</b> The proposed development site forms part of the rural setting of the village. Development would remove an element of this rural setting and may create a brutal edge to the east of the village.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
753	○	--	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site would be out of character with the rest of the village and would have an awkward relationship with the rest of the settlement.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Rufforth.</p> <p><b>Characteristic 5:</b> Historic field boundaries form the edges of the site.</p> <p>Ridge and furrow is recorded on the site – condition unknown.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or existing landscape features.</p> <p><b>Characteristic 6:</b> The proposed development site forms part of the open countryside/rural setting of the village. Development would remove part of this open area.</p> <p>The site also contributes to the village setting as it forms part of the remaining strip field pattern. Development would be out of character with the existing village form and would remove an element and impact upon the remaining village setting.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

753 Behind Manor Farm, Rufforth,  
Option 2, Further Sites Consultation, Rapid Appraisal

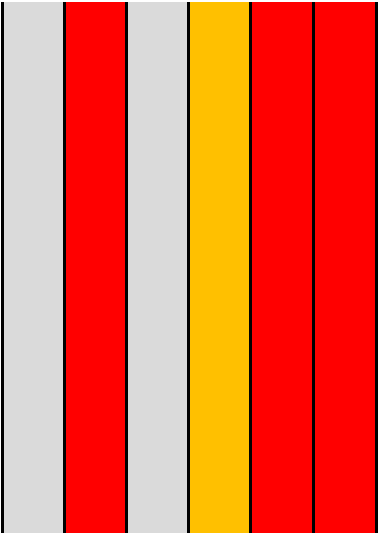
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

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

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

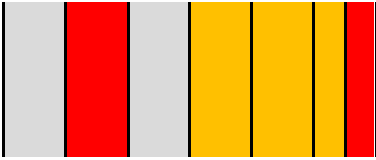
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
778	0	--	0	-	--	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site would have a detrimental impact upon the compactness of York.</p> <p>There may also be an issue between the merger of new development with established/distinct estates such as Chapelfields.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York.</p> <p><b>Characteristic 5:</b> The site is situated immediately to the west of Acomb Grange which formed part of the estate of St Leonard's Hospital from the early 12th century through to the early 16th century. St Leonard's was the largest medieval hospital outside London. It played a significant role in the religious and civic life of the medieval city. The limited archaeological work which has taken place on the site demonstrates the presence of and further potential for well-preserved, waterlogged organic deposits of medieval date on this site.</p> <p>Acomb Grange is therefore a rare and important site both in a national context and in the context of the medieval archaeology of the City of York. The important historical association, the well-preserved medieval waterlogged deposits,</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>



	<p>and the surviving medieval topographic and landscape features make this site an unscheduled site of national importance.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> The development of this site will adversely affect the rural setting west of York by removing the green interface between the ring road and urban fringes of the city.</p> <p>The distance between York's suburbs and scattered farmsteads to the west of the ring road will also be reduced by development here – impacting upon their rural setting/character.</p> <p>Semi-rural character and views from Grange Lane would be impacted upon by development to the fields either side of it.</p>	<p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

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

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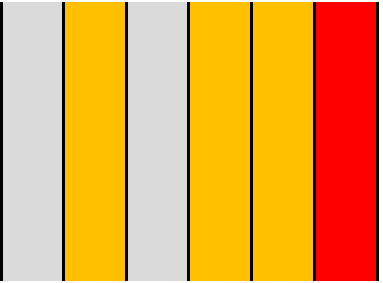
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
788	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Currently a vacant site. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Wigginton and York in general.</p> <p><b>Characteristic 5:</b> Historic hedgerows exist within the site shown on the First Edition OS plan 1852.</p> <p>Ridge and furrow may also exist on the site – condition unknown.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and existing landscape features.</p> <p><b>Characteristic 6:</b> Part of an extended Green Wedge area leading to city centre. Development would remove part of this green wedge which has been recently recognised as being important to the historic character and setting of the city.</p> <p>Site forms part of the open countryside and rural setting of Wigginton. Development will remove an element of this open countryside and rural setting.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

							<p>This site contains part of the historic strip fields forming part of the village setting to Wigginton. Development of the site would result in the partial loss of this setting although the best preserved features lie immediately to the south.</p> <p>Development here would also slightly accentuate the urban character on Wigginton Road.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

