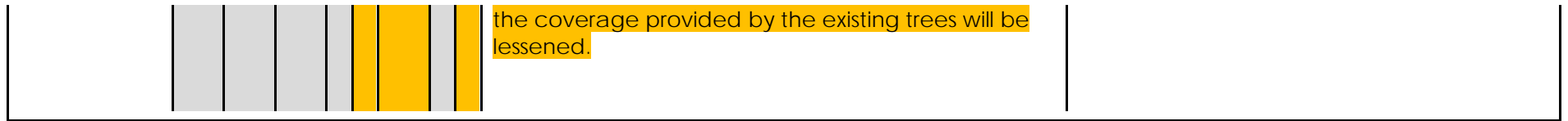


## **HIA Appendix 7: Gypsies and Travellers Appraisal**

All sites are in Allocation Reference Number Order

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
22	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. However, inappropriate scale or low quality architecture/craftsmanship will have a detrimental impact on the architectural legacy/character of Elvington.</p> <p><b>Characteristic 5:</b> Medieval ridge and furrow known to have existed on the site – condition unknown.</p> <p>The proposed development site lies adjacent to Brinkworth Hall.</p> <p>Development will have a detrimental impact on any surviving archaeological deposits relating to the agricultural use of the site or any earlier deposits.</p> <p><b>Characteristic 6:</b> This site is unlikely to have any impact upon this Principal Characteristic. However, development may have an impact on the immediate road frontage particularly in winter when</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

22, The Stables, Elvington, Rapid Appraisal

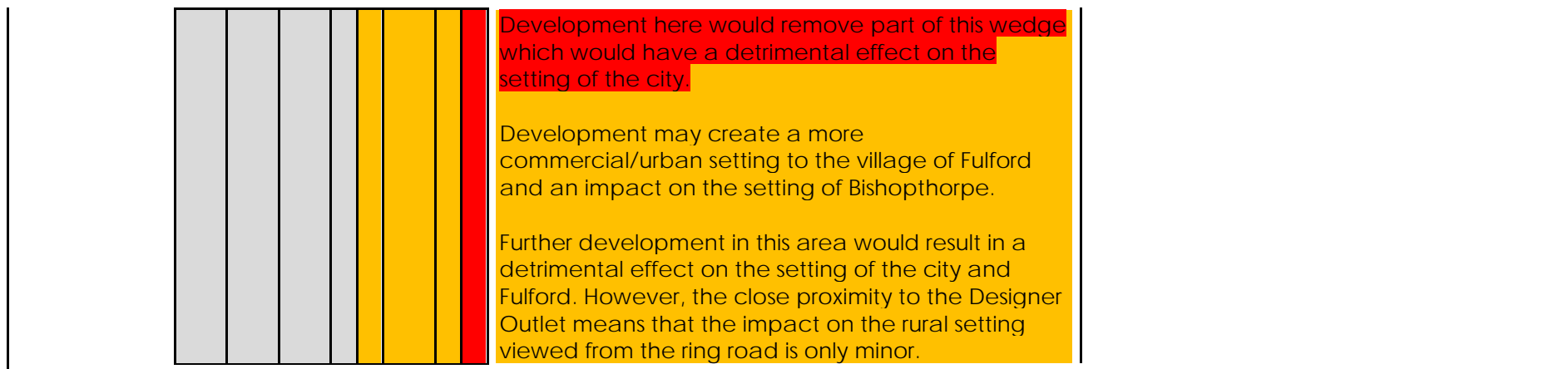


Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required	
	1	2	3	4	5	6			
818	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. However, inappropriate scale or low quality architecture will have a detrimental effect on the area generally.</p> <p><b>Characteristic 5:</b> 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><b>Characteristic 6:</b> This site is unlikely to have any significant impact upon this Principal Characteristic. However, development may impact upon the rural views from both of these roads.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>

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

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
819	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 effect on the architectural legacy of Fulford and York in general.</p> <p><b>Characteristic 5:</b> Prehistoric/Romano-British field systems and settlements are known in the area.</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><b>Characteristic 6:</b> This site falls within an extended green wedge identified as contributing to the historic character and setting of the city.</p>	<p><b>Characteristic 1:</b> None</p> <p><b>Characteristic 2:</b> None</p> <p><b>Characteristic 3:</b> None</p> <p><b>Characteristic 4:</b> Further information/analysis required and mitigation required.</p> <p><b>Characteristic 5:</b> Further analysis and mitigation required.</p> <p><b>Characteristic 6:</b> Further analysis and mitigation required.</p>



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

### 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High	This site makes a neutral contribution to this character element.		

