

HIA Appendix 2: Strategic Site and Allocations Rapid Appraisal

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Appendix 2.1: Strategic Sites

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
ST1 Option 1	0	0	-	-	+ -	0	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: No effect on compactness of city centre.</p> <p>Local views of Acomb & Clifton Ings and River Ouse. Views of Minster are possible from the site which may be obstructed by development.</p> <p>Site has the potential for new public views of the above.</p> <p>Characteristic 3: Views of Minster, riverside and other (unidentified) landmarks may be obscured by development.</p> <p>Characteristic 4: Development here has the potential to contribute to this characteristic.</p> <p>However, inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: The construction of the factory will have had a detrimental effect on any surviving archaeology in this area. A recent geophysical survey on adjacent playing fields revealed little of archaeological interest.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further views analysis required.</p> <p>Characteristic 3: Further views analysis required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis required</p>

	<p>There is still the potential that pockets of archaeological deposits may survive on site. Development would have a destructive impact on these remains.</p> <p>Characteristic 6: Development may potentially impact upon views of Minster from the site or surrounding areas.</p> <p>This site is situated close to Acomb and Clifton Ings but is separated from them by the railway. Views of the Ings and river may be visible from the site. The site is presumably also visible in part from the Ings/banks of the River Ouse.</p> <p>Area does not contribute to the open countryside surrounding York and has previously been an industrial site.</p>	<p>Characteristic 6: 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

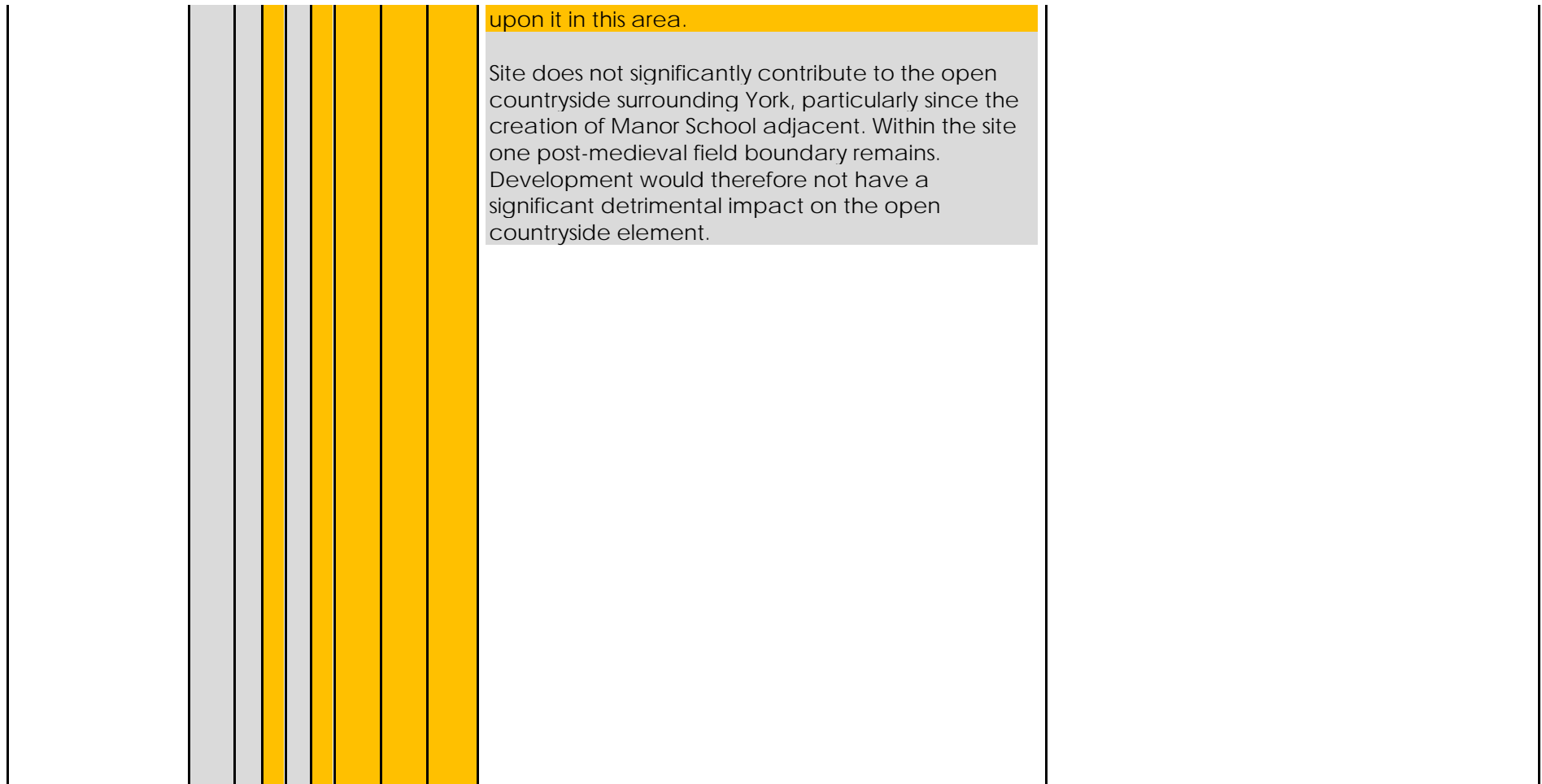
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required		
	1	2	3	4	5	6				
ST1 Option 2	0	0	-	-	+	-	0	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: No effect on compactness of city centre.</p> <p>Local views of Acomb & Clifton Ings and River Ouse. Views of Minster are possible from the site which may be obstructed by development.</p> <p>Site has the potential for new public views of the above.</p> <p>Development across the British Sugar site up to Boroughbridge Road would surround existing residential areas such as Millgates and Langholme Drive. This may result in the loss of identity of the distinct former factory area.</p> <p>Characteristic 3: Views of Minster, riverside and other (unidentified) landmarks may be obscured by development.</p> <p>Characteristic 4: Development here has the potential to contribute to this characteristic.</p> <p>However, Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST2 Option 1	0	0	0	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Site is located within the ring road – maintaining concentric form. The relocation of Manor School and the existing pockets of residential development on the west side of Millfield Lane have already redefined the urban edge in this area. This development will be no further from the city centre than surrounding estates.</p> <p>The raised nature of this site allows views towards the city centre and surrounding low lying areas.</p> <p>Site is located on one of the busier roads into the city (Boroughbridge Road).</p> <p>Characteristic 3: This site is unlikely to have any significant impact upon this Principal Characteristic. However, the Minster and other landmarks may be visible from the highest point on the site.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Archaeological</p>

	<p>Characteristic 5: 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. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>One post-medieval field boundary survives across the site (running between Millfield Road and Boroughbridge Road) with others forming the boundary to Westfield Close and Manor School. The boundary parallel to Millfield Lane is mid-late 20th century in date.</p> <p>Characteristic 6: The site may be quite 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>Development of this site will reduce the distance between Upper Poppleton and the urban fringes of York.</p> <p>Site forms part of the rural edge to the city. Development here will have a minor impact on York's rural setting as Manor School and other developments have already made an impact</p>	<p>investigation and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>
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ST2 Former Civil Service Sports Ground
Option 1, Preferred Options boundary, Rapid Appraisal



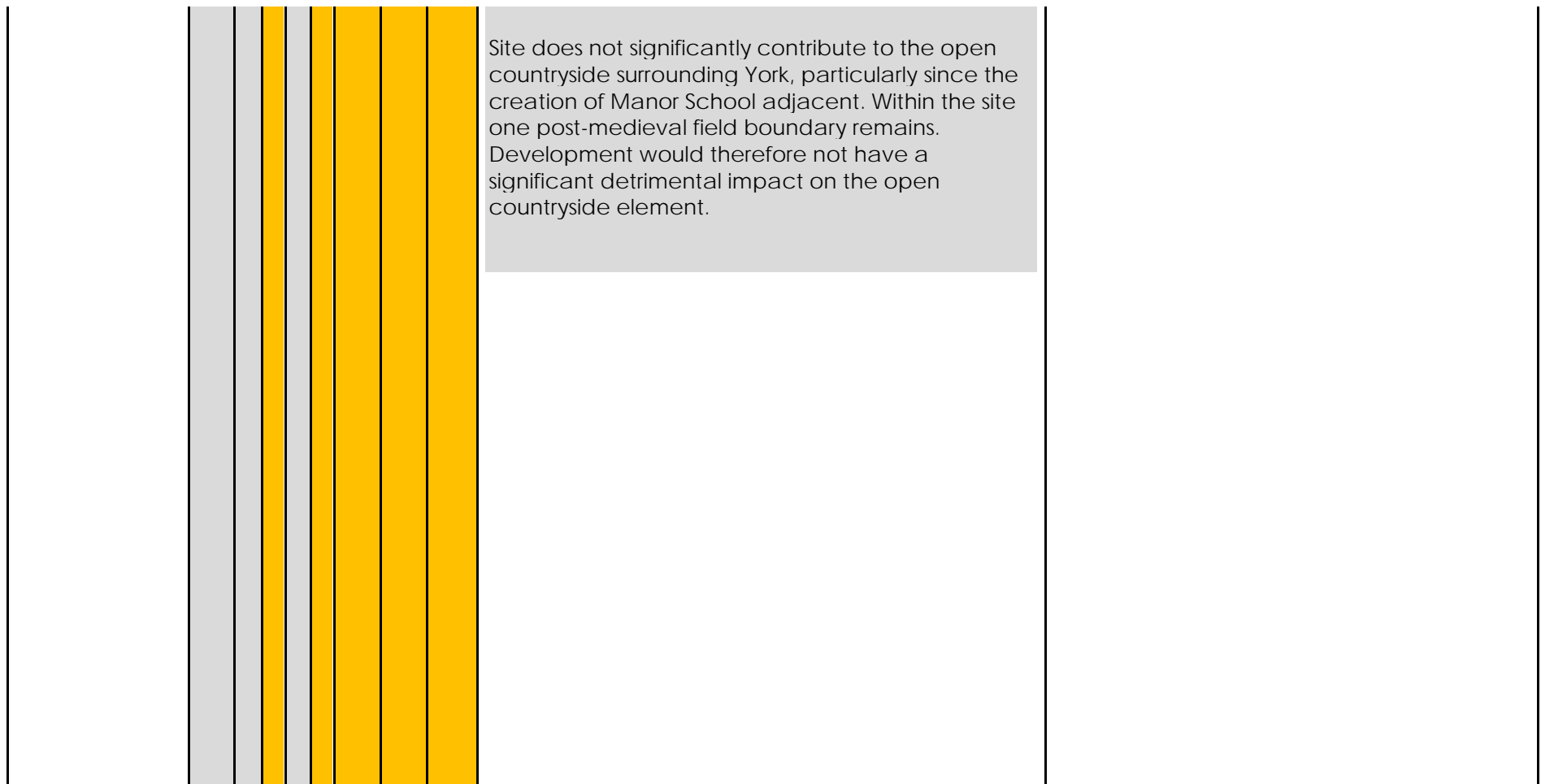
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

ST2 Former Civil Service Sports Ground, Option 2,
Further Sites Consultation boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST2 Option 2	0	0	0	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Site is located within the ring road – maintaining concentric form. The relocation of Manor School and the existing pockets of residential development on the west side of Millfield Lane have already redefined the urban edge in this area. This development will be no further from the city centre than surrounding estates.</p> <p>The raised nature of this site allows views towards the city centre and surrounding low lying areas.</p> <p>Site is located on one of the busier roads into the city (Boroughbridge Road).</p> <p>Characteristic 3: This site is unlikely to have any significant impact upon this Principal Characteristic. However, the Minster and other landmarks may be visible from the highest point on the site.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: There is the potential for</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Archaeological investigation and mitigation required.</p>

	<p>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. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>One post-medieval field boundary survives across the site (running between Millfield Road and Boroughbridge Road) with others forming the boundary to Westfield Close and Manor School. The boundary parallel to Millfield Lane is mid-late 20th century in date.</p> <p>Characteristic 6: The site may be quite 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>Development of this site will reduce the distance between Upper Poppleton and the urban fringes of York.</p> <p>Site forms part of the rural edge to the city. Development here will have a minor impact on York's rural setting as Manor School and other developments have already made an impact upon it in this area.</p>	<p>Characteristic 6: Further analysis and mitigation required.</p>
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ST2 Former Civil Service Sports Ground, Option 2,
Further Sites Consultation boundary, Rapid Appraisal

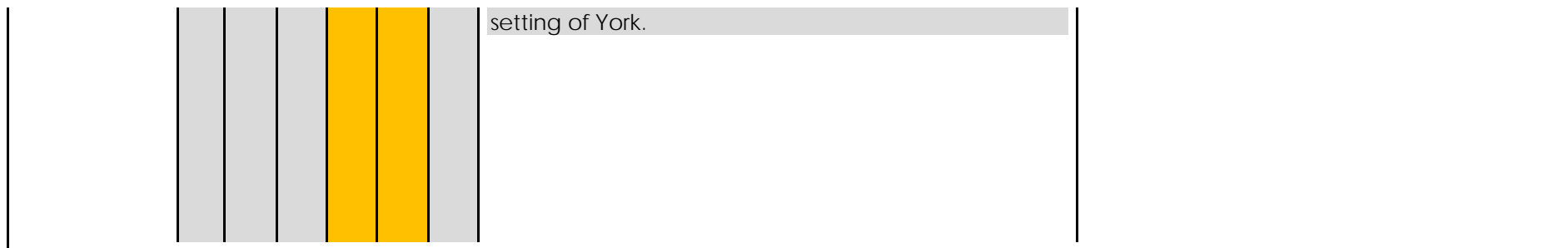


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST3 Option 1	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Located within the ring road on a previously developed site. This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: Site has been cleared of buildings formerly associated with the Military Airfield. Buildings were recorded before demolition.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general. Development may have a detrimental impact on the immediate setting of Victoria Farm.</p> <p>Characteristic 5: Landscaping and construction related to the military airfield may have had a detrimental impact on any surviving archaeological remains. Archaeological evaluation revealed evidence of airfield occupation. Development of the site would have a destructive impact on any remaining archaeological features relating to the airfield.</p> <p>Characteristic 6: Neutral impact on landscape and</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further archaeological investigation and/or mitigation may be required pending further information on development proposals.</p> <p>Characteristic 6: None</p>

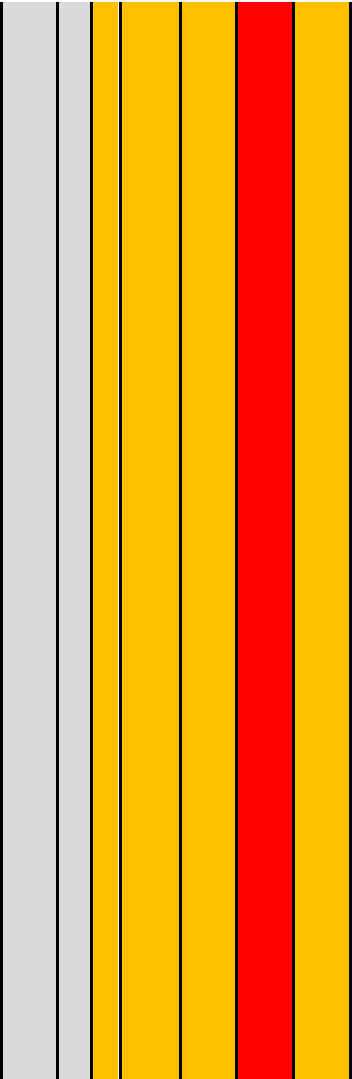
ST3 The Grain Stores, Water Lane,
Option 1, Preferred Options boundary, Rapid Appraisal



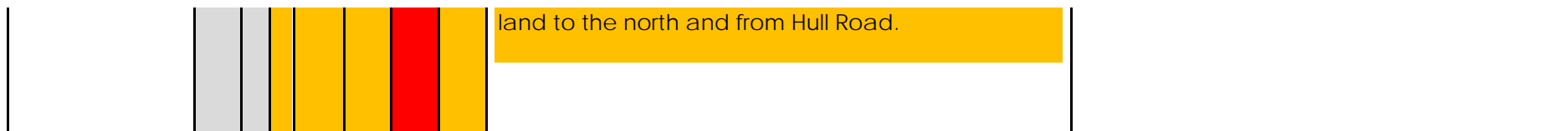
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

ST4 Land adjacent to Hull Road, Grimston Bar,
 Option 1, Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST4 Option 1	○	○	-	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: No major impact on compactness characteristic however:</p> <p>The raised nature of this site allows views towards the city centre and surrounding low lying areas. Tall buildings and poor layout of any new development may impact upon views from the hillside.</p> <p>Site is located on one of the main roads into the city (Hull Road). No definite development proposals to show buildings fronting Hull Road at this stage.</p> <p>This site creates a small buffer between the newly expanded University of York campus (south) and 20th century development to the north and west. This helps to maintain the university, Badger Hill Estate and housing to the north of Hull Road as distinct identifiable areas. The removal of this buffer would mean the loss of a clear boundary between distinct areas.</p> <p>Characteristic 3: The raised nature of this site allows views towards the city centre and surrounding low lying areas. This may impact upon views of the Minster.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p>

	<p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise buildings in this area may have a negative impact – due to the small scale buildings which exist in the vicinity and the topography of the hill.</p> <p>Characteristic 5: There is the potential for significant archaeological deposits to exist on this site. The favourable topography in this area means it was an attractive for settlement and land use in the past. The site sits within a landscape of known prehistoric and Roman activity.</p> <p>Investigations ahead of the recently constructed Heslington East Campus immediately south of this site revealed evidence of prehistoric-Romano-British occupation and activity. Field systems associated with this settlement are known to exist on part of this site.</p> <p>Characteristic 6: The site is highly visible due to its topography. Development may have an impact on the 360 degree views from Kimberlow Hill towards the historic core and The Minster and outwards across the rural landscape of the Wolds and the Vale.</p> <p>Development means that the current rural view of the hill will become an urban one. Housing on the site will be clearly visible from the surrounding lower</p>	<p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further landscape appraisal and views analysis required.</p>
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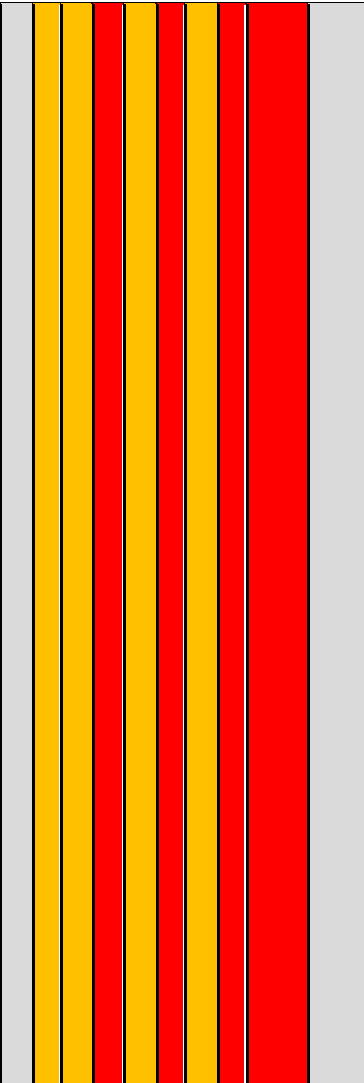
ST4 Land adjacent to Hull Road, Grimston Bar,
Option 1, Preferred Options boundary, Rapid Appraisal

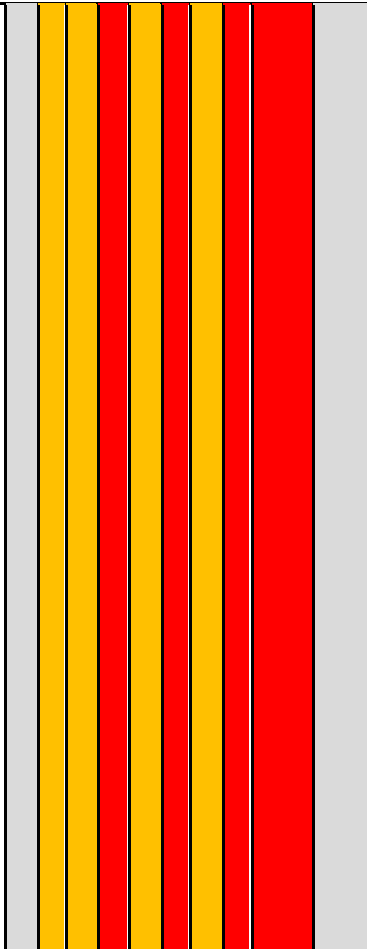


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
ST5 Option 1	0	-	-	-	-	-	0	<p>Characteristic 1: This area of the city contains many interesting viewpoints and industrial and commercial buildings of interest contributing to the rich townscape of York. Development may impact upon views to and from the Minster and City Walls as well as on the setting of listed buildings.</p> <p>Characteristic 2: Mixed use development here would expand the city centre bringing more commercial opportunities to the area. The site is an identifiable compact district.</p> <p>Area may potentially lose some of its industrial/railway identity.</p> <p>Opportunity to create an identifiable new district in the city.</p> <p>Inappropriate development may obscure views of city landmarks such as the Minster or significant elements of the railway infrastructure from within the site and further afield. Four key views of the Minster from/crossing this area were identified in (YCHCCAA) (10: Water Lane, 11: Leeman Road, 12: ECML 18: Station Avenue).</p> <p>The nearby stretch of City Wall provides significant views of the railway architecture.</p> <p>Further views/glimpses of the Minster can be gained</p>	<p>Characteristic 1: Further analysis and mitigation required.</p> <p>Characteristic 2: Further analysis and mitigation required.</p>