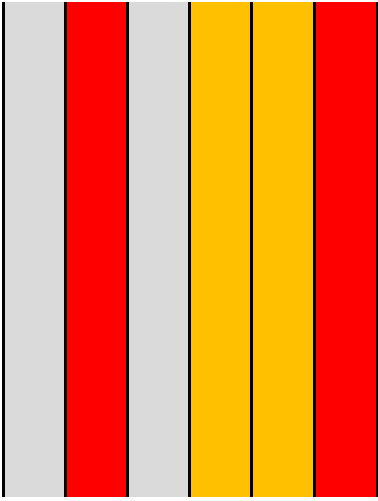
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
789	0	-	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> Development here will have a detrimental impact on the compactness of the village of Elvington. The village has so far expanded roughly along the line of Elvington Lane. A large expansion westwards would compromise the shape and character of the existing village.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p>Development here may have an impact upon the setting of the Grade II listed building The Grange on Church Lane and the character of Church Lane itself.</p> <p><b>Characteristic 5:</b> Ridge and furrow noted from historic aerial photographs across part of the site – current condition unknown.</p> <p>The site contains a legible historic strip field pattern forming part of the village setting.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate to the agricultural practices of the original village and its landscape features.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

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

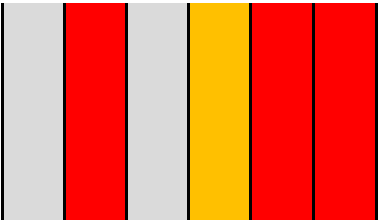
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
790	0	--	0	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this site would have a detrimental impact upon the compactness of York by further extending the fringes of the city away from the historic core.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of York.</p> <p><b>Characteristic 5:</b> Ridge and furrow may exist on part of the site – condition unknown.</p> <p>Ditches and pits recorded from aerial photographs across the site.</p> <p>Site of a heavy anti-aircraft battery located within proposed development area.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or existing landscape features.</p> <p><b>Characteristic 6:</b> This site contributes to the open countryside and rural setting of York when viewed from the A1237 and A59. Its development will remove the open countryside between the ring road and the urban fringes and will adversely affect the rural views towards the city. However, the rural character of the adjacent land towards the north-</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



	<p>west of the ring road (looking away from the city centre) has already been destroyed by the creation of North Minster Business Park.</p> <p>The proposed development area impinges upon an area which prevents coalescence between Knapton and York. Development here would impact on the relationship between the village and the city by bringing the fringes of the city closer to the edge of Knapton.</p> <p>This area of land also prevents coalescence between North Minster Business Park and the fringes of York.</p> <p>The setting of Knapton may be negatively affected by development of this site which would remove open land surrounding the village.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