22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		degree of choice, connectivity and permeability.			
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few examples of formal compositions such as at 'Eye of York'	This site makes a neutral contribution to this character element.		
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises;</b> unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad	This site makes a neutral contribution to this character element.		



22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		verges (at best); routes interrupted by large outlying complexes providing green open spaces.			

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form and the walls enclose the historic core.	This site makes a neutral contribution to this character element.		
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad	This site makes a neutral contribution to this character element.		

22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		verges (at best); routes interrupted by large outlying complexes providing green open spaces.			
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common	This site makes a neutral contribution to this character element.		

22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.			

3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with	This site makes a neutral contribution to this character element.		

22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed buildings could have a negative impact on the city in general.	Opportunity to create well designed buildings which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.  Local distinctiveness should be reinforced where this makes a positive contribution to character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings could have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.			
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments, brasses, bells and public statuary	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to buildings- in particular reflecting designs seen in other parts of the city or those which are York specific.

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	There is the potential for archaeological deposits to exist on this site.		
5.4	Finite and non-renewable resource	(a) <b>Anaerobic deposits</b> that are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled	(b) There is the potential for archaeological deposits to exist on this site.	(b) Development and intrusive archaeological investigation on this site would have a destructive impact on any surviving archaeological deposits.	(b) Non-intrusive archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site.

22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		and recorded manner will destroy important evidence and information.			
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Ridge and furrow recorded across the site – condition unknown.  The proposed development site lies adjacent to Brinkworth Hall.	Development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological investigation such as trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.  Investigation of ridge and furrow required to determine if any survives which is worth retention.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly	This site makes a neutral contribution to this character element.		



22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).			
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th	This site makes a neutral contribution to this character element.		

22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation</b></p>	The Airfield development and the Elvington estate to the east have already had a significant adverse impact on the character of the wider surroundings.	Development may have an impact on the immediate road frontage particularly in winter when the coverage provided by the existing trees will be lessened.	Provide additional screening to site where necessary to the road frontage and towards Brinkworth Hall.

22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p><b>routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	<p>The relationship of York to its surrounding settlements. This relationship derives from:-</p> <p>(a) the <b>distance</b> between the settlements</p> <p>(b) the <b>size</b> of the villages themselves,</p> <p>(c) the fact that they are</p>	This site makes a neutral contribution to this character element.		

22 The Stables, Elvington, Option 1 based on site boundary only

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		free-standing, clearly definable settlements			

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristic 5 due to the potential impact on any surviving archaeological deposits. Partial minor harm may be caused to principal characteristics 4 and 6.</p>	<p><b>Key recommendations/Mitigation:</b> -Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.  -Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.  - Provide additional screening to site where necessary to the road frontage and towards Brinkworth Hall.</p>
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## 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		degree of choice, connectivity and permeability.			
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few examples of formal compositions such as at 'Eye of York'	This site makes a neutral contribution to this character element.		
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises;</b> unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		verges (at best); routes interrupted by large outlying complexes providing green open spaces.			

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form and the walls enclose the historic core.	This site makes a neutral contribution to this character element.		
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		verges (at best); routes interrupted by large outlying complexes providing green open spaces.			
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common	This site makes a neutral contribution to this character element.		



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.			

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars</b> . <b>The Eye of York</b> with	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		

#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	<p>Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.</p> <p>Building types could be innovative and sympathetic to the landscape context.</p>
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed buildings could have a negative impact on the city in general.	<p>Opportunity to create well designed buildings which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to</p>

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings could have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmanship	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments,	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to buildings- in particular reflecting designs seen in other parts of the city or those which are York specific.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		brasses, bells and public statuary			

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	There is the potential for archaeological deposits to exist on this site.		
5.4	Finite and	(a) <b>Anaerobic deposits</b> that	(b) There is some	<b>(b) Development and intrusive</b>	(b) Non-intrusive