		<p>from Railway Terrace, the carriage works and Cinder Lane. Cinder Lane also provides a significant view of railway infrastructure within the site.</p> <p>The creation of the railway in the mid 19th century led to the loss of the former agricultural landscape. Very few former field boundaries remain (as urban division).</p> <p>Characteristic 3: The buildings within and bordering this site are predominantly functional railway and industrial buildings. Many of these buildings add value and character to the area and play a significant role in telling the story of York and Britain's rail network. Inappropriate development may have a negative impact on the character of the area.</p> <p>Views of York Minster can be gained from many parts of the site (see Characteristic 6). The railway station, City Walls and York Eye are also important landmarks which are visible from various points across the site.</p> <p>At the eastern edge of the site there are several listed buildings and buildings identified as 'of merit' in the York Central Historic Core Conservation Area Appraisal (YCHCAA) associated with the railway. Just outside the site boundary are the scheduled City Walls and listed buildings on Holgate Road and Queen Street. Inappropriate development may have a detrimental effect on the setting of listed buildings in and around the area or may impact upon the clustering of monuments around the station (including the scheduled city walls).</p>	<p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information</p>
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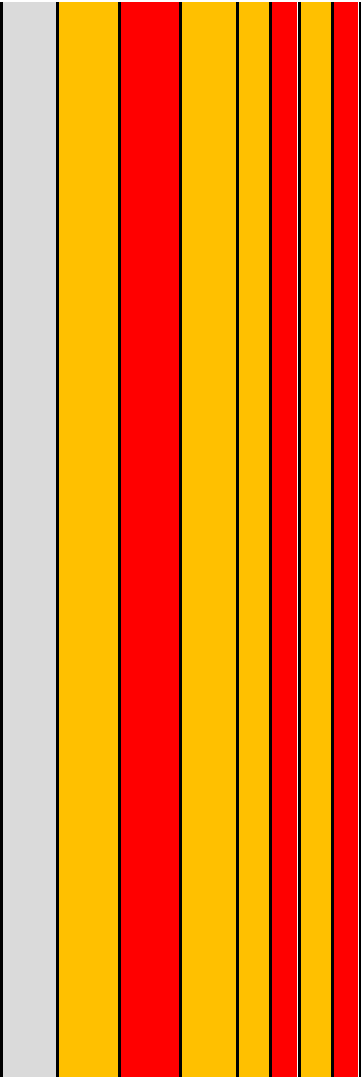
	<p>There is a diverse range of structures within and surrounding this area including medieval city walls, industrial, railway and headquarter buildings. Mixed use development may enhance the diversity of the buildings in this area if designed to incorporate some of the most significant historic structures.</p> <p>Characteristic 4: No information on architectural design so unknown impact at this stage but site falls partly within the Central Historic Core Conservation Area. It also borders the St. Paul's Square/Holgate Road Conservation Area.</p> <p>Poorly thought out site layout or architectural design may detract from existing buildings on site and in the immediate vicinity. It could also fail to respond to the special qualities and settings of the grouping of railway heritage assets. It could also fail to respond to the special qualities and settings of the grouping of railway heritage assets</p> <p>Inappropriately tall buildings may have a negative affect on the general rhythm and massing of the area as well as impacting upon key views.</p> <p>Limited examples of ironwork (such as the cast-iron window frames on the railway institute gymnasium) and other evidence of skilled craftsmanship on the site.</p> <p>Current buildings relating to the station area are</p>	<p>required on proposed architectural design.</p> <p>Characteristic 5: Further investigation and mitigation required.</p>
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	<p>restrained in height and scale.</p> <p>Characteristic 5: Site is partly within Central area of Archaeological Importance (eastern boundary area). Development without mitigation in this area would potentially have a detrimental impact on any surviving archaeological deposits and non-designated extant buildings. Limited potential for wet organic deposits possibly dating to the prehistoric period to exist in areas around Holgate Beck. Excavations have proven that Roman archaeology still survives in some pockets across the area despite 19th century construction of the railway. Roman cemeteries are also known in the area surrounding the station and in the vicinity e.g. Holgate Road. Roman-modern deposits located close by within the city walls.</p> <p>Non-designated built heritage assets include the carriage works, former iron works, carriage works, wagon-works buildings and NER horse stables. Assets bordering the site include Carleton Street and Carlisle Street.</p> <p>Potential harm to sub surface and extant heritage assets if area not fully understood.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 6: 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

NB: This refers to the total site area but it is acknowledged with Local Plan Policy that there are different designated development zones within the site for different types of development.

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST7 Option 1	○	-	--	-	---	---	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: The location of this site increases the distance from the city centre to the edge of the urban area.</p> <p>The proposed development area, in part, is situated in adjacent fields to existing residential areas. This may erode the identity of each area through the loss of distinct boundaries or open space between each development.</p> <p>Existing rural tracks lead to open fields beyond. Development may threaten these access routes.</p> <p>Characteristic 3: Development may obscure views of landmarks such as the Minster. The York Central Historic Core Character Appraisal identified the view of the Minster from the ring road in this area as a Key View (No. 5).</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Potential for significant archaeological deposits to exist on the site.</p> <p>Evidence of a Roman settlement is well known in</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required</p> <p>Characteristic 3: Further analysis and mitigation required</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required</p>

	<p>the vicinity of Apple Tree Farm. Ridge and furrow exists across the site in varying degrees of preservation. The ridge and furrow may also protect earlier landscape features lying beneath it.</p> <p>Development of the site would have a destructive impact on any surviving archaeological remains or historic landscape features.</p> <p>Development on the site which removed its visible historic grain would be detrimental to the area.</p> <p>Characteristic 6: This development will remove part of the countryside surrounding York affecting the rural setting of the city. It falls outside the area specifically earmarked as land protecting the rural setting of York but represents a substantial urban extension.</p> <p>Views towards city centre and views of York Minster from site. The York Central Historic Core Character Appraisal (YCHCCAA) identified the view of the Minster from the ring road in this area as a Key View (5: A64 East). Rural views to the north, east and south outwards from the site.</p> <p>Development may obscure views towards the city and of landmarks such as the Minster and impact upon the vantage points for towards the rural areas.</p> <p>Development will reduce the depth of vale of York lowland 'meadow' /agricultural setting of the Minster and urban edge.</p>	<p>Characteristic 6: Further analysis and mitigation required</p>
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Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST7 Option 2	○	-	-	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: The location of this site increases the distance from the city centre to the edge of the urban area.</p> <p>The proposed development area, in part, is situated in adjacent fields to existing residential areas. This may erode the identity of each area through the loss of distinct boundaries or open space between each development.</p> <p>Existing rural tracks lead to open fields beyond. Development may threaten these access routes.</p> <p>Characteristic 3: Development may obscure views of landmarks such as the Minster. The York Central Historic Core Character Appraisal identified the view of the Minster from the ring road in this area as a Key View (No. 5).</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Potential for significant archaeological deposits to exist on the site. The larger revised site boundary will result in a wider</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required</p> <p>Characteristic 3: Further analysis and mitigation required</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required</p>

		<p>area of disturbance with a greater destructive impact on any archaeological remains.</p> <p>Evidence of a Roman settlement is well known in the vicinity of Apple Tree Farm. Ridge and furrow exists across the site in varying degrees of preservation. The ridge and furrow may also protect earlier landscape features lying beneath it.</p> <p>Development of the site would have a destructive impact on any surviving archaeological remains or historic landscape features.</p> <p>Development on the site which removed its visible historic grain would be detrimental to the area.</p> <p>Characteristic 6: This development will remove part of the countryside surrounding York affecting the rural setting of the city. It falls outside the area specifically earmarked as land protecting the rural setting of York but represents a substantial urban extension.</p> <p>The development of this site will include the loss of a small part of the green wedge linked to Heworth Green.</p> <p>Views towards city centre and views of York Minster from site. The York Central Historic Core Character Appraisal (YCHCCAA) identified the view of the Minster from the ring road in this area as a Key View (5: A64 East). Rural views to the north, east and south outwards from the site.</p>	<p>Characteristic 6: Further analysis and mitigation required</p>
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ST7 East of Metcalfe Lane,
Option 2, Further Sites Consultation boundary, Rapid Appraisal

		<p>Development may obscure views towards the city and of landmarks such as the Minster and impact upon the vantage points for towards the rural areas.</p> <p>Development will reduce the depth of vale of York lowland 'meadow'/agricultural setting of the Minster and urban edge.</p> <p>Risk of blurring the boundaries between the communities of Osbaldwick, Tang Hall, & Heworth/Stockton Lane and diminishing separate identities.</p> <p>Development here may have a negative affect on the bio-diverse landscape without mitigation. A SINC site exists immediately south of the site. The development may impact upon this site without appropriate consideration.</p> <p>Removal of historic landscape features will further erode the rural setting of Osbaldwick and will have a detrimental impact on the setting of this medieval village and Conservation Area and the setting of the city in general.</p> <p>Development of this site would reduce the field margin between the ring road and urban fringes, impacting on the rural setting of the city and reducing the distance between the separate village of Murton and York.</p>	
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ST7 East of Metcalfe Lane,
Option 2, Further Sites Consultation boundary, Rapid Appraisal

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

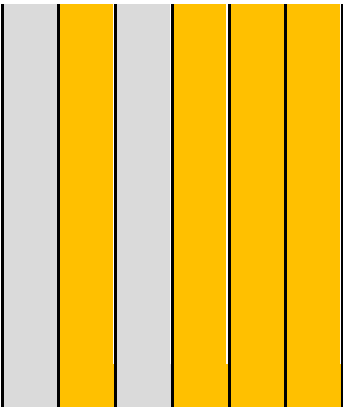
ST8 North of Monks Cross,
Option 1, Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST8 Option 1	○	-	○	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Slight impact on compactness as site is located some way from city centre area. However, development surrounding Huntington already exists at this distance from the city centre.</p> <p>The proposed development site is situated in fields adjacent to existing residential areas. This may have a detrimental impact by eroding distinct boundaries and the identity of the extant residential area.</p> <p>The site is located within the fields surrounding the medieval village of Huntington. Development will further erode the connection between Huntington and its surrounding landscape. However, this has already been impacted upon by 20th century development west of North Moor Lane.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>High rise or larger buildings in this area will have a detrimental effect on the architectural character of the area. Surrounding developments are predominantly one storey in height although two storey buildings are also present.</p> <p>Characteristic 5: Development will have a destructive</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

				<p>impact on any archaeological deposits which may exist without appropriate archaeological mitigation.</p> <p>High quantity legible non designated landscape features exist across the site including medieval ridge and furrow, strip fields and post-medieval field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it.</p> <p>The former York to Beverley railway (1847) once ran across the site.</p> <p>Development on the site which did not retain/respect the existing visible historic grain would be detrimental to the area.</p> <p>Characteristic 6: Development of the site would reduce the field margin between the ring road and urban areas, impacting on the open rural setting of the city.</p> <p>The boundary of this proposed development site does extend to the ring road in part but would not have a significant impact upon the landscape which has already been affected in this area by commercial buildings.</p> <p>The site contributes to the rural character of the fringes of the urban area and intersects with local green infrastructure corridors. These corridors may be removed by proposed development on site.</p> <p>Site of Natural Conservation Interest (SINC) borders the area.</p> <p>Area provides a rural setting to the east of Huntington although the immediate setting of the village has</p>
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Characteristic 6: Further analysis and mitigation required.

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

	<p>already been impacted upon by mid 20th century development. Several strip fields, historic field boundaries and ridge and furrow associated with the village exist across the site.</p> <p>The distance between Galtres Farm and the urban edges of York will be reduced by development here.</p> <p>Views from this site towards the city centre and of the rural landscape may be adversely affected by development.</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		
ST9 Option 1	0	-	0	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development may have a minor impact on the compactness of Haxby.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Surrounding residential developments are generally two-storey in height although some bungalows exist on Usher Lane.</p> <p>Characteristic 5: There is the potential for archaeological deposits to exist on this site. Haxby was established by the 9th century although Roman activity is also known in the wider vicinity. Recent archaeological investigations to the south of the site within Haxby revealed a series of ditches – one of which was considered to be of possible</p>	<p>Characteristic 1: None. None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST9 Option 2	0	-	0	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development may have a minor impact on the compactness of Haxby.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Surrounding residential developments are generally two-storey in height although some bungalows exist on Usher Lane.</p> <p>Characteristic 5: There is the potential for archaeological deposits to exist on this site. Haxby was established by the 9th century although Roman activity is also known in the wider vicinity. Recent archaeological investigations to the south of the site within Haxby revealed a series of ditches – one of which was considered to be of possible</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

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

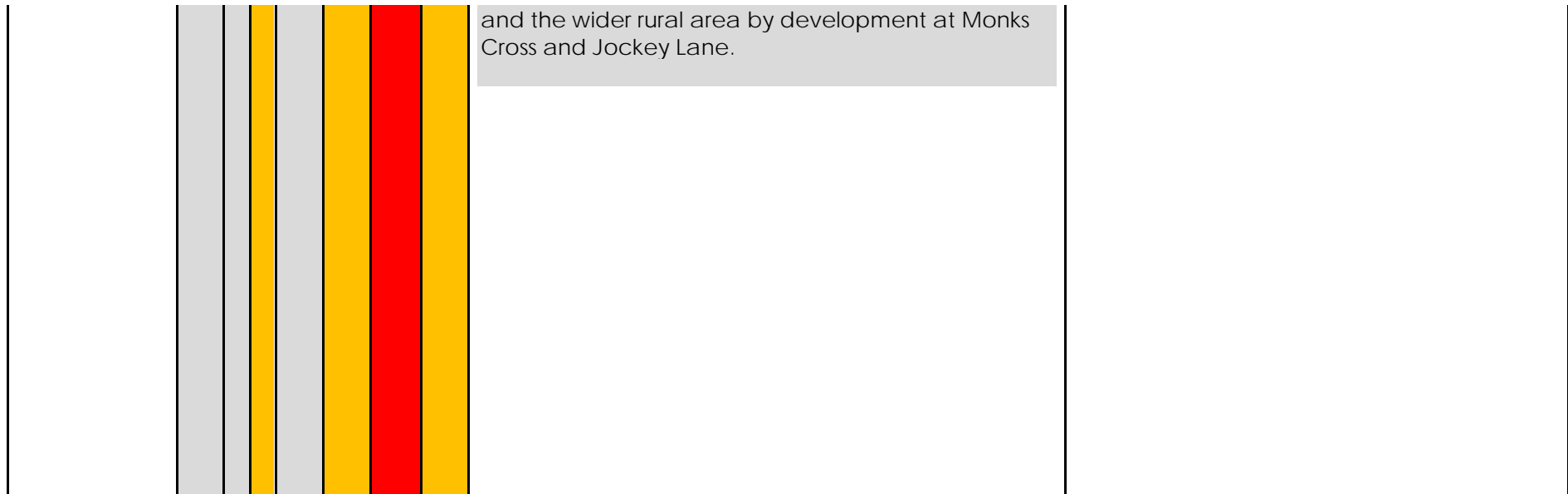
						<p>northern edges of the original features. The loss of these elements of the historic landscape will have a detrimental impact on the village setting of Haxby by removing the last of its historic landscape features and context. Mid 20th century development has already destroyed these features closer to the original village.</p> <p>Development here would also increase the distance between the village core and the surrounding countryside.</p> <p>This area is situated between two roads into the north end of Haxby (Usher Lane and Moor Lane). It provides part of the rural setting of the village. Development hard up to the edge of Moor Lane would have a detrimental impact on the perception of the rural setting of the area viewed from the lane.</p> <p>Development would increase the size of settlement but not reduce the distance between Haxby and any other settlement. It would slightly reduce the distance between Haxby's urban fringe and nearby rural farmsteads.</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		
ST11 Option1	○	○	○	-	--	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Site is no further from the city centre than existing development on New Lane.</p> <p>The Monks Cross area is a compact district adjacent to this site. Development on this site would result in the loss of a break in the landscape between Monks Cross commercial area and residential areas predominantly situated on the western side of New Lane.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Potential for significant archaeological deposits to exist on this site. Deposits relating to prehistoric settlement, Roman military and agricultural activity, medieval and post-medieval agricultural practices may be present.</p> <p>A SAM (34718) exists within the proposed site – a temporary Roman camp (1 of 2 on Huntington South Moor with a further 2 known in York). An earthwork survey of Camp 2 (within this site) reported that the remains were extremely slight and barely visible.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

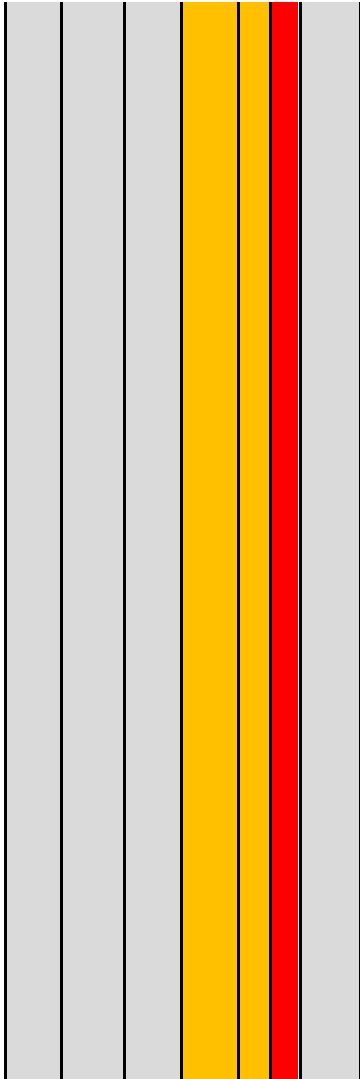
	<p>Inappropriate development in the vicinity of the SAM or the Grade II listed building (Huntington Grange) may negatively affect their setting.</p> <p>Previous excavations in the adjacent fields to the east of the site close to Camp 1 have revealed parts of a prehistoric landscape including at least one Neolithic pit and ditch which may have formed part of an enclosure. A pit alignment of Bronze or Iron Age origin was also noted. Many other examples of prehistoric activity are known in the near vicinity.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or visible landscape features.</p> <p>Large swathes of medieval and post-medieval ridge and furrow are present on the site.</p> <p>The site has a high legibility of post-medieval field boundaries. Boundary to eastern edge (formerly Butters Lane) of site may be older in date.</p> <p>Characteristic 6: The site provides an element of green space/rural character to New Lane, and contributes to the rural setting of the eastern edge of Huntington, as well as providing separation from Monks Cross. The loss of this green space will further erode the rural character in this area.</p> <p>The site does not significantly contribute to the wider setting of York as it is separated from the ring road</p>	<p>Characteristic 6: Further analysis and mitigation required.</p>
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ST11 New Lane,
Option 1, Preferred Options boundary, Rapid Appraisal

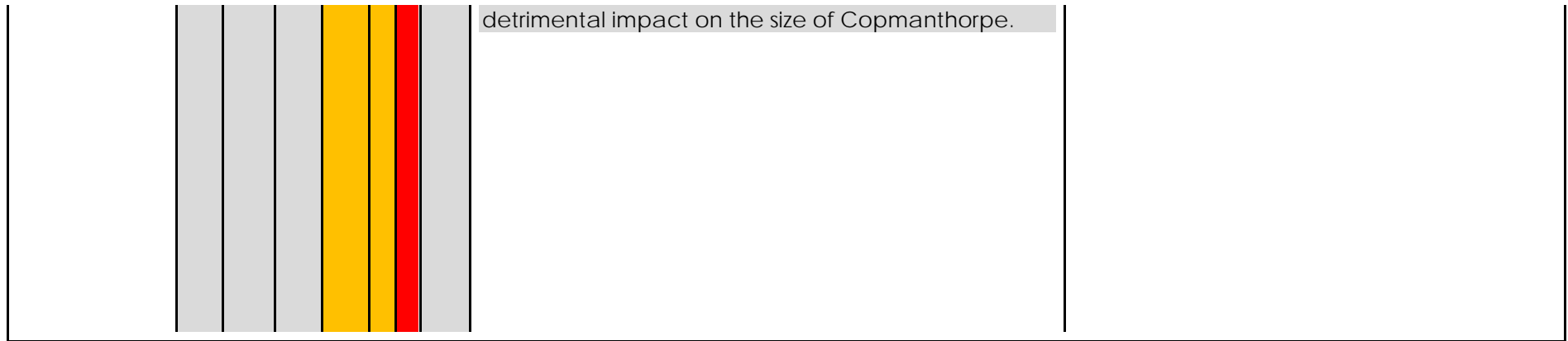


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
ST12 Option 1	0	0	0	-	-	--	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of Copmanthorpe and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: This site may contain significant archaeological deposits relating to prehistoric and Roman activity due to its topography and the location of York-Tadcaster Roman road which runs through the site.</p> <p>A Neolithic axe and Roman pottery found within vicinity. This road may have earlier origins. Evidence of medieval and post-medieval agricultural practices may also exist across the site.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