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

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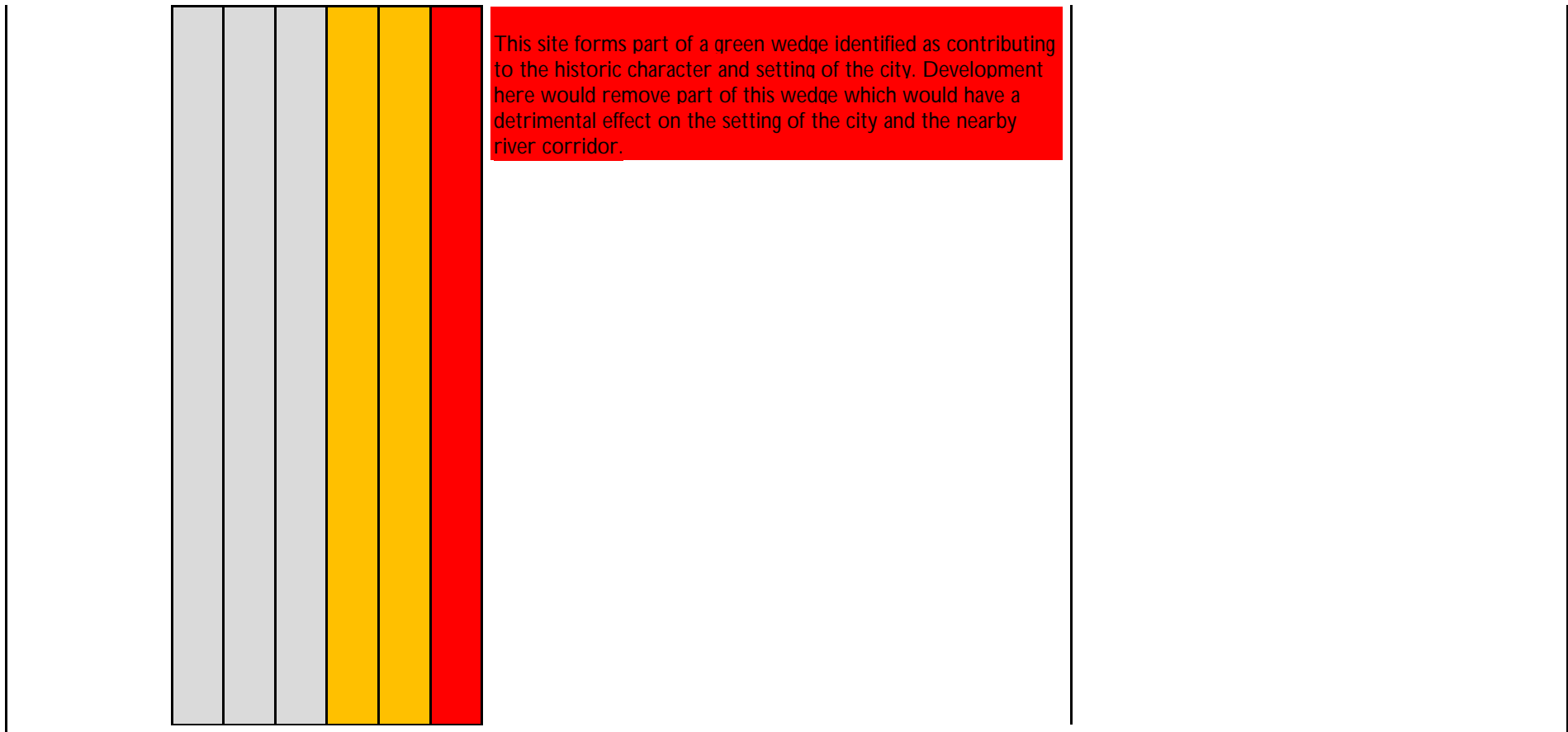
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

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

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
798	○	○	○	-	-	--	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p><b>Characteristic 5:</b> Some evidence for prehistoric/Romano-British activity, field systems and settlements known in the vicinity.</p> <p>Ridge and furrow recorded across the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or existing landscape features.</p> <p><b>Characteristic 6:</b> The open countryside which this site forms part of presents a rural approach to the city and Fulford, as well as providing separation between the Designer Outlet and Fulford village.</p> <p>Development of this site would extend the commercial area to the ring road and the A19, thereby having a significant negative impact upon the setting of the city and Fulford.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

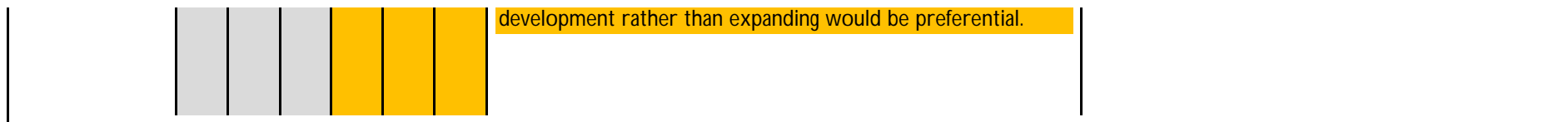
798 Land to the east of the Designer Outlet,  
Option 2, Further Sites Consultation, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
801	○	○	○	-	-	-	<p><b>Characteristic 1:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is located outside of the ring road but has already been developed meaning re-development will not have anymore of any impact on the compactness of the city.</p> <p><b>Characteristic 3:</b> This site is unlikely to an impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a negative impact on the perception of the city when approaching on the A1237 or Wigginton Road.</p> <p><b>Characteristic 5:</b> The majority of the site has already been developed which may have had a destructive impact upon any archaeology. Re-development will have a detrimental impact on any surviving archaeological deposits.</p> <p>One of the buildings is shown on the First Edition OS plan 1852 and may be of some value.</p> <p><b>Characteristic 6:</b> The site forms part of the city's extended green wedge which has been identified as contributing towards the historic character and setting of York. Re-development of the site would have a minor impact upon the green wedge as it already contains Clifton Moor Business Park.</p> <p>The current business park lacks connectivity to the city and is an isolated employment/recreational development. Re-</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

801 Clifton Gate Business Park,  
Option 2, Further Sites Consultation, Rapid Appraisal



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