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	non-renewable resource	are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	potential for archaeological deposits to exist on this site.	archaeological investigation on this site would have a destructive impact on any surviving archaeological deposits.	archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Ridge and furrow recorded across part of the site – condition unknown.	Development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological investigation such as trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.  Investigation of ridge and furrow required to determine if any survives which is worth retention.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters. (b) View of the <b>race course/Knavesmire and Terrys</b> combined. (c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule). (d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).	This site makes a neutral contribution to this character element.		
6.2	Strays (including racecourse) and common land	Openness; greenness; natural/rural character within city. Village greens.	This site makes a neutral contribution to this character element.		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century.</p> <p>(c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river.</p> <p>(d) <b>Views along river/banks.</b></p>			
6.4	Open countryside and green belt	<p>(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City;</p> <p>(b) A wide variety of different <b>habitats and landscape elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field</p>	<p>(a) Open landscape either side of Moor Lane and B1224.</p> <p>(c) Proposed site is located in close proximity to Rufforth airfield (1942-1954).</p>	<p>(a) Development may impact upon the rural views from both of these roads.</p> <p>(c) Unlikely to have any impact on the airfield</p>	<p>(a) Appropriate screening surrounding the site will lessen the impact on the rural views/setting from Moor Lane and the B1224.</p>



	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p>pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>			
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens bound by hedges	This site makes a neutral contribution to this character element.		
6.6	Parks and Gardens	<p>(a) <b>Registered historic parks and gardens</b></p> <p>(b) Parks for the <b>people</b></p> <p>(c) <b>Designed campus</b> landscape</p> <p>(d) Matrix of <b>accessible parks</b></p>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city	The relationship of York to its surrounding settlements. This relationship derives from:-	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	of York to the surrounding villages	(a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>			

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor harm to principal characteristic 5 due to the potential impact to any surviving archaeological deposits.</p> <p>Partial minor harm may be caused to characteristics 4 and 6 unknown nature of proposed design and the potential impact on the rural nature of the area as viewed from Moor Lane and B1224. These impacts are deemed to be very minor.</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-Green screening around the site will lessen the impact on the rural views/setting from Moor Lane and the B1224.</li> </ul>
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### 1 Strong urban form

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
1.1	Large urban blocks	<b>Mixed use blocks</b> composed of taller (3-5 storey) buildings facing the street with lower extensions and <i>ad-hoc</i> smaller structures behind and within the blocks, retained private yards. Blocks strongly enclose streets.	This site makes a neutral contribution to this character element.		
1.2	Long narrow plots and gates side side passages	Usually reflecting medieval or earlier building plots with side access to former workshops and gardens.	This site makes a neutral contribution to this character element.		
1.3	Framed shop fronts	Variety of <b>good quality 'frames'</b> around shop windows, providing visual support to building above whilst allowing interaction with the street. Usually associated with smaller retail premises.	This site makes a neutral contribution to this character element.		
1.4	Medieval street patterns	Overlaying pattern of historic routes, narrow well enclosed primary streets, gentle curvilinear routes, secondary lanes and ginnels/alleys threading through the blocks or giving access to more private enclaves. High	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		degree of choice, connectivity and permeability.			
1.5	Small squares	<b>Close distribution of small squares intimate in scale.</b> Larger spaces formed later by highways interventions or through provision of markets. Few examples of formal compositions such as at 'Eye of York'	This site makes a neutral contribution to this character element.		
1.6	Rich townscape	<b>City centre as a place of diversity, contrasts and surprises;</b> unfolding views of great variety and historic interest; juxtaposition of different materials and forms; experience of shock scale; bridges offering panoramic views; pre-industrial skyline of city centre; city walls as vantage points; highly legible environment	This site makes a neutral contribution to this character element.		
1.7	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		verges (at best); routes interrupted by large outlying complexes providing green open spaces.			