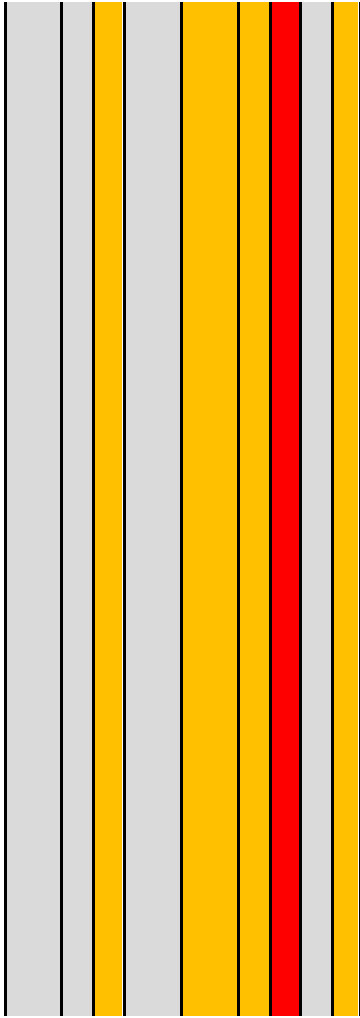
	<p>No ridge and furrow visible on the site.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: Views from the site are generally of local rural surroundings and the village edge. Development would impact on views from residential buildings immediately surrounding the site.</p> <p>Site forms part of rural setting of Copmanthorpe. Apart from a small loss of agricultural land there would be a negligible effect on the overall rural edge setting in this area.</p> <p>Development would impact on the village entrance from the northwest. However the effect on views from the wider surrounding area will be small. Therefore impact on the views effecting the setting of the city are extremely limited.</p> <p>No historically significant field boundaries or landscape features exist within the site. Hedges and trees bordering Roman Road and Manor Heath Road make a valuable contribution to the character of the lanes and setting of the village.</p> <p>Development on this site will not reduce the distance between Copmanthorpe and any other village. It will reduce the distance between Copmanthorpe and Askham Bryan College on the other side of the A64 but the effect of this is small. It will not have a</p>	<p>Characteristic 6: Further views analysis and mitigation required.</p>
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ST12 Manor Heath Road, Copmanthorpe,
Option 1, Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
ST12 Option 3	0	0	0	-	-	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development would extend the residential area to the north and west of Copmanthorpe village spilling over the current boundary of Manor Heath. The impact of this cause partial-minor harm to the compactness of the Copmanthorpe area.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of Copmanthorpe and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: This site may contain significant archaeological deposits relating to prehistoric and Roman activity due to its topography and the location of York-Tadcaster Roman road which runs through the site.</p> <p>A Neolithic axe and Roman pottery found within</p>	<p>Characteristic 1: None.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

	<p>vicinity. This road may have earlier origins. Evidence of medieval and post-medieval agricultural practices may also exist across the site.</p> <p>No ridge and furrow visible on the site.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: Development would impact on views from buildings immediately surrounding the site and would impact on the village entrance from the northwest. However the effect on views from the wider surrounding area will be negligible. Therefore impacts on the views affecting the setting of the city are extremely limited.</p> <p>Development would be visible from the west and on the northern approach to Copmanthorpe after leaving the A64 junction.</p> <p>Development will have a minor detrimental impact on the wider open countryside character element.</p> <p>Development on this site will not reduce the distance between Copmanthorpe and any other village. It will reduce the distance between Copmanthorpe and Askham Bryan College on the other side of the A64 but the effect of this is small. It will not have a detrimental impact on the size of Copmanthorpe.</p>	<p>Characteristic 6: Further views analysis and mitigation required.</p>
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ST12 Manor Heath Road, Copmanthorpe,
Option 3, Submission Boundary, Rapid Appraisal

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST13 Option 1	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of Copmanthorpe and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Medieval ridge and furrow once on the site has largely been ploughed out.</p> <p>Characteristic 6: Views from the site are generally local and rural in nature.</p> <p>Apart from a small loss of area there would be a</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None/low level of mitigation required.</p>

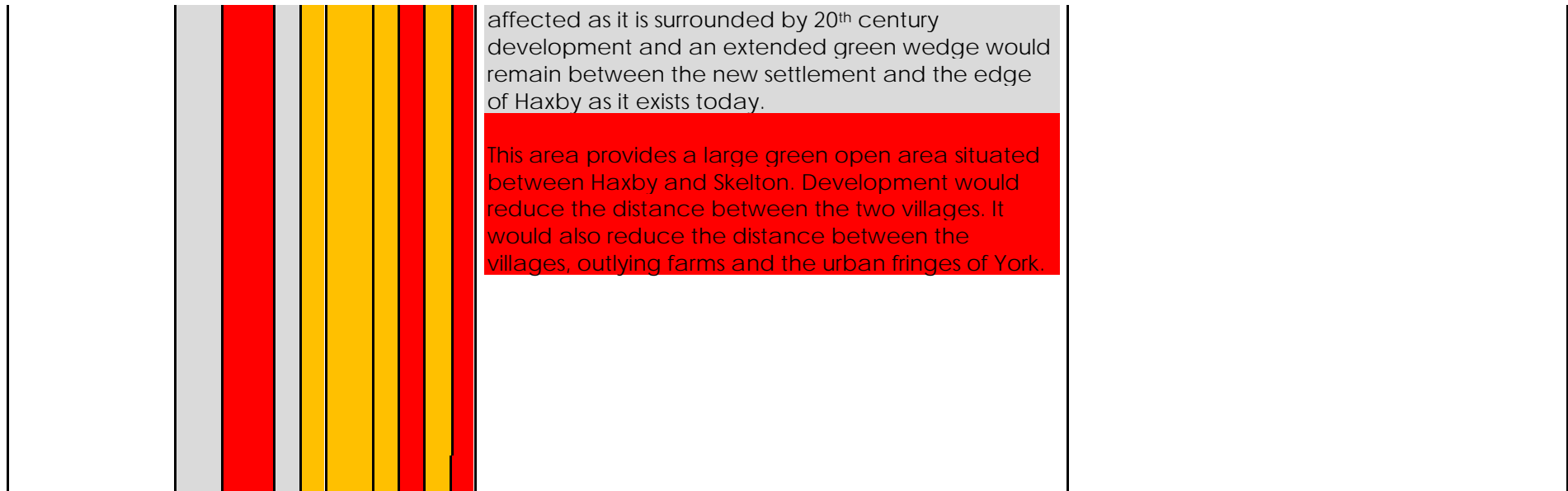
ST13 Moor Lane, Copmanthorpe,
Option 1, Preferred Options boundary, Rapid Appraisal

						<p>negligible effect on the rural edge setting in this area.</p> <p>Site does not significantly contribute to the open countryside surrounding York or to the village setting of Copmanthorpe.</p> <p>Development will not have a significantly detrimental impact on the open country side character element. It will slightly enhance the distance between Copmanthorpe and the countryside to the south-west but the village has already been impacted upon by residential growth throughout the 20th century.</p>	
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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

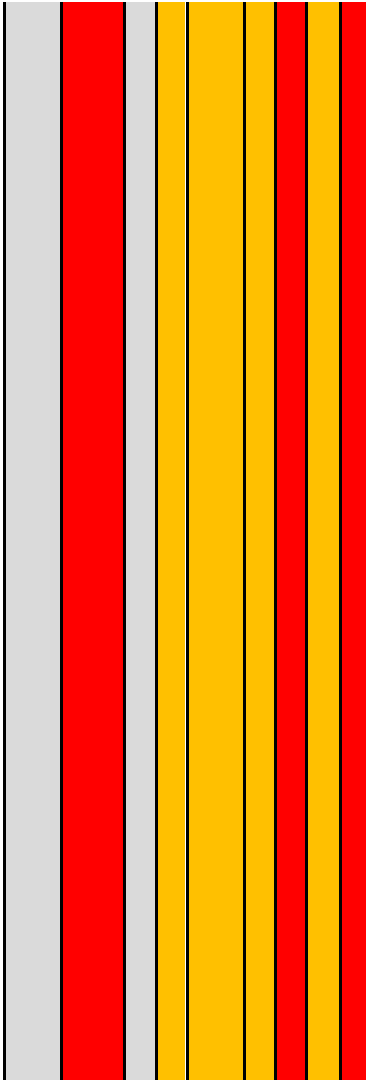
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST14 Option 1	0	--	0	-	-	---	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development here allows urban sprawl outside of the confinements of the ring road having a detrimental effect on the contained concentric form of the city.</p> <p>Proposed development site would be independent new settlement.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Views towards the core may be afforded from the higher patches of ground on site. Views of the Minster may be obstructed by development.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: There are known archaeological deposits on this site dating from the Iron Age – post-medieval period including an Iron Age and Romano-</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

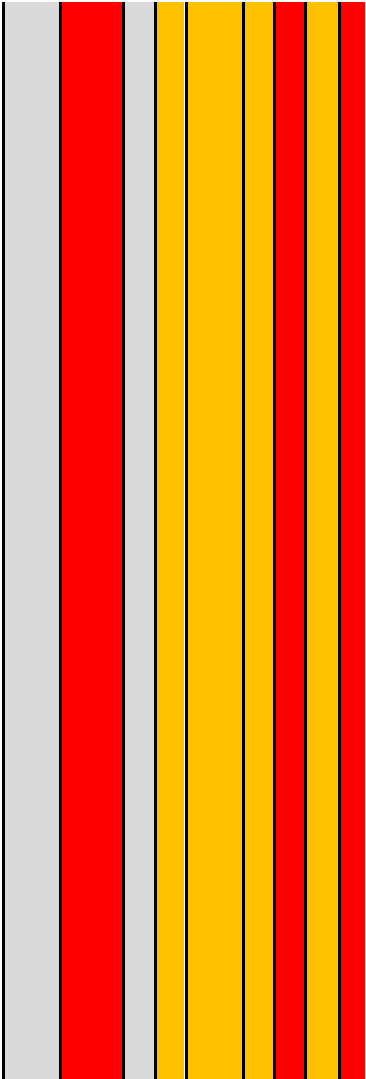
ST14 Clifton Gate,
Option 1, Preferred Options boundary, Rapid Appraisal



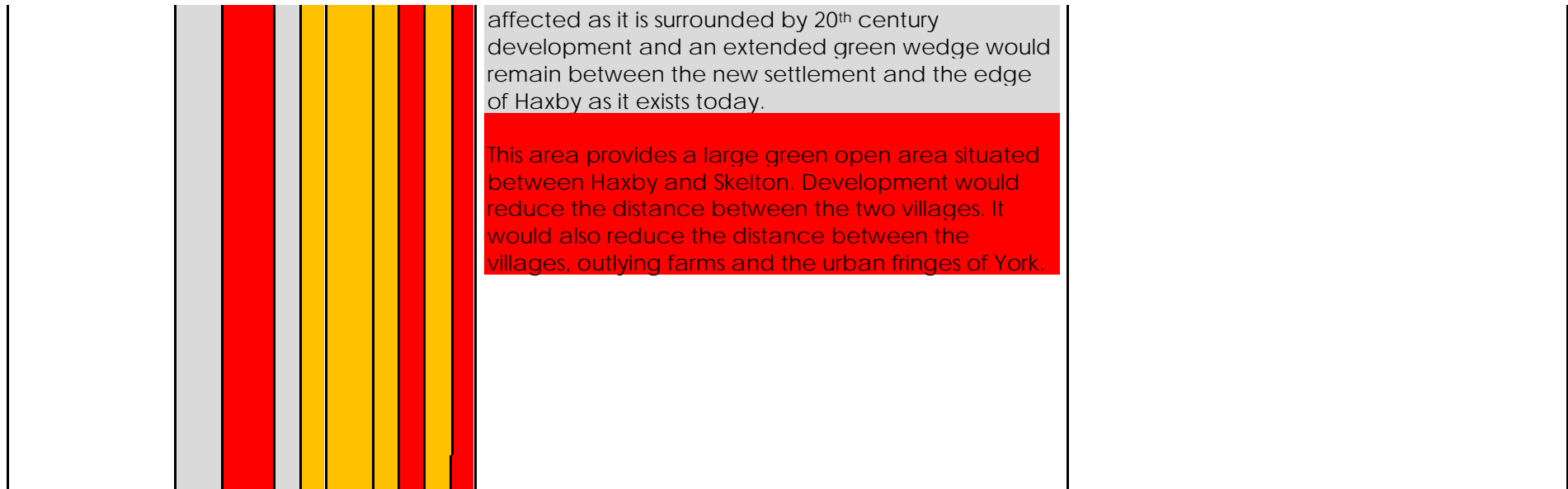
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
ST14 Option 2	0	--	0	-	-	--	---	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development here allows urban sprawl outside of the confinements of the ring road having a detrimental effect on the contained concentric form of the city.</p> <p>Proposed development site would be independent new settlement.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Views towards the core may be afforded from the higher patches of ground on site. Views of the Minster may be obstructed by development.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: There are known archaeological deposits on this site dating from the Iron Age – post-medieval period including an Iron Age and Romano-</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

	<p>British settlement. Ridge and furrow exists across the area. The ridge and furrow may protect earlier landscape features lying beneath it. Further evidence for prehistoric and Romano-British settlement is also known on land to the east and west of this site.</p> <p>Several other ditches and enclosures have been identified on the site. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.</p> <p>High quantity of legible non designated landscape features exist across the site including medieval ridge and furrow, and post-medieval field boundaries. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>Rawcliffe Moor Farm (date unknown-post 1852) exists within this site. The loss of the farm will remove the remaining agricultural character from the area.</p> <p>Characteristic 6: No key views identified from the site but Minster visible from Manor Lane nearby. Long distance views of the Minster may be possible from parts of the site.</p> <p>Development will adversely affect views outwards from the ring road across the rural landscape. The site also contributes to the rural edge setting of York, Skelton and Haxby.</p> <p>Commercial development at Clifton Moor,</p>	<p>Characteristic 6: Further analysis and mitigation required.</p>
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	<p>immediately to the south of this site (within and up to the ring road) has already impacted on the rural edge views towards York in this area. However, development here may create an 'urban corridor' effect due to its location opposite Clifton Moor retail park.</p> <p>Development of the site would remove a large area of land from York's surrounds impacting on the rural setting of the city. Development here allows urban sprawl outside of the confinements of the ring road. Its close proximity to the road may alter the perception of York being surrounded by open countryside albeit only in this one area.</p> <p>Site of Local Interest (SLI) falls within the area it also forms part of the former Clifton Moor airfield. Development may impact upon the setting/character of the SLI.</p> <p>Site contributes to rural setting of Skelton and Haxby. Several historic field boundaries and ridge and furrow associated with Skelton exist across the site. The development of part of the remaining agricultural land here would further erode the essentially rural village setting of Skelton and its separation from the urban form. However, there are open areas to the north of the village (adjacent to the core) protecting the village setting as well as green wedges and area preventing coalescence to the east and south respectively.</p> <p>The setting of the original Haxby village will be less</p>
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ST14 Clifton Gate,
Option 2, Further Sites Consultation boundary, Rapid Appraisal



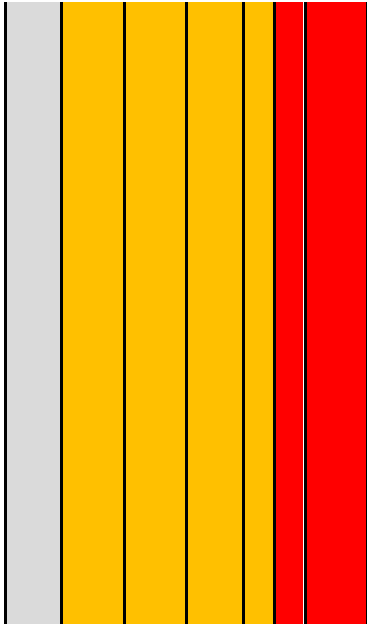
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

ST15 Whinthorpe,
Option 1, Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST15 Option 1	0	-	-	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: The proposed development would be an independent new settlement and may only have a minor impact upon the perception of the compactness of the city.</p> <p>There is an arc of views towards the city centre and the university from this vicinity. The development would not mask those views however it has the potential to harm the experience of long views both into and out of the city.</p> <p>Characteristic 3: Views of The Minster, Heslington Anglican Church spire and the Wolds can be gained from the site. Development may obscure or impact upon these views.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: There are known archaeological features on this site dating from the Iron Age – post-</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

	<p>medieval period including an Iron Age/Romano-British field system (west of Prospect Farm) and an undated field system near Tillmire Farm. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.</p> <p>Several legible non-designated landscape features exist across the site including medieval and post-medieval ridge and furrow and field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>Prospect Farm and Tillmire Farm (date unknown-post 1852) exist within this site. The potential loss of these farms will remove agricultural character from the area.</p> <p>Characteristic 6: Development will adversely affect views to and from the ring road of the rural setting of York.</p> <p>Development of this site would remove a large area of land from York's surrounds impacting on the rural setting of the city. Development here will change the relationship between the southern edge of York and the rural area and will alter the perception of York being surrounded by open countryside.</p> <p>Consideration needed to assess the impact of creation of new access from A64 due to potentially</p>	<p>Characteristic 6: Further analysis and mitigation required.</p>
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ST15 Whinthorpe,
Option 1, Preferred Options boundary, Rapid Appraisal

	<p>substantial land-take required.</p> <p>Development of this area may harm the enjoyment of those using the Minster Way.</p> <p>Two sites of Natural Conservation Interest (SINC) and an SSSI border this area. Development may impact upon the setting of these sites without mitigation.</p> <p>No key views identified from the site but long view over Elvington airfield from Tillmire Farm which may be obscured by development.</p> <p>Proposed new settlement of Whinthorpe would be a distinct, free-standing, defined settlement. However, its proposed location is too close to the fringes of the city – detracting from its stand-alone status. The connections required for the Whinthorpe settlement may impact upon the setting of Heslington.</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

ST15 Whinthorpe,
Option 2, Further Sites Consultation boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST15 Option 2	0	-	-	-	--	--	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development of this land will result in the creation of a new, free-standing settlement as an extension to the city beyond the ring road. Ease of access to the city centre by foot or cycle reduced.</p> <p>There is an arc of views towards the city centre and the university from this vicinity. Development here has the potential to harm long views both into and out of the city.</p> <p>Characteristic 3: Views of The Minster, Heslington Anglican Church spire and the Wolds can be gained from the site. Development may obscure or impact upon these views.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: This area is of relatively high archaeological potential. The larger revised site</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

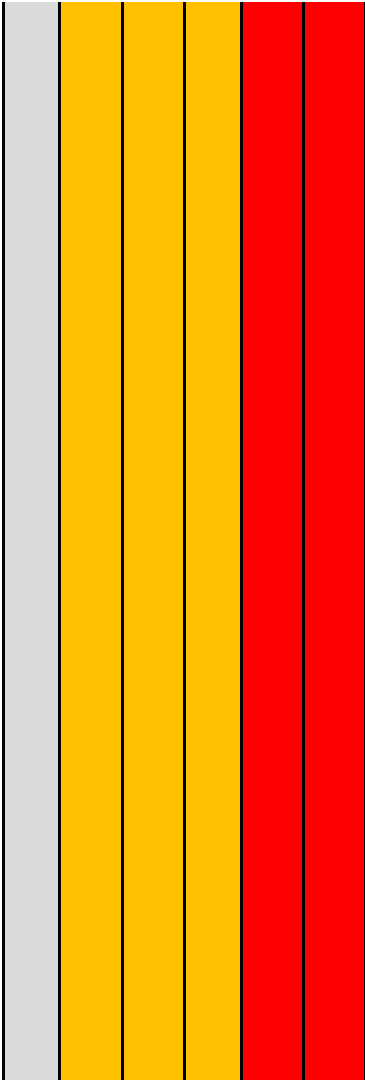
	<p>boundary will result in a wider area of disturbance with a greater destructive impact on any archaeological remains. There are known archaeological features on this site dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system and ditched enclosures. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.</p> <p>Several legible, non-designated, landscape features exist across the site including medieval and post-medieval ridge and furrow and field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>Four farms exist within or on the border of this development. Two of which are shown on the 1852 OS map. The potential loss of these farms will remove agricultural character from the area.</p> <p>Characteristic 6: Development will adversely affect views to and from the ring road of the rural setting of York.</p> <p>Development would adversely affect the image of the city in its rural setting by development encroaching right up to the ring road.</p> <p>Development here will change the relationship</p>	<p>Characteristic 6: Further analysis and mitigation required.</p>
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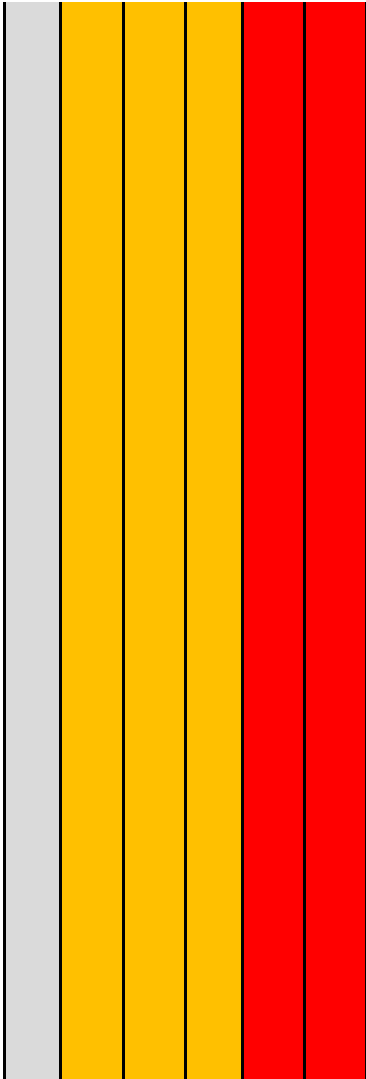
ST15 Whinthorpe,
 Option 2, Further Sites Consultation boundary, Rapid Appraisal

