

## **HIA Appendix .2: Employment Allocations Appraisal**

All sites are in Allocated Reference Number Order

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><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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><b>Characteristic 5:</b> 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><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E3	0	0	0	0	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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><b>Characteristic 5:</b> 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><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

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><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Glimpses of The Minster visible from the site. Development will not impact upon the view from the site.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic. Vicinity in use as an industrial/commercial and residential area including a variety of modern buildings. Quality buildings still need to be encouraged.</p> <p><b>Characteristic 5:</b> There are no known archaeological deposits on this site. The construction and subsequent demolition of 19<sup>th</sup> century terraced housing on the site and construction of mid-late 20<sup>th</sup> century 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><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> 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><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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><b>Characteristic 5:</b> There are no known archaeological deposits on this site. The construction and subsequent demolition of 19<sup>th</sup> century terraced housing 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><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> 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><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic as it is on the fringe of an industrial area.</p> <p><b>Characteristic 5:</b> 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><b>Characteristic 6:</b> 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><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

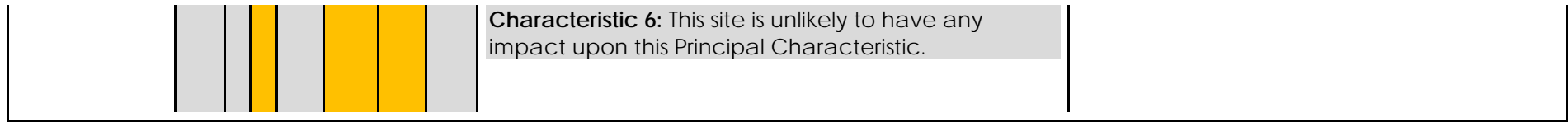


E7 Wheldrake Industrial Estate,  
Option 1, Preferred Options, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
E7	0	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate 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><b>Characteristic 5:</b> 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><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E8	0	0	0	-	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is 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><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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.</p> <p>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><b>Characteristic 5:</b> 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><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>



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

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><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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><b>Characteristic 5:</b> No known archaeology on the site. Development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

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><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Site is 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><b>Characteristic 5:</b> 19<sup>th</sup> 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><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E11	0	0	0	0	0	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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><b>Characteristic 5:</b> 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><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> None</p> <p><b>Characteristic 6:</b> None</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E12	0	0	0	0	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits. No known archaeology on the site.</p> <p><b>Characteristic 6:</b> 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><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E13	0	0	0	0	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic. Proposed site is an extension to industrial estate.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits. No known archaeology on the site.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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



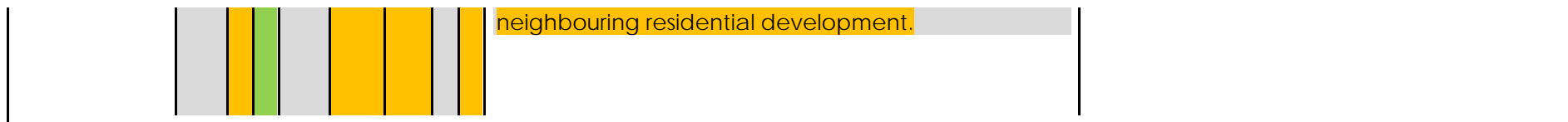
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E14	0	0	0	0	-	0	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, the early 21<sup>st</sup> 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><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 5:</b> Development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> None</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

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><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> The development of this area 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><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship of either residential or commercial buildings will have a detrimental effect on the character of York.</p> <p><b>Characteristic 5:</b> 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><b>Characteristic 6:</b> 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><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further analysis/information and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> Inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Poppleton and York generally.</p> <p><b>Characteristic 5:</b> Possibility for archaeological deposits to 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><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic</p>	<p><b>Characteristic 1:</b> None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> None</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E17 Option 1	0	0	0	0	-	-	<p><b>Characteristic 1:</b> These sites are unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> 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><b>Characteristic 3:</b> These sites are unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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><b>Characteristic 5:</b> 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><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> 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><b>Characteristic 6:</b> 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><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
E17 Option 2	0	0	0	0	-	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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><b>Characteristic 5:</b> 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 19<sup>th</sup> century.</p>	<p><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p>

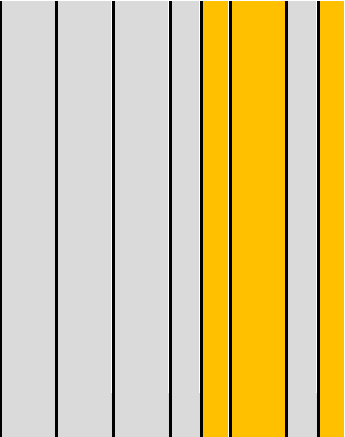
E17 Northminster Business Park,  
 Option 2, Further Sites Consultation boundary, Rapid Appraisal

		<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><b>Characteristic 6:</b> 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><b>Characteristic 6:</b> Further analysis and mitigation required.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting



Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required		
	1	2	3	4	5	6				
E17 Option 3	0	0	0	0	-	-	0	-	<p><b>Characteristic 1:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 2:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 3:</b> This site is unlikely to have any impact upon this Principal Characteristic.</p> <p><b>Characteristic 4:</b> 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><b>Characteristic 5:</b> 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><b>Characteristic 1:</b> None.</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information required on proposed architectural design.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

	<p>landscape features.</p> <p><b>Characteristic 6:</b> 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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