## 2 Compactness

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
2.1	Contained concentric form	The city is walkable and the centre is <b>accessible</b> by cycle and foot with relative ease. The York outer ring road accentuates the city form and the walls enclose the historic core.	This site makes a neutral contribution to this character element.		
2.2	Flat terrain and views	<b>Low lying setting and compactness</b> of city creates both <b>long views and surprise views</b> both out of and into the historic core.	This site makes a neutral contribution to this character element.		
2.3	Arterial roads	<b>Broad straight streets</b> connecting city centre to suburbs enclosed by buildings of higher stature towards city bars; <b>cobbled margins and tree lined avenues</b> giving way to broad	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		verges (at best); routes interrupted by large outlying complexes providing green open spaces.			
2.4	Dense urban fabric	<b>Inward focussed centre</b> , mixed uses both horizontally and vertically in urban centre, <b>identifiable sub-areas</b> of particular form and use.	This site makes a neutral contribution to this character element.		
2.5	Identifiable compact districts	<b>Outlying development is divided into segments</b> by the rivers, strays and arterial roads; this containment of built form positively accentuates the identity of each area whilst allowing quick access to open areas, informal green spaces and the cycle routes and riverside walks leading out the city.	This site makes a neutral contribution to this character element.		
2.6	Urban villages retain identity	(a) Village greens as focus or linear main streets with surviving back lanes. (b) Clusters of facilities in village core.	This site makes a neutral contribution to this character element.		
2.7	Planned rural villages	Enduring form of curving linear main street with burgage plots running to historic back lanes; broad planted verges common	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		feature of main artery, later infilling and minor extensions often protect historic grain, openness, and views out to the countryside.			

### 3 Landmark monuments

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
3.1	Buildings of high cultural significance	<b>Visually, aesthetically and historically interesting</b> and sometimes associated with historical events and specific individuals.	This site makes a neutral contribution to this character element.		
3.2	Physical and temporal landmarks	(a) <b>The Minster</b> in particular can be viewed from the Wolds, Moors and Dales. The walls are ever present and a perambulation of them will reveal many of the City's monuments including Terry's and the Nestle Factory. (b) <b>Clifford's Tower</b> is particularly associated with historical events. The Civil War is associated with the <b>Bars. The Eye of York</b> with	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		Luddites.			
3.3	Substantial number of medieval communal buildings	Buildings that reflect functional importance as civic centres, places of justice, work and religious activity.	This site makes a neutral contribution to this character element.		
3.4	Monument clustering	There is very <b>little dispersion</b> and most principle monuments are sited within the historic core and there is a degree of <b>inter-visibility</b> , especially from the City Walls.	This site makes a neutral contribution to this character element.		
3.5	Quantity of monuments	York has a higher than average number of <b>listed buildings</b> and other <b>principle monuments</b>	This site makes a neutral contribution to this character element.		
3.6	Diversity of monuments	<b>Diversity</b> ranges from substantial limestone structures like the Minster to Timber framed Barley Hall and Merchant Adventurers Hall. From domestic buildings to brick built railway headquarters and 19 <sup>th</sup> -20 <sup>th</sup> century factories.	This site makes a neutral contribution to this character element.		
3.7	Churches locked into urban fabric	Provide pockets of <b>green space</b> within dense urban blocks and are a haven for wildlife.	This site makes a neutral contribution to this character element.		



#### 4 Architectural character

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
4.1	Architectural legacy	Buildings representing <b>two thousand years of architectural development</b> in close proximity to each other.	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	<p>Opportunity to request high quality design – in particular reflecting designs seen in other parts of the city or those which are York specific.</p> <p>Building types could be innovative and sympathetic to the landscape context.</p>
4.2	Variety	The fine grain of urban blocks accommodates a tremendous <b>range of building types from all ages</b> . Few streets have consistent themes, though streets have formed their own identity.	This site makes a neutral contribution to this character element.	Poorly designed buildings could have a negative impact on the city in general.	<p>Opportunity to create well designed buildings which could reflect some existing character while also creating an independent identity. If correctly done, this may have a positive impact on the variety of architectural character in general.</p> <p>Local distinctiveness should be reinforced where this makes a positive contribution to</p>