						<p>between the southern edge of York and the rural area and will alter the perception of York being surrounded by open countryside.</p> <p>Consideration needed to assess the impact of creation of new access from A64 due to potentially substantial land-take required.</p> <p>Development would impact on the Minster Way – a long distance recreational route that currently runs through tranquil, open countryside, that is readily accessible to local populations.</p> <p>Two sites of Natural Conservation Interest (SINC) and an SSSI border this area. Development may impact upon the setting of these sites without mitigation.</p> <p>No key views identified from the site but long view over Elvington airfield from Tillmire Farm which may be obscured by development.</p> <p>Proposed new settlement of Whinthorpe would be a distinct, free-standing, defined settlement. However, its proposed location is too close to the fringes of the city – detracting from its stand-alone status. The connections required for the Whinthorpe settlement may impact upon the setting of Heslington.</p>
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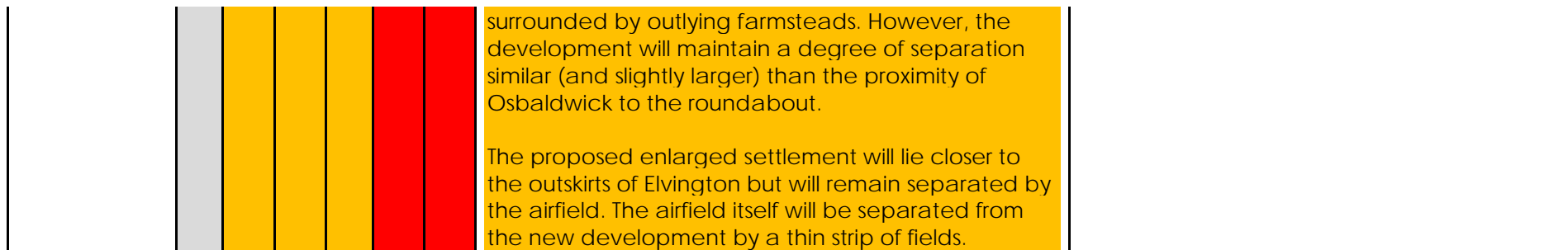
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST15 Option 3	0	-	-	-	--	--	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development of this land will result in the creation of a new, free-standing settlement as an extension to the city beyond the ring road. Ease of access to the city centre by foot or cycle reduced.</p> <p>There is an arc of views towards the city centre and the university from this vicinity. Development here has the potential to harm long views both into and out of the city.</p> <p>Characteristic 3: Views of The Minster, Heslington Anglican Church spire and the Wolds can be gained from the site. Development may obscure or impact upon these views.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: This area is of relatively high archaeological potential. The larger revised site</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

	<p>boundary will result in a wider area of disturbance with a greater destructive impact on any archaeological remains. There are known archaeological features on this site dating from the Iron Age – post-medieval period including an Iron Age/Romano-British field system and ditched enclosures. Development of the site would have a destructive impact on any surviving archaeological remains or landscape features.</p> <p>Several legible, non-designated, landscape features exist across the site including medieval and post-medieval ridge and furrow and field boundaries. The ridge and furrow may protect earlier landscape features lying beneath it. Development which removed the visible inherited historic grain would be detrimental to the area.</p> <p>Seven farms exist within or on the border of this development. Four of which are shown on the 1852 OS map. The potential loss of these farms will remove agricultural character from the area. One, Langworth Lodge, is a former medieval moated site. Development may cause harm to existing waterlogged remains.</p> <p>Characteristic 6: Development will adversely affect views to and from the ring road of the rural setting of York.</p> <p>Development would adversely affect the image of the city in its rural setting by encroaching right up to</p>	<p>Characteristic 6: Further analysis and mitigation required.</p>
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	<p>the ring road.</p> <p>Development here will change the relationship between the southern edge of York and the rural area and will alter the perception of York being surrounded by open countryside.</p> <p>Consideration needed to assess the impact of creation of new access from A64 due to potentially substantial land-take required.</p> <p>Development would impact on the Minster Way – a long distance recreational route that currently runs through tranquil, open countryside, that is readily accessible to local populations.</p> <p>Two sites of Natural Conservation Interest (SINC) and an SSSI border this area. Development may impact upon the setting of these sites without mitigation.</p> <p>No key views identified from the site but long view over Elvington airfield from Tillmire Farm which may be obscured by development.</p> <p>Proposed new settlement of Whinthorpe would be a distinct, free-standing, defined settlement. However, its proposed location is too close to the fringes of the city – detracting from its stand-alone status. The connections required for the Whinthorpe settlement may impact upon the setting of Heslington.</p> <p>The northern edge of Whinthorpe will be situated near to Grimston Lodge roundabout which is</p>
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ST15 Whinthorpe,
Option 3, Submission boundary, Rapid Appraisal



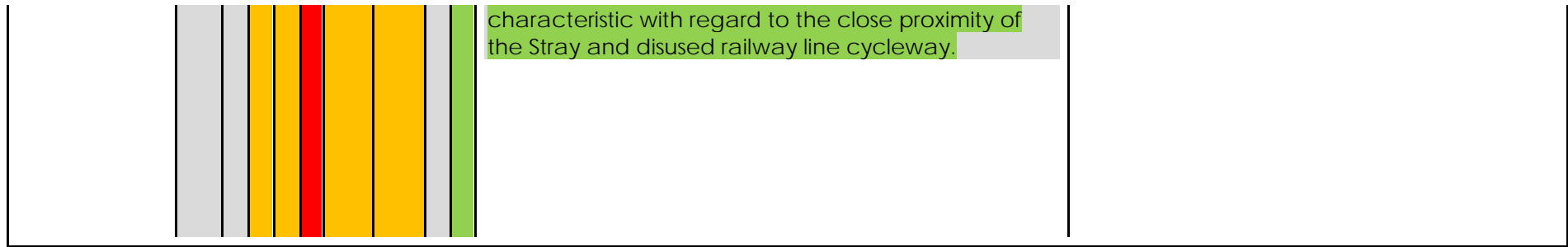
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

ST17 Nestle south,
Option 1, Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
ST17 Option 1	0	0	-	-	-	-	0+	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any significant impact upon this Principal Characteristic as it is located within the ring road on a previously developed site.</p> <p>The factory site as a whole forms an identifiable area with strong boundaries. Development of the southern part of the site may erode some of the distinctiveness and identity of the factory area.</p> <p>Characteristic 3: The eastern part of this site falls within the Nestle/Rowntree conservation area. There is one GII listed building within the development site (Rowntree Library) and another two in close proximity – one associated with the factory (Rowntree Theatre). Inappropriate development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of the listed buildings within and bordering the site. It may also have a detrimental impact on the character of the conservation area in general.</p> <p>The Almond Block Extension (1911) and Cream Block (1936) remain – these are recognisable, prominent landmark buildings.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p>

	<p>Inappropriate development may detract from the prominence of these landmark buildings within the site.</p> <p>Characteristic 4: The extant industrial buildings on site form an important part of York's heritage relating to chocolate production and the Rowntree brand. Although not listed, inappropriate development surrounding the extant factory buildings may detract from their local significance.</p> <p>Existing buildings on the site are c.6 storeys in height. Buildings of several stories may be permissible but inappropriately high buildings may detract from the importance and dominance of the surviving historic factory buildings.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Characteristic 5: Pockets of archaeological deposits may survive on site. Development would have a destructive impact on any surviving archaeological remains.</p> <p>Characteristic 6: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>Some potential to enhance the landscape</p>	<p>Characteristic 4: Further information is required on architectural design for this site.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>
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ST17 Nestle south,
Option 1, Preferred Options boundary, Rapid Appraisal



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

ST18 Monks Cross North,
 Option 1, Preferred Options boundary, Rapid Appraisal

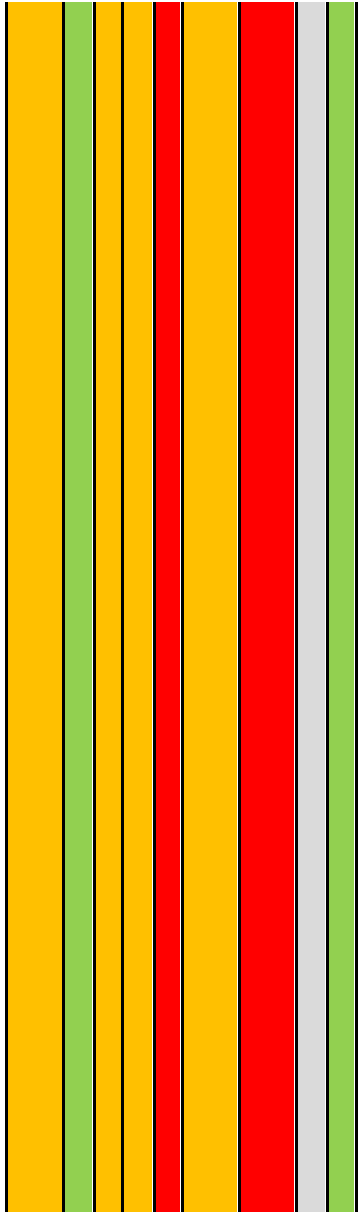
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required		
	1	2	3	4	5	6				
ST18 Option 1	○	○	-	○	-	-	○	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Impact on compactness due to expansion of residential area.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: Development will have a destructive impact on potentially significant archaeological deposits without appropriate archaeological mitigation.</p> <p>The former York to Beverley railway (1847) runs through the site. Ridge and furrow also identified in this area – condition unknown.</p> <p>Characteristic 6: Development of this site may cause minor harm to the rural edge setting or the open countryside elements of this characteristic through the loss of open fields.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

ST18 Monks Cross North,
Option 1, Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required		
	1	2	3	4	5	6				
ST20 Option 1	○	+	-	-	-	-	○	+	<p>Characteristic 1: Three storey urban blocks buildings fronting the northern end of Piccadilly and Coppergate. Blocks become less apparent and smaller in height further down on Piccadilly after crossing the Foss.</p> <p>Small squares within this site such as the one created by the Coppergate centre and the much grander Eye of York.</p> <p>Inappropriately scaled buildings, poor architecture and the removal of existing squares/open space would have a detrimental impact to this area.</p> <p>Mixture of 20th century industrial and commercial buildings alongside medieval buildings and monuments and 18th century civic buildings. Large scale re-development may result in the loss of some of the rich townscape element of the area.</p> <p>Characteristic 2: Views of Clifford's Tower from the corner of Piccadilly and Merchantgate and panoramic views from Clifford's Tower (including of the Minster) including YHCCAA Key Views 15 and 16. Local views across the Eye of York area of Clifford's Tower and River Foss.</p> <p>Inappropriate development may restrict or remove existing views. Where this may impact upon key views the threat becomes more significant.</p> <p>The Piccadilly area is generally defined industrial and new-build apartment blocks bounded by the River Foss and the rear of Walmgate. The castle area forms its own identifiable district. The Coppergate element</p>	<p>Characteristic 1: Further analysis and mitigation required.</p> <p>Characteristic 2: Further analysis and mitigation required.</p>

	<p>of this site largely dates to the late 20th century.</p> <p>Re-development will enhance this commercial area of the city centre and bring it closer to the outlying residential areas of Walmgate. It may also enable new views, particularly of the River Foss and castle area from Piccadilly to be revealed.</p> <p>Characteristic 3: Inappropriate development may detract from the most significant buildings in the area (Clifford's Tower and the Castle Museum), restrict existing views of landmark buildings or impact upon their dominance.</p> <p>Clifford's Tower is visible from several surrounding streets. Other landmarks within this area include Ryedale House, Eye of York and the Castle Museum. Inappropriate development may impact upon the visibility of monuments.</p> <p>Diverse array of buildings and monuments in close proximity to each other.</p> <p>Clifford's Tower (SAM 13275) located close to the City Walls. Tower is visible from City Walls in surrounding area such as Cromwell Road.</p> <p>Several Grade I listed buildings in the Castle area. Grade II and Grade II* listed buildings are situated on the fringes of the area as a whole.</p> <p>Re-development may have a detrimental impact on the setting of the listed buildings within and surrounding the site. It may also impact upon the Scheduled Area of the Castle or have a detrimental impact on the Core Conservation Area in general.</p> <p>Characteristic 4: Diverse array of buildings and</p>
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Characteristic 3: Further analysis and mitigation required.

Characteristic 4: Further information required on proposed architectural design.

ST20 Castle Piccadilly,
 Option 1, Preferred Options boundary, Rapid Appraisal

	<p>monuments in close proximity to each other. Potential loss of 20th century buildings on Piccadilly. This will remove an element of the architectural legacy in this area. Demolition may also result in the loss of some high quality craftsmanship in the area.</p> <p>Building heights within the proposed re-development area generally range between 1- 4 storeys although Ryedale House is 8 storeys in height!</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Inappropriately scaled buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: Significant archaeological remains known across whole area. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: A section of the River Foss runs through this proposed re-development site. Redevelopment may have a positive impact on this character element as there is an opportunity to reveal the River Foss from Piccadilly and the Castle area.</p>	<p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further views analysis 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

ST21 Naburn Designer Outlet,
 Option 1, Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST21 Option 1	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: The site is already a developed out of town retail area, located outside of the ring road on the fringes of Fulford. Small scale expansion of the outlet would not have a significant detrimental impact on this characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any impact upon this Principal Characteristic as this site is already an out of town shopping area.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>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>Characteristic 5: 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>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

ST21 Naburn Designer Outlet,
Option 1, Preferred Options boundary, Rapid Appraisal

	<p>However, the construction of York City Asylum and subsequent construction of the current retail buildings will have had an adverse impact on any remaining archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 6: 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		
ST22 Option1	0	-	0	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development would be some distance from the city centre but no more than current limits of Fulford.</p> <p>Development here will remove the existing green space to the east of the village – eroding its rural character and adversely impacting upon its visible traditional linear form.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Development may have a detrimental impact on the character of the adjacent conservation area.</p> <p>Characteristic 5: The site contains possible evidence for a prehistoric/Romano-British field system and enclosure ditches. Further field systems are known immediately to the south and the line of a Roman road runs close to the eastern boundary of this area.</p> <p>Evidence of medieval and post-medieval agricultural</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

		<p>practices is attested by ridge and furrow across the site.</p> <p>Battle of Fulford may have taken place in the vicinity.</p> <p>Several post-medieval boundaries exist on the western part of the site leading from School Lane.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: Development may have an adverse impact on long distance view of Minster from ring road.</p> <p>Apart from a small loss of agricultural land there would be a negligible effect on the rural edge setting in this area. However, site impinges into the land identified as protecting the rural setting.</p>	<p>Characteristic 6: 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		
ST23 Option 1	○	○	○	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed housing will have a detrimental impact on the architecture of York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Development may have a detrimental impact on the character of the adjacent Osbaldwick Conservation Area.</p> <p>Characteristic 5: There is the potential for significant archaeological deposits to exist on this site. Prehistoric settlement evidence is known 1.3km to the south, while Romano-British settlement is known to the north-east of this site at Apple Tree Farm.</p> <p>Part of a possible 10th-11th century toft enclosure was investigated on the west side of Metcalfe Lane</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required</p>

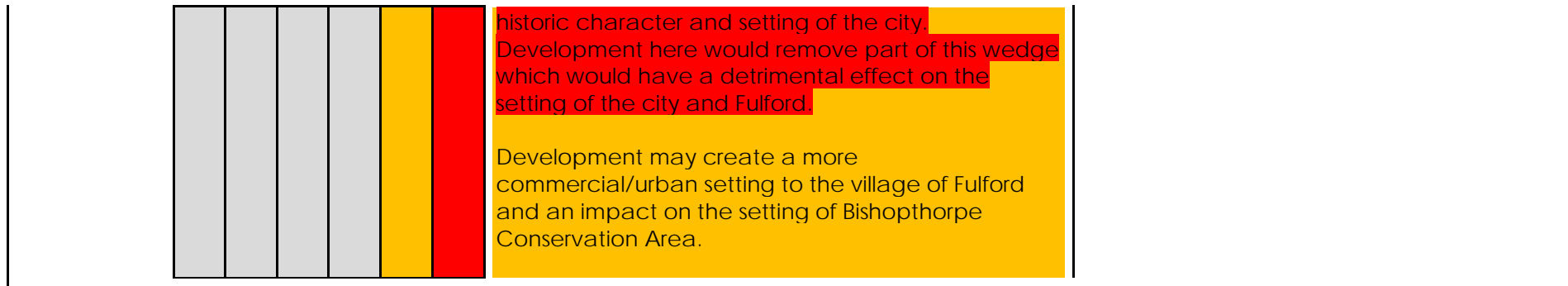
							<p>prior to development at Derwenthorpe (within this development boundary).</p> <p>Ridge and furrow exists across the site related to the medieval village of Osbaldwick. The ridge and furrow may protect earlier deposits beneath it.</p> <p>Derwent Valley Light Railway (1913) runs across the centre of the site.</p> <p>Historic field boundaries exist across the area.</p> <p>Development of the site would have a destructive impact on any surviving archaeological remains or historic landscape features.</p> <p>Characteristic 6: The removal of the open space and historic landscape features surrounding Osbaldwick will have an adverse impact on the village as a whole. However, there is a large protected area to the north of the village with good examples of historic field boundaries and ridge and furrow.</p>	<p>Characteristic 6: 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

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST25	0	0	0	0	-	--	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 5: Prehistoric/Romano-British field systems and settlements are known in the area.</p> <p>Battle of Fulford may have taken place in the vicinity.</p> <p>Acres House (now Acres Farm) is shown on the First Edition OS plan 1852.</p> <p>Ridge and furrow recorded across part of the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site falls within an extended green wedge identified as contributing to the</p>	<p>Characteristic 1: None.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

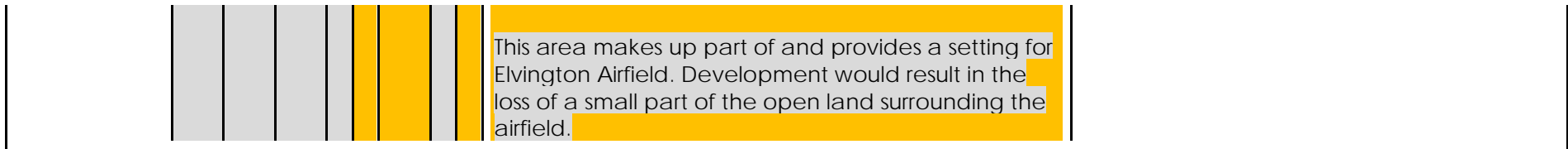
ST25 Land to the south of Designer Outlet,
Option 1, Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
ST26	0	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington. However, this site is part of an industrial estate.</p> <p>Characteristic 5: This site is situated on the fringes of the former Elvington military airfield used in World War Two and during the Cold War.</p> <p>The eastern boundary is shown on the 1852 OS map. It may well be much older in date and may relate to the former Brinkworth Hall.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits relating to the airfield or evidence of earlier activity.</p> <p>Characteristic 6: The proposed site lies outside of the current airfield industrial estate and will bring the commercial area closer to the outlying farmsteads.</p>	<p>Characteristic 1: None.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

ST26 South of Elvington Airfield Business Park,
Option 2, Further Sites Consultation, Rapid Appraisal

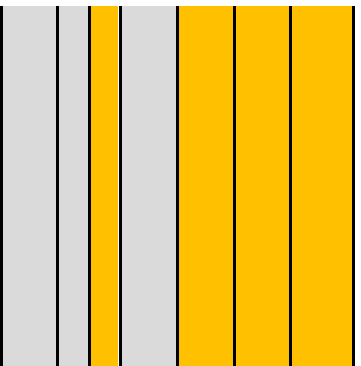


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST27	0	0	0	-	-	--	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development here will enlarge the campus area by creating employment land. Impact on the compactness of city as a whole will be neutral-minor.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship of commercial buildings will have a detrimental effect on York in general.</p> <p>Characteristic 5: Prehistoric-Romano-British settlement and activity known across the existing campus site. This has already been mitigated against through excavation/recording prior to the construction of the new campus. Further archaeological features may exist outside the existing campus boundary.</p> <p>In the area south of the existing campus several non designated landscape features exist such field boundaries and ridge and furrow – condition unknown.</p> <p>Long Lane is shown as a track/boundary on the 1852 OS map although is not named.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST29 Option 2	○	○	○	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any significant impact upon this Principal Characteristic. However, the site is located on a busy approach road into York. Inappropriate development here may impact upon the first impressions when entering the city via Boroughbridge Road from the ring road.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York.</p> <p>Characteristic 5: There is the potential for archaeological deposits to exist on this site particularly due to its favourable topography. Crop marks are recorded on the site which will require further investigation.</p> <p>Boundaries surrounding the site and field division in the centre of the area are shown on the First Edition OS plan 1852.</p> <p>Development will have a detrimental impact on</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Views analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Archaeological investigation and mitigation required.</p>


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

		<p>any archaeological deposits or surviving landscape features.</p> <p>Characteristic 6: This site forms part of the rural edge setting of the city when viewed from the ring road and provides division between the urban fringes of York (Chapel Fields) and Poppleton.</p> <p>Development of the site will remove part of the field margin between the urban fringes of the city and the ring road.</p>	<p>Characteristic 6: Views 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		
ST30	○	○	○	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Site currently vacant. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy of York.</p> <p>Characteristic 5: Several field boundaries on the site are shown on the 1852 OS map and are likely remnants of an earlier strip field system.</p> <p>Ridge and furrow located within the site.</p> <p>Development will have a detrimental impact on any landscape features or archaeological deposits which may relate to medieval agricultural practices or evidence of earlier activity which has survived ploughing.</p> <p>Characteristic 6: The field boundaries and lanes within the site form part of the historic village setting of Heworth. This is one of the last parts of the</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

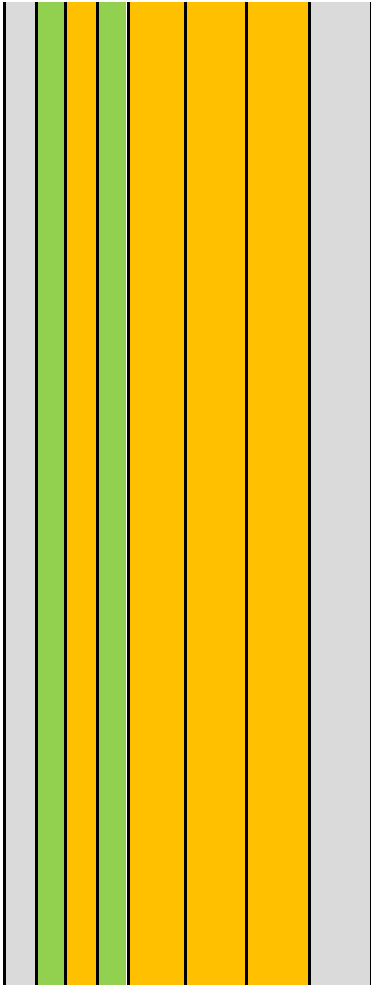
ST30, Land to the north of Stockton Lane,
Option 2, Further Sites Consultation, Rapid Appraisal

	<p>agricultural features related to Heworth although it is located some distance from the village core. Development will destroy or negatively impact upon this historic grain.</p> <p>Developing this site would reduce the distance between Heworth and Malton Road which may have a slight impact upon 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

Appendix 2.2: Housing Allocations

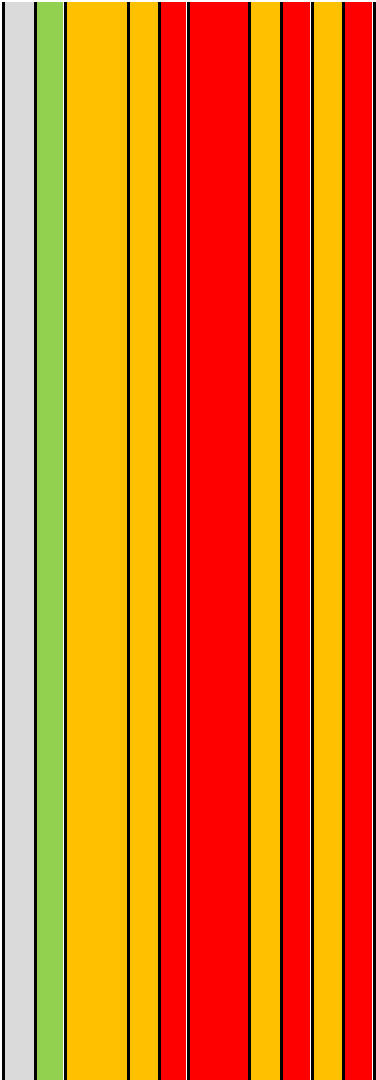
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
H1	C+	- +	-	-	-	-	0	<p>Characteristic 1: Heworth Green is an approach road into the city from the north-east. In the area of the gas works site the strong frontage to the street has been lost. Development here may create an opportunity to reinforce strong urban form and improve this approach into the city centre.</p> <p>Characteristic 2: Views of Minster from Heworth Green and Layerthorpe (bounding the site). Views from the site of the historic core/Minster are likely and may be impacted by development.</p> <p>Opportunity to improve this approach into the city centre.</p> <p>Characteristic 3: Views of Minster and/or Layerthorpe chimney may be obscured by development.</p> <p>Listed building (26 Heworth Green, GII) borders the site. Development may have a detrimental effect upon the setting of this building.</p> <p>Characteristic 4: Development here will improve the former industrial site.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Development may have a detrimental effect upon</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Views analysis and possible mitigation required.</p> <p>Characteristic 3: Views analysis and possible mitigation required.</p> <p>Characteristic 4: Further information required on proposed architectural design.</p>

	<p>the setting of the adjacent Heworth Green/East Parade Conservation Area.</p> <p>Characteristic 5: The site contains part of Heworth Green Roman cemetery in the north-east corner. An evaluation in 2003 also revealed evidence of medieval agricultural practices in the area to the east of the gas works. The north-east corner does not appear to have been impacted by past development but has been heavily landscaped. Archaeological features are at a depth of 0.8m+. Development would have a further destructive impact on these remains.</p> <p>Immediately to the west of the gas works is the site of the medieval hospital of St. Loy.</p> <p>The construction of the gas works will have had a detrimental effect on any surviving archaeology. However, there is still the potential that pockets of archaeological deposits may survive on site.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 5: Further analysis related to specific proposals and suitable mitigation measures required.</p> <p>Characteristic 6: None</p>
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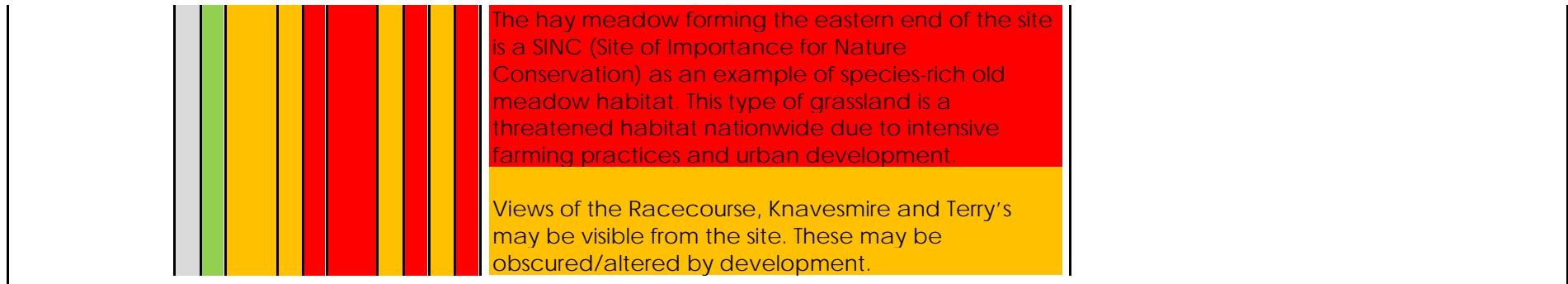
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

H2, Sites by Racecourse, Tadcaster Road,
Option 1, Preferred Option, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H2	C+	-	---	---	---	---	<p>Characteristic 1: Tadcaster Road is a high quality arterial road into the city from the south. Development here may create an opportunity to reinforce strong urban form.</p> <p>Characteristic 2: Opportunity to improve this approach into the city centre.</p> <p>The linear form of Dringhouses village is evident in this area. Development may impact upon the historic character of the area as a whole as well as directly where it faces west onto Tadcaster Road.</p> <p>Characteristic 3: Views of Racecourse and Knavesmire likely from the site.</p> <p>Listed building (Pinfold, GII) within the site boundary on Tadcaster Road. Development may have a detrimental effect upon the setting of this structure. Two other listed buildings face the site directly. The 1914 stables have been nominated for inclusion on the Local List of Heritage Assets as they were built by local architect Walter Brierley.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect upon Tadcaster Road Conservation Area which the site impinges upon.</p> <p>The removal or significant alteration of the stables</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further information/analysis and mitigation required.</p> <p>Characteristic 3: Views analysis and possible mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p>

	<p>would have a detrimental impact on the character of the area. These buildings have a strong connection to the racecourse and horseracing – a key social and economic activity in the area.</p> <p>Characteristic 5: The site falls partly within/on the border of the Dringhouses Area of Archaeological Importance (near Cherry Lane).</p> <p>Tadcaster Road follows the line of a Roman road into the city. Evidence for a small settlement has been located immediately to the north-west of the proposed development site. Medieval ridge and furrow did exist on the eastern part of the site well into the 20th century. The extent of preservation of these earthworks is unknown at this stage although AP evidence suggests a poor state of survival.</p> <p>Historic boundaries are present on the site dating to at least 1624. These form the northern and southern boundaries to the proposed site and in between the stables/tennis court and Cherry Lane.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: The site adjoins the large green open area of the Knavesmire on the eastern side.</p> <p>The rural character of Cherry Lane may be impacted by development.</p>	<p>Characteristic 5: Further analysis related to specific proposals and suitable mitigation measures required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>
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H2, Sites by Racecourse, Tadcaster Road,
Option 1, Preferred Option, Rapid Appraisal




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

H2, Sites by Racecourse, Tadcaster Road,
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H2	C+	-	-	-	-	-	<p>Characteristic 1: Tadcaster Road is a high quality arterial road into the city from the south. Development here may create an opportunity to reinforce strong urban form.</p> <p>Characteristic 2: Opportunity to improve this approach into the city centre.</p> <p>The linear form of Dringhouses village is evident in this area. Development may impact upon the historic character of the area as a whole as well as directly where it faces west onto Tadcaster Road.</p> <p>Characteristic 3: Views of Racecourse and Knavesmire likely from the site.</p> <p>Listed building (Pinfold, GII) within the site boundary on Tadcaster Road. Development may have a detrimental effect upon the setting of this structure. Two other listed buildings face the site directly. The 1914 stables have been nominated for inclusion on the Local List of Heritage Assets as they were built by local architect Walter Brierley.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect upon Tadcaster Road Conservation Area which the site impinges upon.</p> <p>The removal or significant alteration of the stables</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further information/analysis and mitigation required.</p> <p>Characteristic 3: Views analysis and possible mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p>

	<p>would have a detrimental impact on the character of the area. These buildings have a strong connection to the racecourse and horseracing – a key social and economic activity in the area.</p> <p>Characteristic 5: The site falls partly within/on the border of the Dringhouses Area of Archaeological Importance (near Cherry Lane).</p> <p>Tadcaster Road follows the line of a Roman road into the city. Evidence for a small settlement has been located immediately to the north-west of the proposed development site. Ridge and may exist in the northern tip of the site – condition unknown.</p> <p>Historic boundaries are present on the site dating to at least 1624. These form the northern and southern boundaries to the proposed site and in between the stables/tennis court and Cherry Lane.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: The site adjoins the large green open area of the Knavesmire on the eastern side.</p> <p>The rural character of Cherry Lane may be impacted by development.</p> <p>SINC (Site of Importance for Nature Conservation) lies immediately to the east of this site. It is an example of species-rich old meadow habitat. This</p>	<p>Characteristic 5: Further analysis related to specific proposals and suitable mitigation measures required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>
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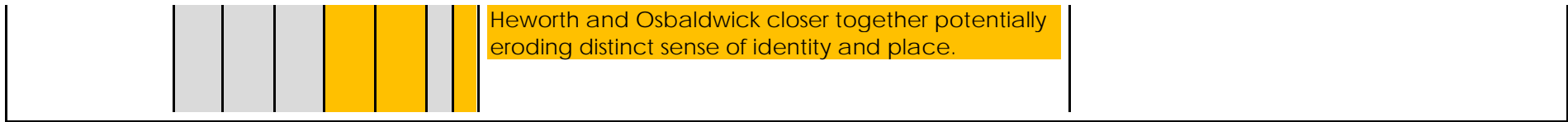
H2, Sites by Racecourse, Tadcaster Road,
Option 2, Further Sites Consultation, Rapid Appraisal

	<p>type of grassland is a threatened habitat nationwide due to intensive farming practices and urban development.</p> <p>Views of the Racecourse, Knavesmire and Terry's may be visible from the site. These may be obscured/altered by development.</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		
H3	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Roman settlement known close by – possibility of Roman agrarian landscape existing beneath site.</p> <p>Pockets of archaeology may also survive on the site of the college.</p> <p>Visible ridge and furrow may exist at eastern end of playing field but likely to be in poor state of survival.</p> <p>Majority of site undeveloped and may contain archaeological deposits relating to the earlier landscape e.g. sub-surface ridge and furrow.</p> <p>Characteristic 6: This site is unlikely to have a significant impact upon this Principal Characteristic. Development here will bring the residential areas of</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis related to specific proposals and suitable mitigation measures required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

H3 Burnholme School,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H3 Option 2	0	0	0	-	0	0	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Roman settlement known close by – possibility of Roman agrarian landscape existing beneath site.</p> <p>Pockets of archaeology may survive on the site although the construction and demolition of the school will have had a detrimental impact on any remaining deposits.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis related to specific proposals and suitable mitigation measures required.</p> <p>Characteristic 6: None</p>

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

H4 St. Joseph's Monastery,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H4	C+	+	-	-	-	-	<p>Characteristic 1: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>Busy approach road into York. Opportunity to reinforce strong urban form in this area.</p> <p>Characteristic 2: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>Opportunity to improve this approach into the city centre.</p> <p>Characteristic 3: Possible views of nearby churches from the site.</p> <p>St. Joseph's Monastery is a Grade II listed building. It (and its precinct walls) covers a large portion of the site. Several other listed buildings exist directly opposite on Lawrence Street. Development may have a detrimental effect on the setting of these buildings.</p> <p>There are two churches and the ruins of an older church, within close proximity to the monastery. The monastery itself, as a precinct, is a unique ecclesiastical structure in York. Ecclesiastical/belief is one of the special characteristic themes of York.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further information (and views analysis) and mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p>

H4 St. Joseph's Monastery,
 Option 1 Preferred Options boundary, Rapid Appraisal

	<p>effect on the architectural legacy of York in general.</p> <p>This area has a weaker historic character than other approach roads to the city. It has a wide variety of architectural character. In the vicinity of the monastery 19th century buildings remain.</p> <p>Characteristic 5: The site falls within the Central Area of Archaeological Importance.</p> <p>Lawrence Road follows the line of a Roman road into the city. Burials are often located at the side of these approach roads.</p> <p>The street was an important medieval thoroughfare which contained St Nicholas' Leper Hospital and St. Lawrence's and St. Edward's Church.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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

H5 Lowfields former school site,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H5 Option 1	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: No known archaeological deposits on site. Medieval ridge and furrow may exist sub-surface.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may exist. Lower archaeological potential in the area of the school buildings.</p> <p>Characteristic 6: This site is unlikely to have any significant impact upon this Principal Characteristic. However, development of this entire site would make for dense massing in this area. The open space provides an important openness and relief for the surrounding residents; it has also been identified as a green infrastructure stepping stone within the wider Acomb area.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

H5 Lowfields former school site,
Option 1 Preferred Options boundary, Rapid Appraisal

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

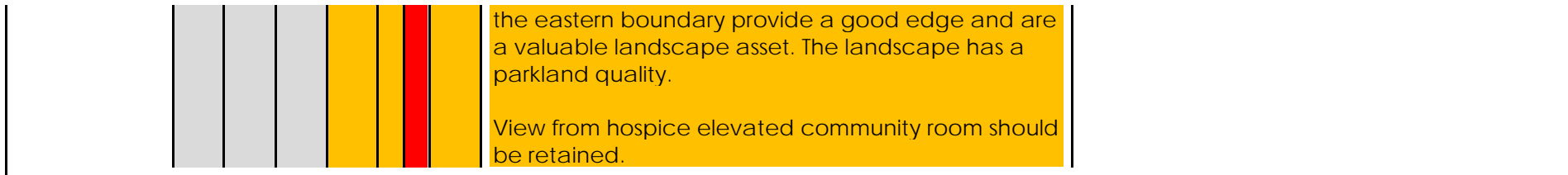
H5 Lowfields former school site,
Option 2 Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H5 Option 2	0	0	0	-	0	0	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: No known archaeological deposits on site. Medieval ridge and furrow may exist sub-surface.</p> <p>Lower archaeological potential in the area of the school buildings but some pockets of deposits may survive.</p> <p>Characteristic 6: This site is unlikely to have any significant impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
H6	○	○	○	-	-	-	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: There is very well preserved ridge and furrow on the site. Development will have a detrimental impact on this feature.</p> <p>Site is situated close to Roman road/settlement but likely to have always been farmland.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: Proposed development site is very close to the ring road, this site provides the separation between the built area and the A64. Development would reduce this distance.</p> <p>Mature trees on site are of amenity value. Trees to</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

H6 Wilberforce Home/York College,
Option 1 Preferred Options boundary, Rapid Appraisal

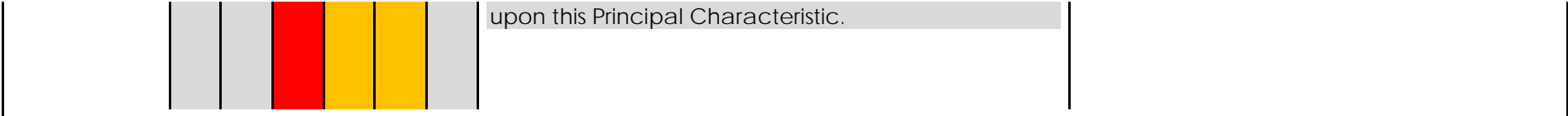


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

H7 Bootham Crescent Football Stadium,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H7	○	○	--	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: Bootham Crescent Stadium has been the home of York City FC for many decades. The stadium has significant historical and communal value. The landmark floodlights can be seen throughout the local area. The loss/relocation of the stadium will have an impact on the character of the immediate area (particularly on match days). It will also have a social impact on the supporters who use the current stadium.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general. Potential to impact upon the setting of Clifton and Central Conservation Areas.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits or landscape features. Pitch area has never been developed and may have the most archaeological potential.</p> <p>Characteristic 6: This site is unlikely to have an impact</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H7 Bootham Crescent Football Stadium,
Option 1 Preferred Options boundary, Rapid Appraisal



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

H8 Askham Bar Park and Ride,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H8	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p>Area was agricultural land prior to use as car park.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

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

H9 North of Moor Lane, Woodthorpe,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
H9 Option 1	0	0	0	-	-	--	--	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>However, development here would further increase the distance of the residential area of Woodthorpe from the city centre.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p>Ridge and furrow on part of site – quality unknown.</p> <p>Field boundaries shown on First Edition OS plan (c.1852) visible on site.</p> <p>Roman/Iron Age pits, ditches and possible enclosure adjacent to this area – identified on aerial photographs as cropmarks.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

H9 North of Moor Lane, Woodthorpe,
Option 1 Preferred Options boundary, Rapid Appraisal




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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H9 Option 2	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p>Ridge and furrow on part of site – quality unknown.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic. However, development would remove part of the rural edge setting of the city bringing the urban fringe closer to the ring road. The current fringe boundaries provide a sensible edge to development.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
H10	○	○	--	-	--	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: City Walls (Scheduled and Grade I listed) adjacent to site. Development may impact upon the setting of this monument. May be opportunity to reveal new views of the Minster from elevated positions on this site.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general. Development may impact upon the setting of the Central Historic Core Conservation Area (adjacent).</p> <p>Characteristic 5: Site is located within Central Area of Archaeological Importance. Roman, Anglian and medieval archaeology known in the vicinity. Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

H10 Barbican Centre,
Option 1 Preferred Options boundary, Rapid Appraisal

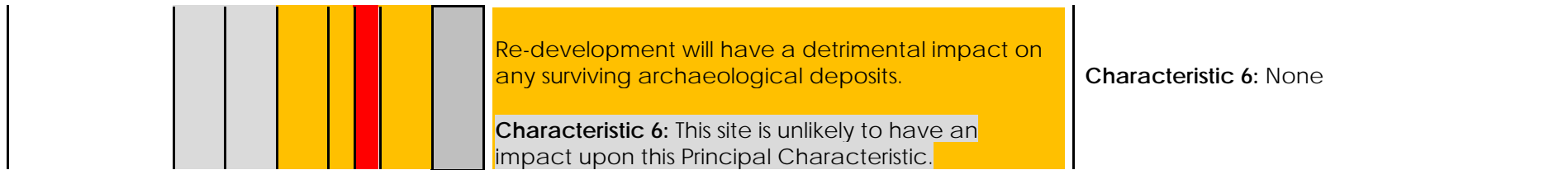
	<p>Boundaries forming the edge of the site date to at least the late 18th century.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 6: None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

H11 Fredrick House, east of Fulford,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H11	○	○	-	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Possibly an opportunity to improve this approach road to the city.</p> <p>Characteristic 3: Grade II listed buildings adjacent to site. Development may impact upon the setting of these buildings.</p> <p>Characteristic 4: The frontage of the site impinges into Fulford Conservation Area. Development may have a detrimental impact upon the historic character of this part of Fulford Road.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Fulford and York in general.</p> <p>Opportunity to restore some of the character of Fulford with this development.</p> <p>Characteristic 5: Boundary forming the northern edge of the site dates to at least the mid18th century.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

H11 Fredrick House, east of Fulford,
Option 1 Preferred Options boundary, Rapid Appraisal



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

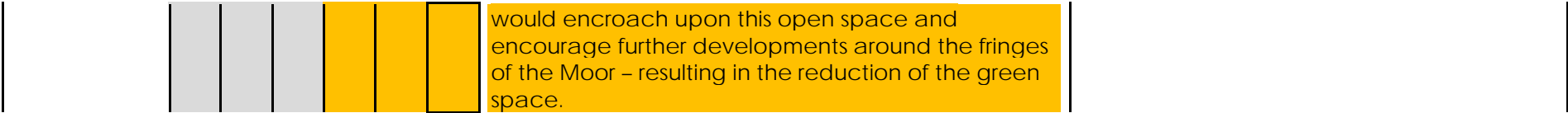
H12 Stockton Lane off Greenfield Park Drive,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H12	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits.</p> <p>Boundaries forming the northern and eastern edges of the site date to at least the mid19th century.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