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					character.
4.3	Human scale	The limits of <b>natural materials</b> and techniques have ensured that human scale buildings predominate. <b>Narrow plot boundaries</b> assist in developing rhythm. Where these limits have been exceeded to create factories, warehouses, office blocks, they have simple massing and are clustered on low ground close to the station of within extra mural compounds. Even so <b>height is restrained</b> , roof-tops acknowledge with modelling or decorative parapets, and facades have a level of detailed consideration.	This site makes a neutral contribution to this character element.	Inappropriately tall buildings could have a detrimental impact upon existing surrounding properties.	Buildings need to be at an appropriate scale taking into account surrounding structures.
4.4	Craftsmans hip	Highly skilled craftsmen and artists have benefited from religious and secular patronage through-out York's history. Of particular significance are: stained glass, stone carving, carpentry and timber relief work, wrought and cast ironwork, monuments,	This site makes a neutral contribution to this character element.	Poor architectural design would be detrimental to the generally high quality of buildings and craftsmanship in York.	Opportunity to request high quality craftsmanship to buildings- in particular reflecting designs seen in other parts of the city or those which are York specific.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		brasses, bells and public statuary			

### 5 Archaeological complexity

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
5.1	Exceptional preservation in historic core	Timber foundations of Anglo-Scandinavian houses have been found well preserved in Coppergate and Hungate. Food waste and other similar <b>organic waste is well preserved</b> giving invaluable insight into diet, health, economy that is lacking in more conventional archaeological deposits	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.2	Depth of deposits in the historic core	Remains of <b>successive development</b> from Roman through to the present day.	This site makes a neutral contribution to this character element as it is outside the historic core.		
5.3	2000 years of urban development	Archaeological deposits relating to at least Roman through to the present day	There is the potential for archaeological deposits to exist on this site.		
5.4	Finite and	(a) <b>Anaerobic deposits</b> that	(b) There is the potential	<b>(b) Development and intrusive</b>	(b) Non-intrusive

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	non-renewable resource	are extremely dependant on sustained ground conditions. Fluctuating water table creates pressures on the continued preservation of these deposits. (b) Any form of <b>deposit removal</b> , even by archaeologists in a controlled and recorded manner will destroy important evidence and information.	for archaeological deposits to exist on this site (see below).	archaeological investigation on this site would have a destructive impact on any surviving archaeological deposits.	archaeological investigation should precede any archaeological excavation to assess the nature and significance of any archaeological deposits on site.
5.5	Majority of known and unknown archaeological features and deposits are not designated heritage assets.	The York HER contains some 6000 records relating to the archaeology of York and its surroundings which is only a small percentage of what actually remains.	Prehistoric/Romano-British field systems and settlements are known in the area.  Acres House (now Acres Farm) is shown on the First Edition OS plan 1852.  Ridge and furrow recorded across part of the site – condition unknown.	Development of the site will have a destructive impact on any surviving archaeological deposits or landscape features.	Appropriate archaeological investigation such as geophysical survey and trial trenching is needed to assess the nature and significance of any archaeological deposits on site and inform mitigation strategies.  Assessment of the farm buildings required – retention should be sought of any significant structures.

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
					Investigation of ridge and furrow required to determine if any survives which is worth retention.

## 6 Landscape and setting

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
6.1	Views in and out	<p>(a) Long-distance views of <b>York Minster</b> in low-lying relatively flat vale landscape. The Minster constantly reappears at closer quarters.</p> <p>(b) View of the <b>race course/Knavesmire and Terrys</b> combined.</p> <p>(c) <b>Rural edge</b> setting viewed from majority of ring road by way of field margin (northern ring road business parks exception to rule).</p> <p>(d) <b>Views out to the Wolds, Moors and the Howardian Hills</b> (orientation, identity, and sense of location/setting).</p>	(c) This site lies to the south of the Outlet so it does not form part of the field margin between the ring road and this area of development. However, it does form part of the rural setting of the city in general.	(c) Further development in this area would result in a detrimental effect on the setting of the city and Fulford. However, the close proximity to the Designer Outlet means that the impact on the rural setting viewed from the ring road is only minor.	<p>(c) Green screening, particularly to the south may assist in protecting an element of the rural setting of the city in this area.</p> <p>Landscape appraisal required.</p>
6.2	Strays	Openness; greenness;	This site contributes to the		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
	(including racecourse) and common land	natural/rural character within city. Village greens.	historic character and setting of the city (see above).		
6.3	Rivers and Ings	(a) <b>Derwent/Ouse</b> : Flooding; Ings meadows; retention of traditional management over centuries - still hay cropped and grazed where possible. (b) <b>Ouse</b> - walking along most of either bank north to Beningborough hall, south past Bishops palace. Activity on river - rowing (3 clubs) dating back to mid 19th century. (c) <b>Foss</b> – two rivers converging in city centre; walkway from centre to countryside beyond ring road; linking villages – the ‘hidden’ river. (d) <b>Views along river/banks.</b>	This site makes a neutral contribution to this character element.		
6.4	Open countryside and green belt	(a) The <b>open countryside</b> surrounding York contributes to the landscape setting of the historic City; (b) A wide variety of different <b>habitats and landscape</b>	(a) This site falls within an extended green wedge identified as contributing to the historic character and setting of the city.	(a) Development here would remove part of this wedge and have a detrimental effect on the surrounding landscape of York.	(a) A portion of semi-open countryside will be removed regardless of mitigation. Green screening and landscaping,