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

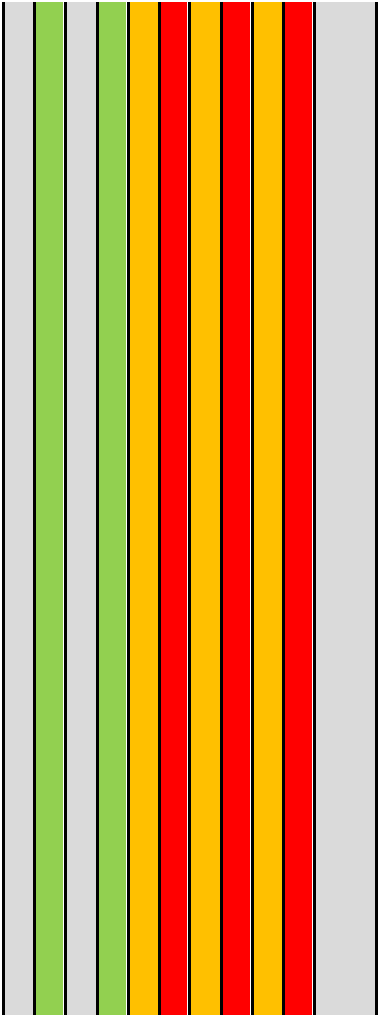
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H13	0	0	0	-	-	-	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Boundaries forming the northern, eastern and western edges of the site date to at least the mid19th century.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features. However, construction of the school will presumably have had a negative effect on any surviving archaeological deposits.</p> <p>Characteristic 6: Hob Moor provides an open space/rural character in the middle of a dense urban environment. It also provides a degree of separation between the Hob Moor residential area and the post-war/mid 20th century suburbs of Acomb. Residential development on the school site</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

H13 Our Lady's RC Primary School,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H14	C+	C+	- - -	- - -	- - -	O	<p>Characteristic 1: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>Partly situated on a busy approach road into York. Opportunity to reinforce strong urban form in this area at the entrance to the site on Lawrence Street.</p> <p>Characteristic 2: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>Opportunity to improve this approach into the city centre at the site entrance on Lawrence Street.</p> <p>Characteristic 3: Views of St. Lawrence Church may be possible from the site.</p> <p>Several Grade II listed buildings (inc. St Lawrence's Church and Ellen Wilson Hospital) surround the site and are located on Lawrence Street. Development may have a detrimental effect on the setting of these buildings.</p> <p>St. Lawrence's Church tower (SAM) is located close to the proposed site. Although development is unlikely to have much of an impact on the setting of this monument.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p>

	<p>The site is adjacent to the Central Historic Core Conservation Area. Development may impact upon the setting of this area.</p> <p>This area has a weaker historic character than other approach roads to the city. It has a wide variety of architectural character, although many 19th century buildings remain.</p> <p>Characteristic 5: The site falls within the Central Area of Archaeological Importance.</p> <p>Lawrence Road follows the line of a Roman road into the city which continued in importance into the medieval period.</p> <p>The western boundary of this site dates to at least the mid 19th century while the southern boundary is of at least mid 18th century in date.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features. However, 19th century St. Lawrence School which formerly occupied the southern part of this area and the existing buildings on site will have had a negative effect on any surviving remains although pockets of archaeology may still survive.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>
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H14 Former Citroen garage, 32 Lawrence Street,
Option 1 Preferred Options boundary, Rapid Appraisal

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

H15 Beckfield Lane former HWS,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H15	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits. However, construction of the former hospital and council depot may have had a negative effect on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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			
H16 Option 1	0	0	0	-	-	-	0	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>However, a Grade II listed building is situated immediately adjacent to this site. Unsympathetic development may have a negative impact on the setting of this building.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits. However, construction of the factory may have had a negative effect on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H16 Sessions of York,
Option 1 Preferred Options boundary , Rapid Appraisal

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H16 Option 2	0	0	0 -	-	0 -	0	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>However, a Grade II listed building is situated immediately adjacent to this site. Unsympathetic development may have a negative impact on the setting of this building.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: This site is unlikely to have a significant impact upon this Principal Characteristic. Development will have a detrimental impact on any surviving archaeological deposits. However, construction of the factory may have had a negative effect on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H16 Sessions of York,
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		
H17	○	○	○	-	○	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Surrounding area is largely two-storey, inter-war residential buildings.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits. However, evaluation carried out in Feb 2013 revealed the site to be of low archaeological potential – containing truncated sub-surface medieval ridge and furrow. Trenches located within the proposed development area revealed no significant archaeological features.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: None</p> <p>Characteristic 6: None</p>

H17 Burnholme WMC,
Option 1 Preferred Options boundary, Rapid Appraisal

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

H18 Land north of Woodland Chase,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H18	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Rufforth and York in general.</p> <p>Site is surrounded by early 21st century housing and industrial estate.</p> <p>Characteristic 5: Ridge and furrow may exist but is not visible on surface. Part of former military airfield. Scheduled Ancient Monument (Roman temporary camp) in close proximity to site. Development may have a detrimental impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic. Adjacent to Bootham Stray but in an area already developed.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

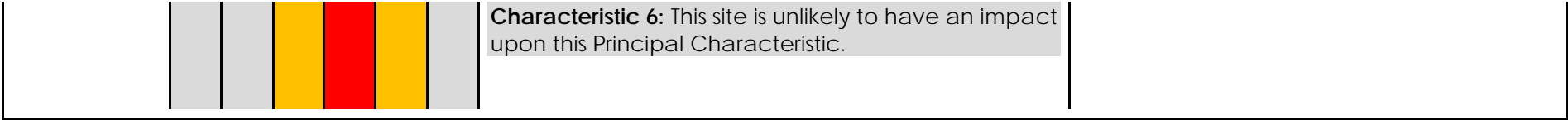
H18 Land north of Woodland Chase,
Option 1 Preferred Options boundary, Rapid Appraisal

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

H19 Land at Mill Mount,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H19	○	○	-	--	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: Site is adjacent to several Grade II* listed buildings associated with Mill Mount School. Other listed buildings are within the wider vicinity. Development may have a detrimental impact on the setting of these listed buildings.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general. The proposed development site is within the Historic Core Conservation Area. Inappropriate development may impact upon the setting/character of the Conservation Area.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits. Site is adjacent to Central Area of Archaeological Importance. Roman burials are known within the area. Previous development will have had a negative impact on any remaining deposits.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further analysis and possible mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

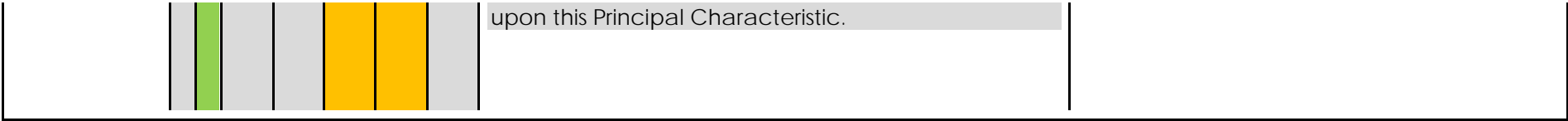
H19 Land at Mill Mount,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H20	+	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Opportunity to improve strong urban form on this part of the road between Acomb and York.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits. Site may have some archaeological potential however, surviving deposits may have been disturbed by agricultural practices and the construction of Oakhaven in the late 20th century.</p> <p>Scheduled Ancient Monument (ROC bunker) in close proximity – however, this monument is surrounded by inter-war housing and so would not be adversely effected by redevelopment at Oakhaven.</p> <p>Characteristic 6: This site is unlikely to have an impact</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H20 Oakhaven,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H21	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>The site is surrounded by two storey, inter-war and late 20th century development.</p> <p>Characteristic 5: Site may have some archaeological potential however, surviving deposits may have been disturbed by the construction of Woolnough House in the late 20th century. Re-development of the site will have a detrimental impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

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

H22 Heworth Lighthouse,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H22	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>The site is surrounded by inter-war, post-war and early 21st century residential development ranging between one-four storeys in height.</p> <p>Proposed development site is within close proximity to Heworth Green/East Parade Conservation Area. However, development here is unlikely to cause serious harm to the setting of the conservation area due to the nature of the existing surrounding environment.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits. Site may be of some archaeological potential, however, surviving deposits may have been disturbed by the construction of the extant</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H22 Heworth Lighthouse,
Option 1 Preferred Options boundary, Rapid Appraisal

							building.
							Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.

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		
H23	○	○	○	-	--	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Part of an identifiable/distinct area of terraced streets and inward facing post-war social housing flat block complexes. Site is screened off from terraced area by large trees on three sides.</p> <p>Characteristic 3: Views of The Minster from St. John's Street and glimpses from Garden Street. Re-development would not impact upon these views</p> <p>Two Grade II listed buildings opposite proposed development site. Development unlikely to have a significant detrimental impact on the setting of these buildings due to the mixed nature of the area.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>The site is adjacent to the Central Historic Core Conservation Area. Re-development may have a negative impact on the character of this conservation area.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and</p>

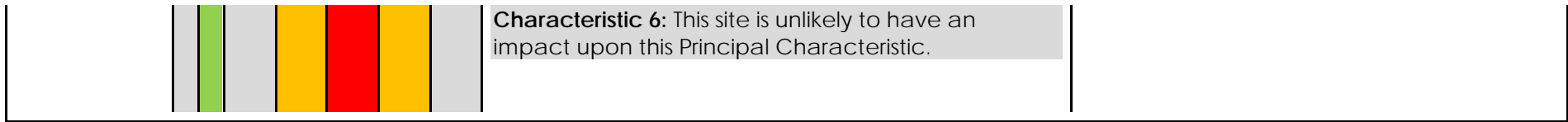
H23 Grove House,
 Option 1 Preferred Options boundary, Rapid Appraisal

	<p>Characteristic 5: Site located within Central Area of Archaeological Importance.</p> <p>Harrison's Hospital is shown on the First Edition OS plan (c.1852) on this site.</p> <p>Re-development will have a detrimental impact on any surviving archaeological deposits. Higher archaeological potential in area outside the footprint of extant building.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>mitigation required.</p> <p>Characteristic 6: 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		
H24	+	○	-	--	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Opportunity to reinforce/improve strong urban form on this arterial road.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Part of an identifiable/distinct area surrounding Fulford Barracks.</p> <p>Characteristic 3: Grade II listed building adjacent to proposed development site. Development may have a detrimental impact on the setting of this building.</p> <p>Characteristic 4: The site is within Fulford Road Conservation Area.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Development will have a detrimental impact on any surviving archaeological deposits. Significant archaeological deposits relating to the Anglian and medieval period within the wider vicinity.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H24 Bristows Garage,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H25 Option 1	○	○	○+	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic. However, there may be opportunities to enhance/create views of The Minster and Layerthorpe Refuse Chimney through development.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: The construction and subsequent demolition of Vicars Terrace on the Layerthorpe frontage and the use of the area as a gas works throughout the 20th century may have had a negative effect on any older surviving archaeological deposits. Archaeological features relating to the gas works and housing may remain.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Views analysis required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

H25 Heworth Green North,
Option 1 Preferred Options boundary, Rapid Appraisal

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

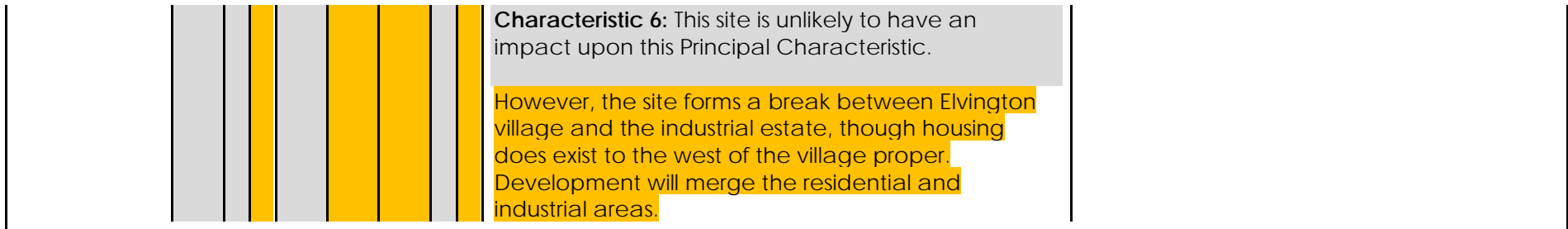
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H25 Option 2	○	○	○+	-	-	○	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic. However, there may be opportunities to enhance/create views of The Minster and Layerthorpe Refuse Chimney through development.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: The construction and subsequent demolition of Vicars Terrace on the Layerthorpe frontage and the use of the area as a gas works throughout the 20th century may have had a negative effect on any older surviving archaeological deposits. Archaeological features relating to the gas works and housing may remain.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have an impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Views analysis required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

H25 Heworth Green North,
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		
H26	○	○ -	○	-	-	○ -	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>However, there will be a minor impact on the compactness of the village of Elvington if residential development were to extend further to the north-west.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Elvington and York in general.</p> <p>Characteristic 5: There is the potential for ridge and furrow to survive in woodland areas on the site.</p> <p>Field boundaries surrounding the site date to at least the mid 19th century.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits and landscape features.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

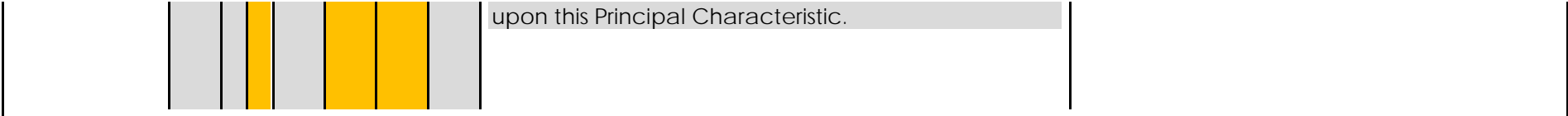
H26 Dauby Lane, Elvington,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H27	○	○ -	○	-	-	○	<p>Characteristic 1: This site is unlikely to an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site will generally have no impact upon this Principal Characteristic.</p> <p>However, there will be a slight impact on the compactness of the village of Strensall if development were to extend the residential area further to the east.</p> <p>Characteristic 3: This site is unlikely to an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Strensall and York in general.</p> <p>Characteristic 5: Archaeological potential unknown.</p> <p>Ridge and furrow on the site – preservation unknown.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site is unlikely to an impact</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

H27 Brecks Lane, Strensall,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H28	○	○	○	-	-	--	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Wheldrake and York in general.</p> <p>Site is located close to Wheldrake Conservation Area, however, development is situated behind housing on North Lane and will probably have no impact on the setting of the Conservation Area.</p> <p>Characteristic 5: Ridge and furrow on the site – preservation unknown.</p> <p>Historic field boundaries exist which are shown on the 1852 OS plan but likely to be much older in date.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits or landscape features.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and</p>

H28 North Lane, Wheldrake,
Option 1 Preferred Options boundary, Rapid Appraisal



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

H29 Land at Moor Lane, Copmanthorpe,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H29	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to an impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Poor Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Copmanthorpe and York in general.</p> <p>Characteristic 5: No known archaeological deposits on the site. Development will have a detrimental impact on any surviving archaeology.</p> <p>Characteristic 6: This site will generally have no impact upon this Principal Characteristic. However, the development of this field (in particular if developed in conjunction with fields opposite) will remove the rural setting/feel when entering Copmanthorpe from the south.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

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

H30 Sites south of Strensall,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H30 Option 1	0	0	0	-	-	-	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>However, development of this area may impact upon the identifiable village form. This area forms part of the open area to the south of the original linear village. Southfields Road (formerly Back Lane) is built up on the south side but still remains as the southern boundary to the village core.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Strensall and York in general.</p> <p>Site borders and is adjacent to Strensall Conservation Area and Strensall Railway Buildings Conservation Area, inappropriate development may have an impact on the setting/character of either area.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

H30 Sites south of Strensall,
 Option 1 Preferred Options boundary, Rapid Appraisal

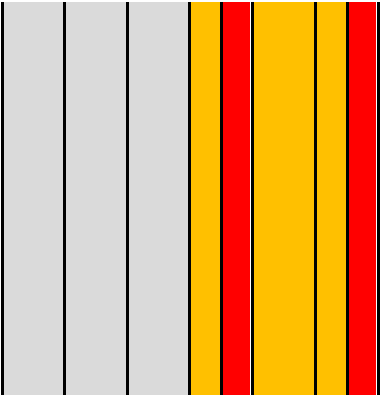
	<p>potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.</p> <p>Historic landscape including field boundaries shown on the 1852 OS plan but which are likely to be much older in date and well preserved ridge and furrow which assists in enhancing the character of the village.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: The site contains the last remains of medieval strip fields south of Strensall village core. These are an important part of the rural setting of the historic village of Strensall. The development of this site will remove the last remaining evidence of medieval strip fields south of Strensall village core – removing part of the original village setting.</p>	<p>Characteristic 6: 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

H30 Land to south of Strensall,
Option 2 Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H30 Option 2	0	0	0	-	-	-	<p>Characteristic 1: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have an impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Strensall and York in general.</p> <p>Site borders and is adjacent to Strensall Conservation Area and Strensall Railway Buildings Conservation Area, inappropriate development may have an impact on the setting/character of either area.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.</p> <p>Historic landscape including field boundaries shown on the 1852 OS plan but which are likely to be much older in date and ridge and furrow which assists in enhancing the character of the village.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

H30 Land to south of Strensall,
Option 2 Further Sites Consultation, Rapid Appraisal

	<p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: The site contains part of the last remains of medieval strip fields south of Strensall village core. These are an important part of the rural setting of the historic village of Strensall. The development of this site will remove part of the medieval strip fields south of Strensall village core - removing part of the original village setting.</p>	<p>Characteristic 6: 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

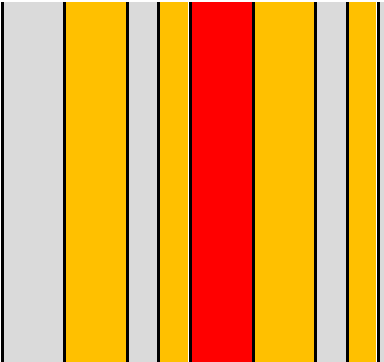
H31 Amalgamated sites Eastfield Lane, Dunnington,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H31	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Dunnington and York in general.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
H32	○	-	○	--	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development here would impact upon the identifiable village form of Strensall. The village is so far contained on the south side of the River Foss.</p> <p>Characteristic 3: This site is unlikely to have any significant impact upon this Principal Characteristic.</p> <p>However, the site is in close proximity to a Grade II listed building. The development may impact upon the rural setting of this structure.</p> <p>Characteristic 4: Proposed development site borders Strensall Village Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy and the setting/character of the village core. This site is perhaps more sensitive than other areas due to the surviving rural/open nature of the northern part of the village.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: Archaeological remains relating to the tannery which stood on the site may exist.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

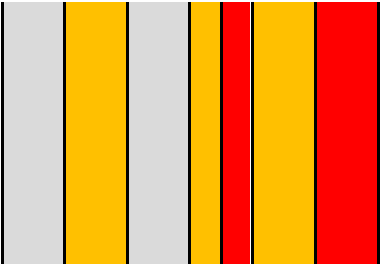
H32 The Tannery, Strensall,
Option 1 Preferred Options boundary, Rapid Appraisal

	<p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site is unlikely to have a significant impact upon this Principal Characteristic.</p> <p>However, development in this area may impact upon the setting of the River Foss which runs around the northern edge of the village.</p>	<p>Characteristic 6: 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

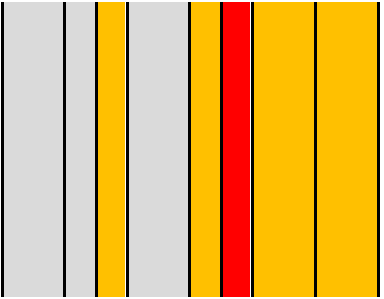
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H33 Option 1	0	-	0	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development here may impact upon the identifiable village form of Dunnington. The village has generally been extended to the east and west leaving the northern and southern ends as the original points of entry to the village. Development of this field would impact upon the northern entrance to the village.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Dunnington and York in general.</p> <p>Proposed development site is adjacent to Dunnington Village Conservation Area. Development may impact upon the setting/character of the village core.</p> <p>Characteristic 5: A Roman road (separate from the A166) may run SW/NE within the site.</p> <p>Ridge and furrow did exist on the southern part of the site. The remains of this may now only exist sub-surface.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

H33, Water Tower Land, Dunnington,
Option 1 Preferred Options boundary, Rapid Appraisal

	<p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: The setting of the village will be compromised by development up to Stamford Bridge Road.</p>	<p>Characteristic 6: 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		
H33 Option 2	0	0	0	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any significant impact upon this Principal Characteristic however, development here may impact upon the identifiable village form of Dunnington. The village has generally been extended to the east and west leaving the northern and southern ends as the original points of entry to the village. Development of this field would impact upon the northern entrance to the village.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Dunnington and York in general.</p> <p>Proposed development site is adjacent to Dunnington Village Conservation Area. Development may impact upon the setting/character of the village core.</p> <p>Characteristic 5: A Roman road (separate from the A166) may run SW/NE within the site.</p> <p>Ridge and furrow did exist across the site. The</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

	<p>remains of this may now only exist sub-surface.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: The setting of the north of the village will be increasingly urbanised by development in this area.</p>	<p>Characteristic 6: 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

H34, Land north of Church Lane,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H34 Option 1	0	0	0	--	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Proposed development site is within and bordering Skelton Village Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Skelton and York in general and may impact upon the setting/character of the village core.</p> <p>Characteristic 5: Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

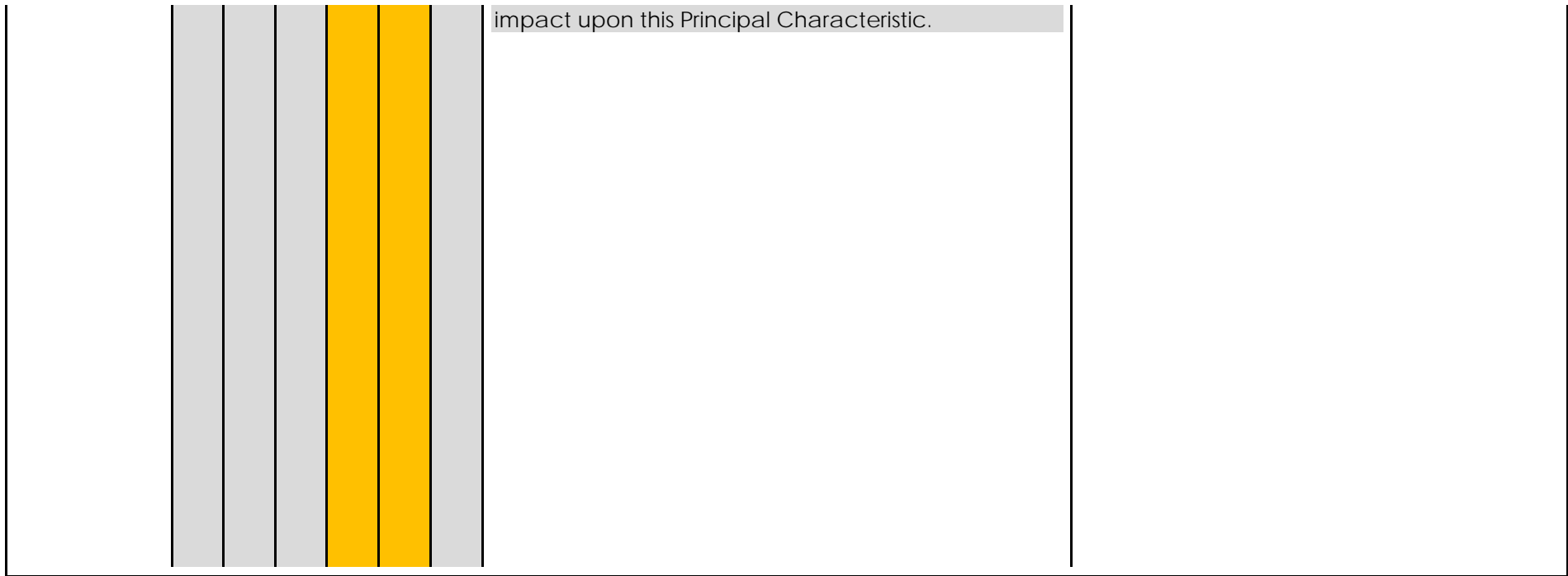
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H34 Option 2	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Proposed development site borders Skelton Village Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Skelton and York in general and may impact upon the setting/character of the village core.</p> <p>Characteristic 5: Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
H35	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Dunnington and York in general.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to medieval and post-medieval agricultural practices to exist.</p> <p>Ridge and furrow may be present on the site.</p> <p>Historic field boundary in the centre of the site shown on the First Edition OS Plan.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site is unlikely to have any</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H35, Land at Intake Lane, Dunnington,
Option 1 Preferred Options boundary, Rapid Appraisal

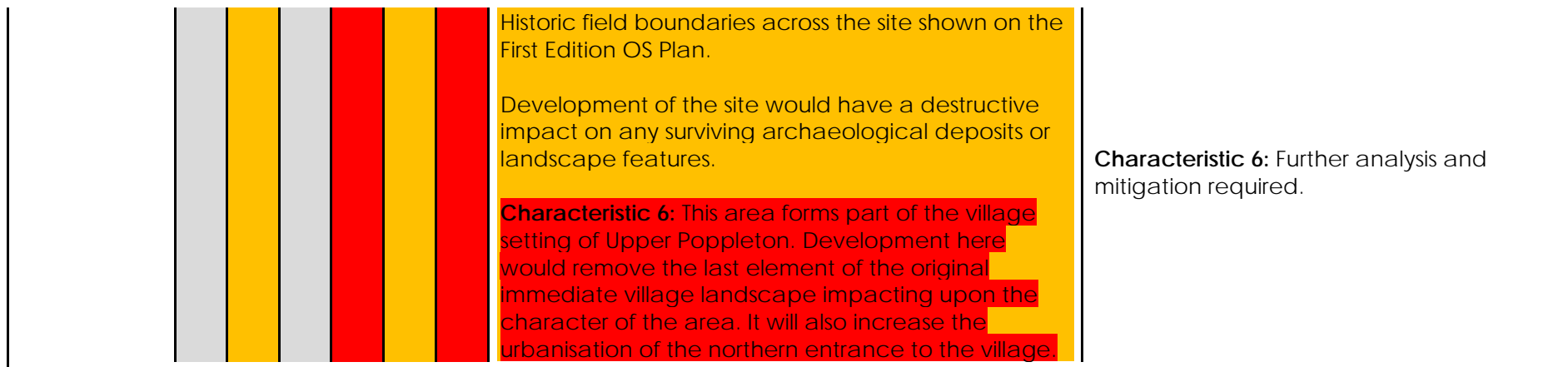


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

H36, Land at Blairgowrie House, Main Street, Upper Poppleton,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H36	○	-	○	--	-	--	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Development here may impact upon the original village form of Upper Poppleton. The village has generally been extended to the north and east leaving parts of the western edge as open space. Half of the tofts on the west side of the village have been developed (e.g Beech Grove). The proposed development site is the last remaining element of tofts in the village.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Proposed development site is within Upper Poppleton Conservation Area.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Upper Poppleton and York in general.</p> <p>Grade II listed building within the site. The setting of this building may be compromised by development.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

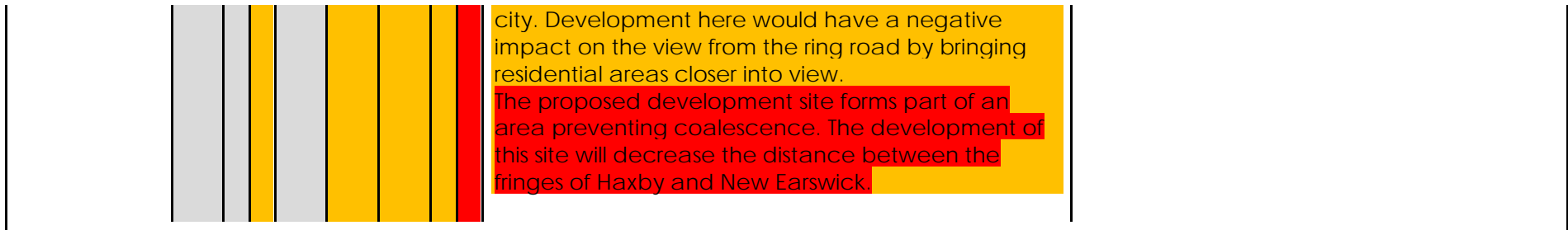
H36, Land at Blairgowrie House, Main Street, Upper Poppleton,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H37 Option 1	○	○-	○	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any significant impact upon this Principal Characteristic. However, development here will increase the size of Haxby and Westfield Beck provides a defensible boundary to current residential area</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Haxby and York in general.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits.</p> <p>Ridge and furrow may exist on the southern portion of this site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This area provides part of the rural setting viewed from the ring road to the north of the</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

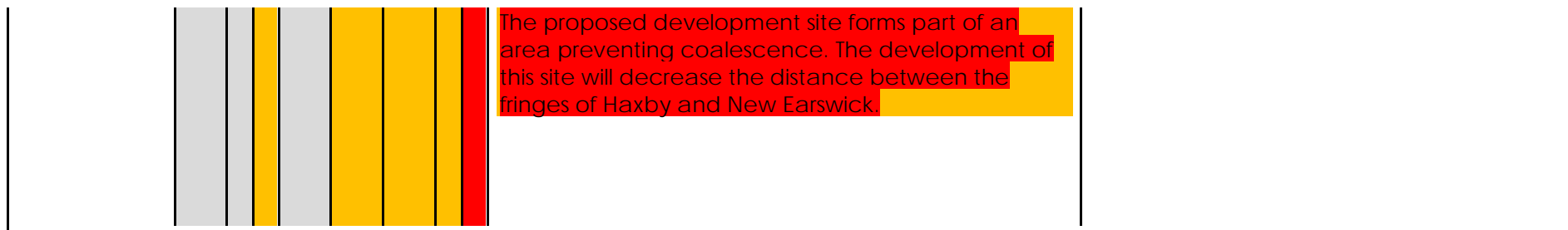
H37, Amalgamated sites south of Haxby,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H37 Option 2	○	○	○	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any significant impact upon this Principal Characteristic. However, development here will increase the size of Haxby and Westfield Beck provides a defensible boundary to current residential area.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Haxby and York in general.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This area provides part of the rural setting viewed from the ring road to the north of the city. Development here would have a negative impact on the view from the ring road by bringing residential areas closer into view.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

H37, Amalgamated sites south of Haxby,
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

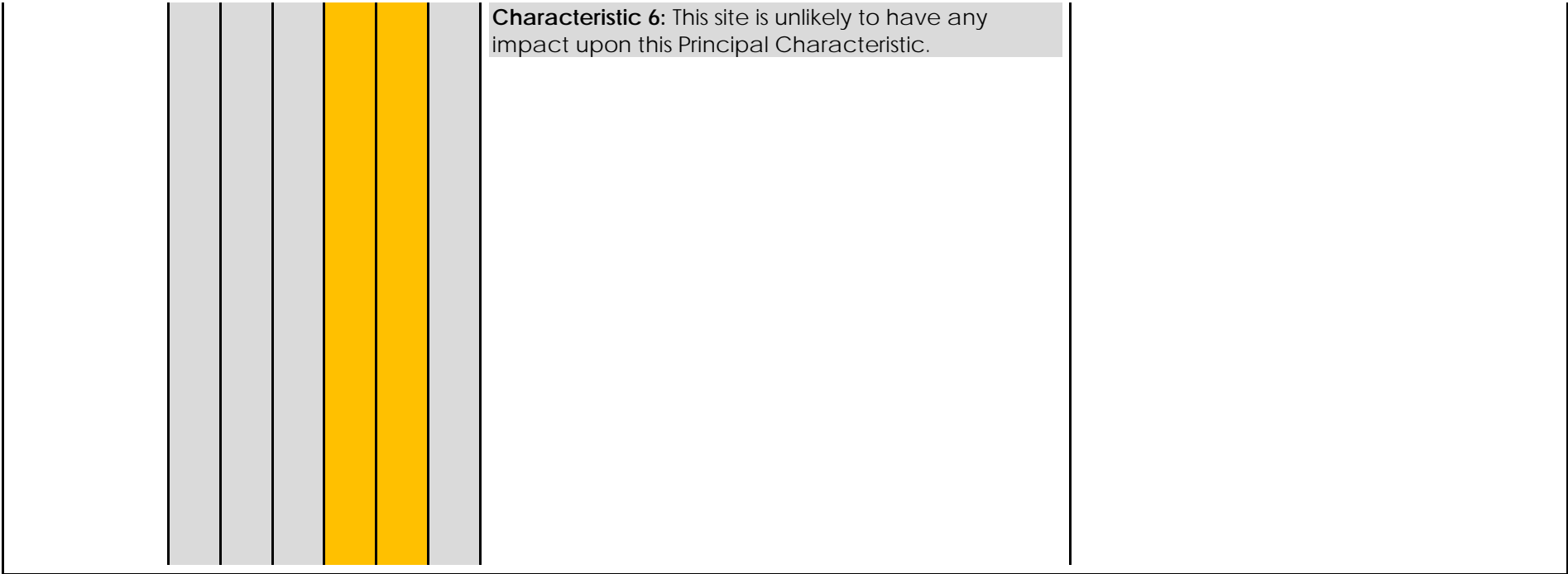
H38, Land near Rufforth Primary School,
Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H38	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Rufforth and York in general.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Ridge and furrow may exist on the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H38, Land near Rufforth Primary School,
Option 1 Preferred Options boundary, Rapid Appraisal

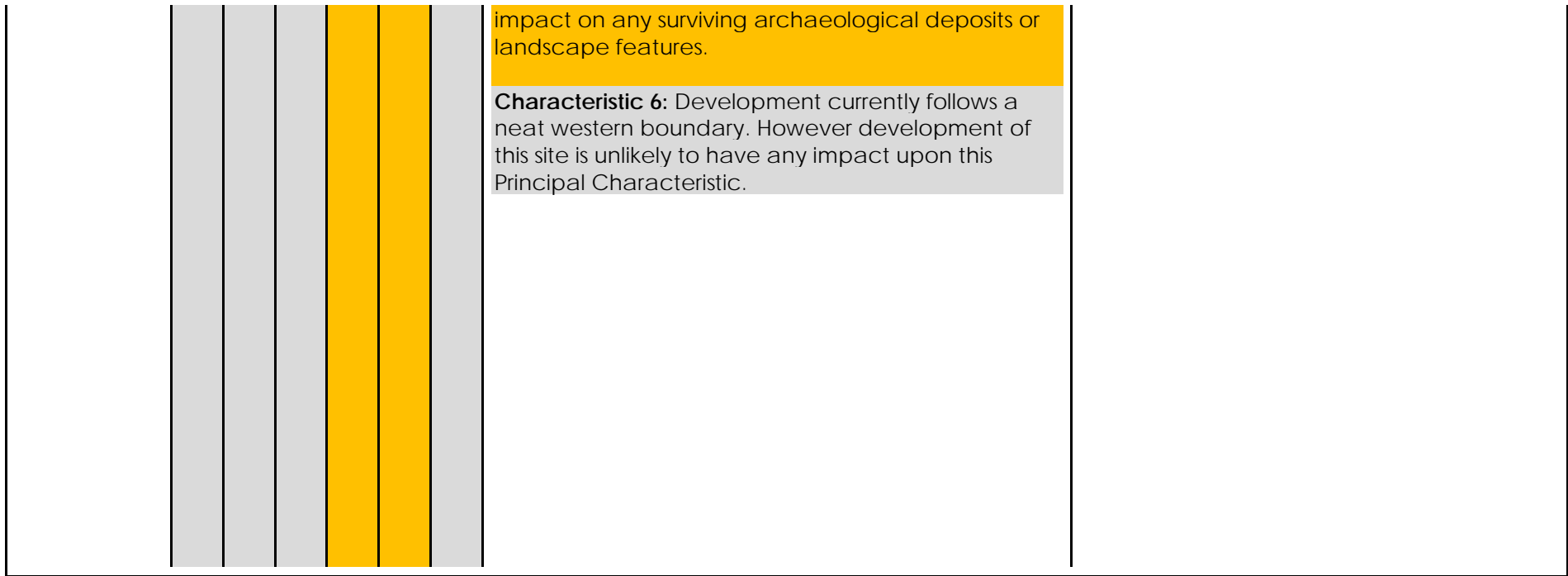
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H39	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Elvington and York in general.</p> <p>Village core is a Conservation Area, however, the location of this development should not have any impact upon its setting.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Ridge and furrow may exist on the site – condition unknown.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
H40	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic. However, the location of the proposed development is outside the current 'neat' western boundary of Copmanthorpe.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Copmanthorpe and York in general.</p> <p>Village core is a Conservation Area, however, the location of this development should not have any impact upon its setting.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Ridge and furrow may exist on the site – condition unknown.</p> <p>Development of the site would have a destructive</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

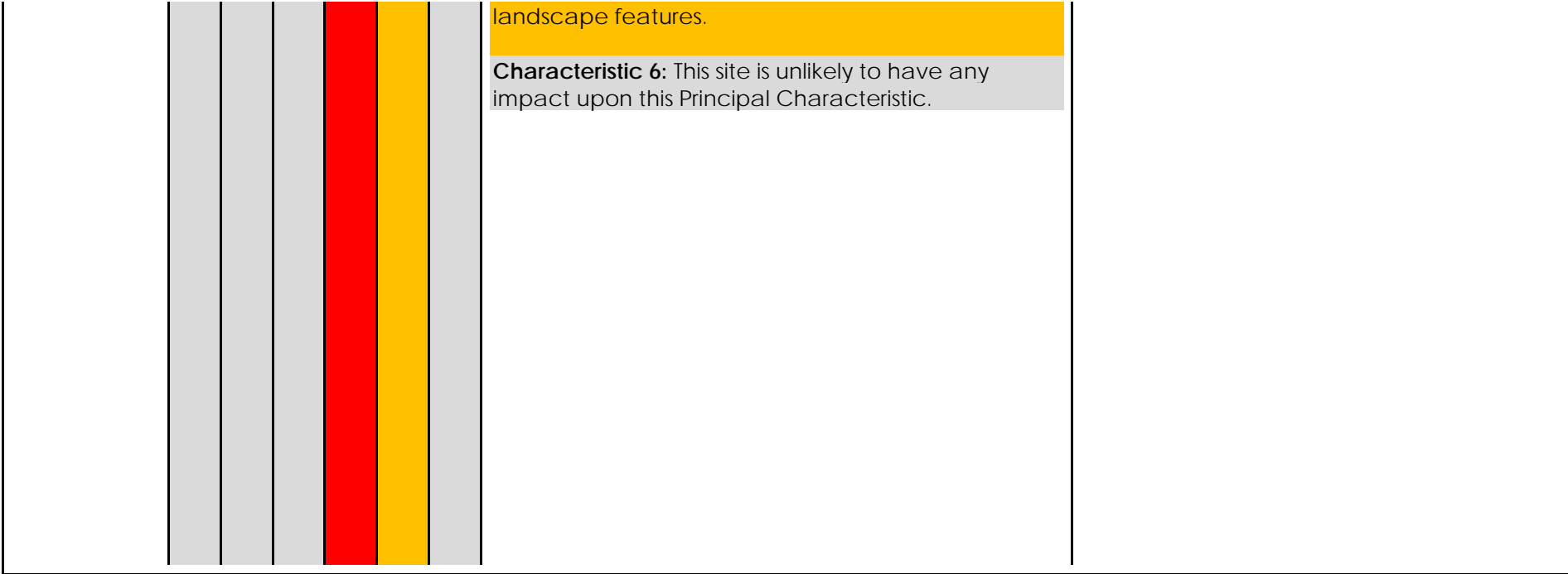


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

H41, Land adjacent to 26 & 38 Church Lane, Bishopthorpe,
Option 1 Preferred Options boundary, Rapid Appraisal

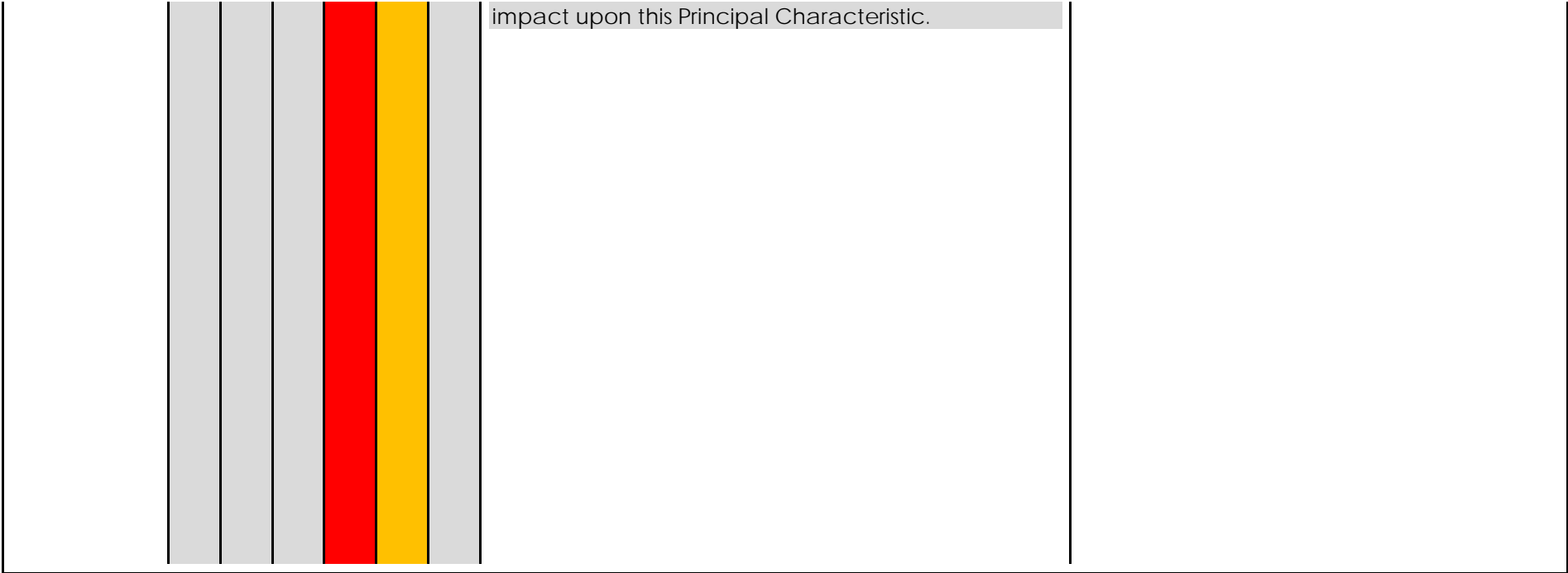
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H41	○	○	○	--	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Site is within Bishopthorpe Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Bishopthorpe and York in general. Development may impact upon the historic character of the village.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the medieval village.</p> <p>Site is located in the former crofts area between Main Street and Church Lane (formerly Back Lane). This is the last example of a long undeveloped area running from the original residential area to the back lane.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H41, Land adjacent to 26 & 38 Church Lane, Bishopthorpe,
Option 1 Preferred Options boundary, Rapid Appraisal