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		<p><b>elements</b> including: Lowland heath; wet acidic grassland; rich hedgerows; valley fen; open lngs landscape associated with river; wildflower meadows;</p> <p>(c) <b>Airfields</b> with large expanse of openness/cultural heritage/habitat value;</p> <p>(d) <b>Village settings</b> including: assorted land; strip field pattern/ridge and furrow; hedgerows; veteran orchards.</p> <p>(e) Long distance <b>uninterrupted recreation routes</b> with cultural significance through countryside</p> <p>(f) <b>Orchards</b> – vale of York high orchard productivity historically; veteran Pear and apple trees often in gardens of later development.</p>	<p>(d) The Conservation Area of Bishopthorpe is located to the west of the proposed site but is separated by the River Ouse.</p>	<p>(d) Development may have a minor impact upon the setting of Conservation Area of Bishopthorpe although the limits of the Designer Outlet are already close to the boundary of Bishopthorpe.</p>	<p>particularly to the south, may assist in mitigating against the loss of countryside.</p> <p>(a &amp; d) Landscape appraisal required.</p> <p>(d) Screening to the western boundary of the proposed site should mitigate against any impact on Bishopthorpe.</p>
6.5	Suburban villages	Street trees, public parks, large gardens, 'quiet streets', pedestrian-friendly environment, strong community identity, allotments, front gardens	This site makes a neutral contribution to this character element.		

	Character Elements	Key features	Contribution this site makes to the Character Element	Impact which the development of this site might have upon the Character element	Way in which any harm might be mitigated
		bound by hedges			
6.6	Parks and Gardens	(a) <b>Registered historic parks and gardens</b> (b) Parks for the <b>people</b> (c) <b>Designed campus</b> landscape (d) Matrix of <b>accessible parks</b>	This site makes a neutral contribution to this character element.		
6.7	Relationship of the historic city of York to the surrounding villages	The relationship of York to its surrounding settlements. This relationship derives from:- (a) the <b>distance</b> between the settlements (b) the <b>size</b> of the villages themselves, (c) the fact that they are <b>free-standing, clearly definable settlements</b>	This area partly contributes to the open space between the Designer Outlet and Bishopthorpe.	<b>Development will reduce the distance between the urban fringes on either side of the River Ouse.</b>	Reduce site by western edge to increase distance between Bishopthorpe and new development.  Use landscaping and screening to on the west side of the site to appear to increase distance between the two areas.

<p><b>Summary:</b> The assessment of this site has identified that development in this location may result in minor-serious harm to principal characteristic 6 mainly due to the harm to the extended green wedge in this area.</p> <p>Development may cause minor harm to principal characteristics 4 and 5. This is due to the unknown</p>	<p><b>Key recommendations/Mitigation:</b></p> <ul style="list-style-type: none"> <li>-Detailed information on architectural proposals required to further assess impact on architectural complexity characteristic.</li> <li>-Archaeological investigation required to further assess the nature and significance of any archaeological deposits on site.</li> <li>-Historic field boundaries should be retained and enhanced where possible or at least respected in the design of the new development.</li> </ul>
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<p>nature of proposed design and the potential impact to any surviving archaeological deposits. Prehistoric/Romano-British field systems and settlements are known in the area.</p>	<ul style="list-style-type: none"><li>-Assessment of the farm buildings required – retention should be sought of any significant structures.</li><li>-Green screening, particularly to the south may assist in protecting an element of the rural setting of the city in this area. Screening to the western boundary of the proposed site should also mitigate against any impact on Bishopthorpe.</li><li>-Landscape appraisal required.</li></ul>
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