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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H42	○	○	○	--	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Site is within Bishopthorpe Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Bishopthorpe and York in general. Development may impact upon the historic character of this village.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the medieval village.</p> <p>Site is located in the former backplot area between Main Street and Church Lane (formerly Back Lane).</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: This site is unlikely to have any</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

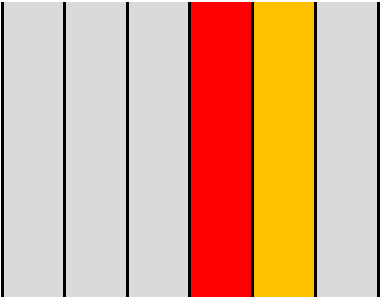


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H43	○	○	○	--	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: The development site is located immediately adjacent to and impinges upon Copmanthorpe Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Copmanthorpe and York in general. Development here may compromise the character of the village core.</p> <p>The proposed site is also in close proximity to two Grade II listed buildings. Inappropriate development may have a negative impact upon their setting.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological deposits relating to the village.</p> <p>Some buildings associated with Manor Farm may date to the 19th century or earlier. Development may potentially remove historical buildings associated</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H44	○	○	○	--	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: The proposed development site is within Dunnington Conservation Area. Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Dunnington and York in general. Development may compromise the character of the village.</p> <p>Several Grade II listed buildings and Grade II listed village cross are located in close proximity to the site on Church Street. New development may have a negative impact on the setting of these buildings.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has some potential for archaeological deposits particularly relating to the medieval village. Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

H44, Land near Surgery and 2a/2b Petercroft Lane, Dunnington,
Option 1 Preferred Options boundary, Rapid Appraisal

	<p>The site is located in the former crofts area between Church Street and Garden Flats Lane. Development would remove the last open space in this former garden area between the lane and village frontage. However, the identifiable form of the original village is difficult to identify on the ground.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 6: 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

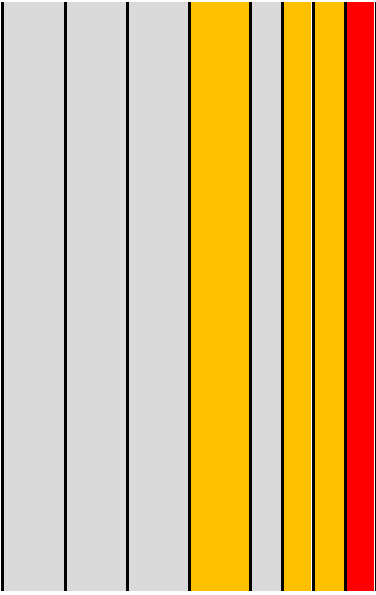
H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,
 Option 1 Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H45	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of Upper Poppleton and York in general.</p> <p>Development site is close to the fringes of Upper Poppleton Conservation Area, however, modern development already surrounds this part of the village.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site may still contain archaeological deposits relating to the medieval village and/or agricultural practices. Development would have a destructive impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

H45, Land adjacent to 131 Long Ridge Lane, Upper Poppleton,
Option 1 Preferred Options boundary, Rapid Appraisal

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H46	○	○	○	-	○	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Site currently vacant – providing an element of a rural setting to the northern approach into New Earswick.</p> <p>The site is adjacent to the northern edge of New Earswick Conservation Area. The proposed new development may therefore impact upon the setting and/or character of the village.</p> <p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy New Earswick and York in general.</p> <p>Characteristic 5: Archaeological evaluation has not revealed any significant finds. Low quality ridge and furrow noted on site.</p> <p>Development and any further intrusive archaeological investigation on this site will have a</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

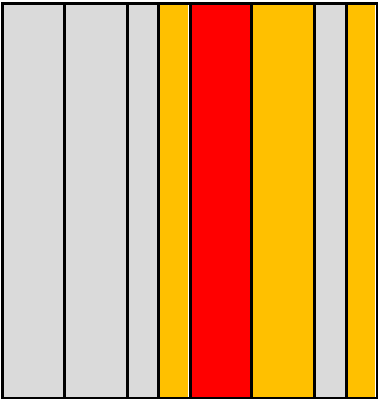
	<p>destructive impact on any surviving archaeological deposits.</p> <p>Characteristic 6: The site contributes to the green infrastructure of the area between New Earswick and Huntington. Development here would remove a portion of green space.</p> <p>The approach into New Earswick from the north is already quite urban in feel due to the expansion of residential areas and the school. Development here would remove the only element of green space on this part of the approach into the village.</p> <p>This site falls within the area preventing coalescence between New Earswick and Huntington. Development here would reduce the distance between the two villages.</p>	<p>Characteristic 6: 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

H47, Sites at Connaught Court Care Home,
Option 2, Further Sites Consultation, Rapid Appraisal

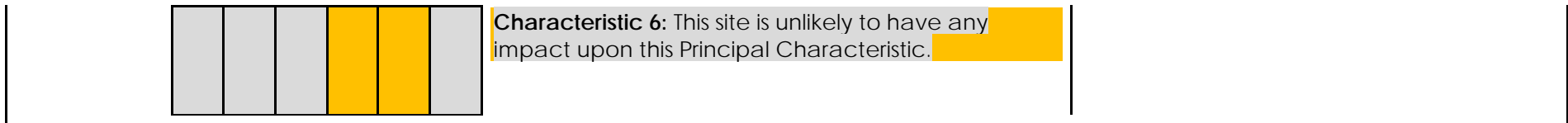
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H47	○	○	○	--	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Fulford retains its own identity and linear form. Further development here would increase the area of modern expansion of the village but would not impinge upon the original core.</p> <p>Characteristic 3: This site is unlikely to have any significant impact upon this Principal Characteristic. However, one Grade II listed building (The Cottage) is located just outside the proposed development boundary on St. Oswald's Road. Inappropriate development may impact upon its current setting.</p> <p>Characteristic 4: The proposed development site is located within Fulford 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 and Fulford.</p> <p>Characteristic 5: The site is located close to the possible site of an early medieval village to the north of St. Oswald's Road and close to the medieval village of Fulford. Ridge and furrow is known across the eastern part of the site from historic aerial</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

H47, Sites at Connaught Court Care Home,
Option 2, Further Sites Consultation, Rapid Appraisal

	<p>photographs. Development will have a detrimental impact on any surviving archaeological deposits.</p> <p>The south-western boundary of the site dates to at least 1750.</p> <p>Characteristic 6: This site is unlikely to have any significant impact upon this Principal Characteristic. However, from the south-west corner of the site, views of the River Ouse are possible. Development may impact upon views towards Fulford from the riverside area.</p>	<p>Characteristic 6: Further analysis and mitigation required.</p>
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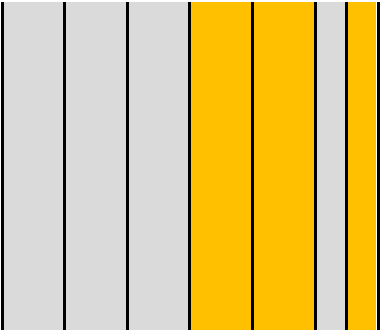
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H48	○	○	○	-	-	○	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: The proposed development site is located adjacent to Haxby Conservation Area. Development may have a detrimental effect on the character of the Conservation Area and the architectural legacy of Haxby.</p> <p>Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the architectural legacy of Haxby and York in general.</p> <p>Characteristic 5: The site is located on the outskirts of the medieval village of Haxby and was the site of Haxby Hall. Construction of the current buildings on the site are likely to have had a destructive impact on any surviving archaeological remains relating to the former hall. However, pockets of archaeological deposits may survive on site.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>



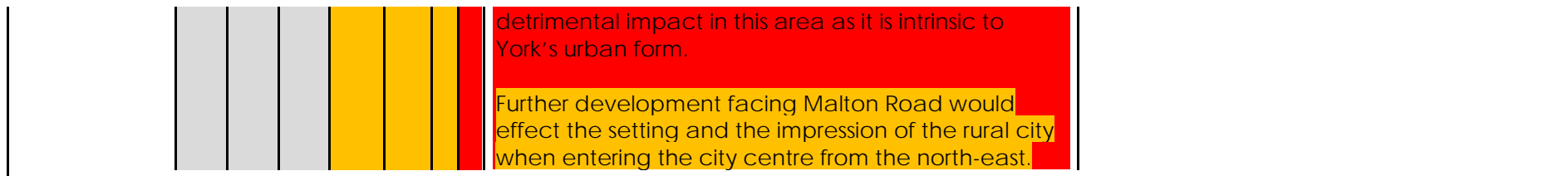
Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
H49	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Wheldrake.</p> <p>Development may have a negative impact on the Conservation Area of Wheldrake which runs close to the north and eastern boundaries of the proposed development site. Development may be visible from the western approach to the village/conservation area.</p> <p>Characteristic 5: Ridge and furrow noted from historic aerial photographs – current condition unknown.</p> <p>A Neolithic axe was found immediately outside of the proposed development area.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits which may relate</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

	<p>to the agricultural practices of the original village and its landscape features.</p> <p>Characteristic 6: This site is unlikely to have a significant impact upon this Principal Characteristic. However, the northern end of South Ruddings Lane will lose its remaining rural nature/views if development takes place on the proposed site. The main part of the lane leading south from the village should remain unaffected.</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		
H50	○	○	○	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: Proposed development site is located close to known Roman temporary training camps and prehistoric landscapes (all known on the east side of New Lane).</p> <p>Ridge and furrow identified on this site – condition unknown. May only be visible subsurface.</p> <p>The site also includes early modern/modern buildings which may be of some interest.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or visible landscape features.</p> <p>Characteristic 6: This site forms part of green wedge contributing to York's historic character and setting. The narrowing of the green wedge would have a</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further analysis/information and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
H51	0	0	0	-	0	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Site is currently occupied by Morrell House – a mid-late 20th century care home. Re-development using inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy of York.</p> <p>Characteristic 5: Archaeological deposits will have been removed/disturbed by the construction of the existing building. Re-development may have a further detrimental impact on any remaining archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None.</p>

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

Appendix 2.3: Employment Allocations

E2 Land north of Monks Cross Drive,
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E2	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any impact upon this Principal Characteristic. Vicinity already in use as an industrial/commercial area including a variety of modern buildings.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. The site has the potential to contain archaeological remains particularly relating to agricultural practices.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
E3	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any impact upon this Principal Characteristic. Vicinity already in use as an industrial/commercial area including a variety of modern buildings.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. However, the site has the potential to contain archaeological remains. A prehistoric landscape and Romano-British camps are known in the vicinity.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

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

E4 Land at Layerthorpe and James St,
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E4	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Glimpses of The Minster visible from the site. Development will not impact upon the view from the site.</p> <p>Characteristic 4: 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>Characteristic 5: There are no known archaeological deposits on this site. The construction and subsequent demolition of 19th century terraced housing on the site and construction of mid-late 20th century garage 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.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

E4 Land at Layerthorpe and James St,
Option 1, Preferred Options, Rapid Appraisal

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

E5 Amalgamated sites at James St,
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E5	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: 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.</p> <p>Characteristic 5: There are no known archaeological deposits on this site. The construction and subsequent demolition of 19th century terraced housing across the majority of the site and construction of current buildings will have had a detrimental impact on any surviving archaeological deposits. However, pockets of archaeology relating to the terraced housing or earlier deposits (particularly across the coal yard area which appears to have been less disturbed) may survive.</p> <p>The western part of this site borders the Central Area of Archaeological Importance.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

E5 Amalgamated sites at James St,
Option 1, Preferred Options, Rapid Appraisal

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

E6 Amalgamated sites at Common Lane, Dunnington,
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E6	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any impact upon this Principal Characteristic as it is on the fringe of an industrial area.</p> <p>Characteristic 5: Development of the site may have a destructive impact on any surviving archaeological deposits.</p> <p>Possible Roman field boundaries/ditch system identified in adjacent field.</p> <p>Characteristic 6: This site is unlikely to have any significant impact upon this Principal Characteristic.</p> <p>Development on this site may affect the approach into/setting of Dunnington from Common Road.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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

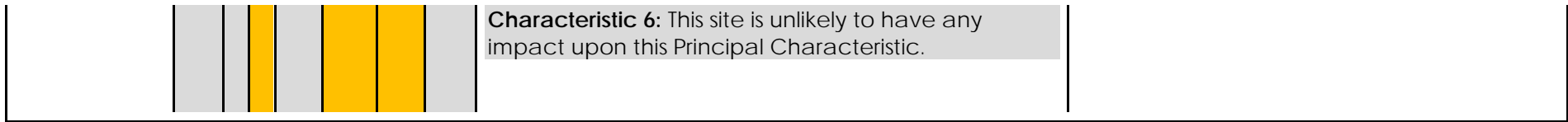
E7 Wheldrake Industrial Estate,
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
E7	0	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate development may have a minor impact upon the approach to Wheldrake from Wheldrake Lane. However, proposed site is an extension of an extant small industrial estate. The extension would be located slightly away from the main road.</p> <p>Characteristic 5: Development of the site would have a destructive impact on any surviving archaeological deposits which may relate to agricultural practices associated with Wheldrake.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

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

E8 Wheldrake Industrial Estate,
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E8	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is generally unlikely to have a significant impact upon this Principal Characteristic. However, inappropriate development may have a minor impact upon the approach to Wheldrake from the west. The outgang to the west of the village is identifiable. Development up to the edge of the approach road may impact upon the relatively open nature of the outgang area.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate architecture/scale of new builds may have a minor impact upon the approach to Wheldrake from the west. Proposed site is an extension of an extant small industrial estate. The proposed site is located within close proximity to the western edge of Wheldrake Conservation Area. Development may have an impact upon the setting of the Conservation Area.</p> <p>Characteristic 5: Development of the site would have a destructive impact on any surviving archaeological deposits which may relate to the agricultural practices of Wheldrake.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>



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

E9 Elvington Industrial Estate,
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E9	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any impact upon this Principal Characteristic. Area is already industrial/commercial in character behind the road frontage.</p> <p>Characteristic 5: No known archaeology on the site. Development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

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

E10 Chessingham Park remaining land,
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E10	0	0	0	0	0 -	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Site is within an existing industrial estate and is unlikely to be seen from Common Lane. This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 5: 19th century Derwent Valley Light Railway formerly ran through this area. Ridge and furrow is recorded as having existed here. Remains of this may be present sub surface. Development will have a detrimental impact on any surviving archaeological deposits. This site is likely to have already been investigated when the Industrial Estate was created.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
E11	0	0	0	0	0	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any significant impact upon this Principal Characteristic. Area contains a mixture of commercial/industrial and residential buildings.</p> <p>Characteristic 5: A 2004 evaluation revealed evidence of post-medieval ridge and furrow ploughing. Development of the site would have a destructive impact on any further surviving archaeological deposits. The evaluation and subsequent agreed mitigation strategies have therefore neutralised the threat to archaeology by development on this site.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: None</p> <p>Characteristic 6: 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		
E12	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any significant impact upon this Principal Characteristic. Surrounding area contains a mixture of commercial buildings. Proposed development site is an extension to business park.</p> <p>Characteristic 5: Development of the site would have a destructive impact on any surviving archaeological deposits. No known archaeology on the site.</p> <p>Characteristic 6: This site is unlikely to have any significant impact upon this Principal Characteristic although long distance glimpses of the Minster may be possible from the site. View preserved by nearby Great North Way.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
E13	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any impact upon this Principal Characteristic. Proposed site is an extension to industrial estate.</p> <p>Characteristic 5: Development of the site would have a destructive impact on any surviving archaeological deposits. No known archaeology on the site.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

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

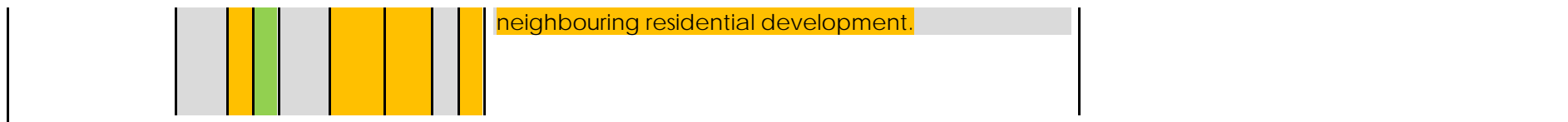
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E14	0	0	0	0	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any significant impact upon this Principal Characteristic. However, the early 21st century development is separated from the industrial area of the business park by this small piece of undeveloped land. A degree of separation between the two distinct areas should be maintained.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 5: Development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: None</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>

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

ST15 York St. John playing field,
Option 2, Further Sites Consultation, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
ST15	○	- +	○	-	-	○ -	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: The development of this area and the removal of this small open space will result in the merging of York University Campus and surrounding residential estates.</p> <p>Opportunity to create strong architecture on the Hull Road frontage and improve the character of this approach into York.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of York.</p> <p>Characteristic 5: The elevated nature of this site and the rich prehistoric and Roman finds in the vicinity suggest that this area has high archaeological potential in relatively undisturbed areas.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic. However, the site does contribute to the setting of the University. Its development would remove the small open space buffer between the campus and</p>	<p>Characteristic 1: None</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further analysis/information and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

ST15 York St. John playing field,
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		
E16	0	0	0	-	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Poppleton and York generally.</p> <p>Characteristic 5: Possibility for archaeological deposits to remains in relatively undisturbed areas. These deposits may include Romano-British remains as identified on a nearby site.</p> <p>Further development here will have a detrimental impact on any surviving archaeological deposits.</p> <p>Characteristic 6: This site is unlikely to have any impact upon this Principal Characteristic</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information/analysis required and mitigation required.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: 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		
E17 Option 1	0	0	0	0	-	-	<p>Characteristic 1: These sites are unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: Small scale expansion of the business park would not have a significant detrimental impact on this characteristic. However, the dispersed nature of the sites is contrary to the characteristic form of compact or linear village settlement.</p> <p>Characteristic 3: These sites are unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: Developments will be isolated and it would be difficult to develop an architecture which related well to the landscape setting.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed development will have a detrimental impact on the architecture of Knapton and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: There is no known archaeological evidence in this area but presumably the higher ground would have been favourable for early activity.</p> <p>The area was agricultural during the medieval and post-medieval periods and was associated with the village of Knapton. One of which forms the division</p>	<p>Characteristic 1: None.</p> <p>Characteristic 2: Further analysis and mitigation required.</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

E17 Northminster Business Park,
 Option 1, Preferred Options boundary, Rapid Appraisal

	<p>between the parishes of Upper Poppleton and Rufforth with Knapton.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: The rural setting of York as viewed from the ring road in this area may be adversely affected by development – particularly by the site located closest to the ring road. However, Northminster Business Park has already impacted upon this to some degree.</p> <p>Development would reduce the distance between Northminster Business Park, Knapton and Upper Poppleton.</p>	<p>Characteristic 6: 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

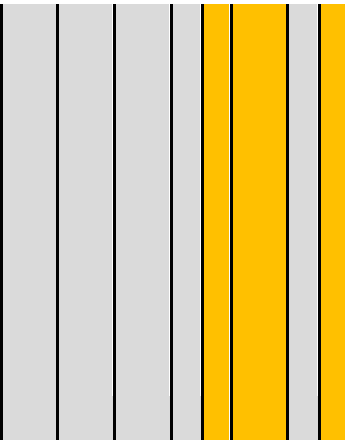
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
E17 Option 2	0	0	0	0	-	-	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: May be difficult to develop an architecture which related well to the landscape setting.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of Knapton and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: There is no known archaeological evidence in this area but presumably the higher ground would have been favourable for early activity.</p> <p>The area was agricultural during the medieval and post-medieval periods and was associated with the village of Knapton.</p> <p>Several field boundaries within the site date to at least the mid 19th century.</p>	<p>Characteristic 1: None.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>

E17 Northminster Business Park,
 Option 2, Further Sites Consultation boundary, Rapid Appraisal

		<p>Northern boundary of the site forms the division between the parishes of Upper Poppleton and Rufforth with Knapton.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or landscape features.</p> <p>Characteristic 6: The rural setting of York as viewed from the ring road in this area will be further adversely affected by development. Northminster Business Park has already impacted upon this to some degree.</p> <p>Development would reduce the distance between Northminster Business Park, Knapton and Upper Poppleton.</p> <p>Development will also reduce the distance between urban nature of the business park and nearby outlying farms to the west of the city.</p>	<p>Characteristic 6: 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				
E17 Option 3	0	0	0	0	-	-	0	-	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 3: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 4: May be difficult to develop an architecture which related well to the landscape setting.</p> <p>Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.</p> <p>Poorly designed buildings will have a detrimental impact on the architecture of Knapton and York in general.</p> <p>Inappropriately tall buildings will have a detrimental impact upon existing surrounding properties.</p> <p>Characteristic 5: There is no known archaeological evidence in this area but presumably the higher ground would have been favourable for early activity.</p> <p>The area was agricultural during the medieval and post-medieval periods and was associated with the village of Knapton.</p> <p>Development of the site would have a destructive impact on any surviving archaeological deposits or</p>	<p>Characteristic 1: None.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: None</p> <p>Characteristic 4: Further information required on proposed architectural design.</p> <p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: Further analysis and mitigation required.</p>

	<p>landscape features.</p> <p>Characteristic 6: The rural setting of York as viewed from the ring road in this area will be further adversely affected by development. However, Northminster Business Park has already impacted upon this to some degree.</p> <p>Development would reduce the distance between Northminster Business Park and Knapton. It will very slightly reduce the distance between Knapton and Upper Poppleton.</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